

31/05/22

Submitter – Siobhan Fernantzen

Property ID - 1753493

Submission against the Local Planning Provisions for the Huon Valley directly applicable to the proposed change in zone from Environmental Living to Landscape Conservation Zone applicable to Eva Gully Road, Brooks Bay property ID 1753493. No support is given for the inclusion of the Landscape Conservation Zone into many parts of the Huon Valley area.

I object to the proposed change in zone for this parcel of land from Environmental Living to the proposed zone of Landscape Conservation Zone as the two zones do not provide like for like code application.

The subject parcel of land is not impacted by the Priority Vegetation Area overlay which is the primary intention of the Landscape Conservation Zone intention. The subject site has previously had works undertaken which has created a driveway and clearing for such as well as some minor clearing for a building pad. This work was done a long time ago and prior to the purchase of this site. This area has had only minor regrowth over these areas and therefore does not contain significant vegetation as indicated was a feature of sites proposed to be converted to this zone (80% or more of natural untouched vegetation).



Image from marketing (Harcourts) 2018 when the property was purchased showing previous works which had created a driveway and clearing which has been maintained for over 20 years prior to this image. Reduced vegetation quality is due to this.



Site location in relation to Priority Vegetation Code overlay 31.05.22.

[TPS | Huon Valley \(discovercommunities.com.au\)](https://discovercommunities.com.au) accessed on 31.05.2022

The local area activity and development represents activity deemed rural and therefore application of the Rural Living Zone would be more appropriate. The below Nearmap image accessed on the 31.05.22 shows significant rural activity in the surrounding area.

Nearmap of Brooks Bay accessed on 31.05.22 – image from 2020.



Adoption of the Landscape Conservation Zone would impact ability to use the land for residential use with built form restrictions not previously imposed by the Environmental Living Zone.

The Landscape Conservation Zone only allows for one single dwelling on the site in contrast the Environmental Living Zone has provision for ancillary and outbuildings. This restriction severely impacts the use of the property.

Height restrictions are not comparable under the two zones. Environmental Living Zone built form allows for 7.5mtrs in height and up to 8.5mtrs in height under the performance outcome however the maximum height under the Landscape Conservation Zone would be limited to 6mtrs severely impacting house design selection and any shed design.

The adoption of the Landscape Conservation Zone is not appropriate for this site and area and therefore should not be adopted. This proposed change will impact the value and potential uses permitted on the site and the local area and results in a negative impact in values and uses and will impede the development approval department of the local Council due to increased discretionary applications requiring unnecessary advertising and will simply become a revenue raising exercise for Council not representative of the community needs or wants.

I do not support the adoption of the Draft Local Planning Provisions for the Huon Valley as proposed and further consideration needs to be made to individual areas before this plan represents appropriate zones for the Huon Valley area.

Yours Faithfully,



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