

Jennifer Nowakowski
119 Pine Lodge Rd
Glen Huon TAS 7109
Ph: 62 666 039
Email: jennyn99@gmail.com

My Submission for 9 May 2023 - Huon Valley Draft Local Provisions Schedule (LPS)

Lot 2 Pine Lodge Road/ PID 2811309 (CT:35753/2) - 47-acre paddock (photos attached).

Initially I didn't object to this property being rezoned Landscape Conservation but now I wish to also have this property rezoned rural as I'm worried it will severely devalue this property if it's rezoned Landscape Conservation.

1. It's always been rural use.
2. Horses grazed the paddock in 2007 before I bought it.
3. It's approximately 40% pasture and the rest is bush/trees.
4. It has some fencing.
5. I have used it to agist cows, as recently as 2021.
6. It has a cattle chute thing for cattle to enter the paddock. Since 2007 when we bought the properties, at least two locals have told us it used to be a dairy farm.
7. Grapes were grown there in 2007 and the vineyard area is fenced so well I couldn't work out how to enter.
8. I have been told that Landscape Conservation is not an exact match for Environmental Living, which is what this property is currently zoned as.
9. I believe my neighbours below and to my left (Huonville side/Quarry Road) will be rezoned Rural. My neighbour's paddock on Quarry Road also goes up to the hills and from Glen Huon Road appears to have a lot more trees than my paddock. I believe I am looking at the correct two paddocks when I'm on Glen Huon Road. Yet he will be rezoned Rural and the council want to rezone me Landscape Conservation. That makes no sense to me.

10. As far as I know I have no rare wildlife on this property.

11. Unless you count pasture as native vegetation, it has far less than 80% native vegetation.

12. I always thought it would be nice to build a house on it one day and although residential use is permitted under Landscape Conservation, it is also discretionary, and I'm worried it will be very difficult to build a house there in the future if it's rezoned as Landscape Conservation.



cattle crush/chute
thing

grapes were here
↓



neighbour



neighbour



me



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My Submission for 9 May 2023 - Huon Valley Draft Local Provisions Schedule (LPS)

119 Pine Lodge Road Glen Huon – house on 6 acres – ID 35753/6 (photos attached).

I'm afraid I do not understand why my property 35753/6, a dwelling on 6 acres, will be classified as Landscape Conservation Zone under the new planning scheme and not Rural as my neighbours at:

5 Pine Lodge Rd Glen Huon
15 Pine Lodge Rd
29 Pine Lodge Rd
32 Pine Lodge Rd
40 Pine Lodge Rd
91 Pine Lodge Rd
98 Pine Lodge Rd

Last year when the Huon Valley Council had the new rezoning map on their website, I was able to see what my neighbours were going to be zoned as, but now I can't find that map. I was kindly sent a copy of that map but the actual property addresses aren't listed on it, so the above should be accurate unless something has changed since then.

My property is not at the end of the road, so it is not the highest property on Pine Lodge Road, and doesn't have the rolling hills feature.

You cannot see this property from Glen Huon Road, which runs along the bottom of Pine Lodge Road.

I am not aware if council physically inspected my property prior to deciding to rezone it Landscape Conservation but I'm guessing they didn't.

I have a three-bedroom house, a patio, a three-bay carport, a large gravel/concrete courtyard/parking area, a large shed with a lockup workshop and farmhand quarters all with its own electricity connection, four water tanks, a shade house, two glasshouses, a small lock up shed and another small shed.

I also have a long driveway comprising of gravel and dirt, which I think would be approximately 100 metres long.

I also have fencing to divide the six acres up into a big garden, and a small paddock and a large paddock. I also have large metal gates. The large paddock has been used for livestock (goat/s) in the past. It has clumps of daffodils and snowdrops coming up in Spring, which were planted before 2007 when my Mother and I bought the house and the separate 47 acre paddock at Lot 2 Pine Lodge Road.

I also have a large brick structure in one of the paddocks which might have been an oast house at one time.

Since 2007 when we bought the properties, at least two locals have told us it used to be a dairy farm.

I have a lot of lawn and a lot of daffodils that pop up in the Spring.

I do not understand how this property could comprise 80% native vegetation coverage unless you count mowed green lawn!

I also have four large Pride of Madeira shrubs, which Wikipedia says is native to the island of Madeira.

I cannot see how my property frames cleared agricultural as mentioned by the council in the 35F report, considering it is in a

private location and you cannot see it from Glen Huon Road, and you cannot see much of it driving up towards it on Pine Lodge Road.

There is no agriculture in my road as far as I can see when I drive down to go to the shops. Unless you count #32 Pine Lodge Road making hay at times? And 545 Glen Huon Road making hay or grazing cattle? You can't see #32 from my house at 119 Pine Lodge Rd, or 545 Glen Huon Road. I can't see the Huon River from my front garden or my house.

The only wildlife I see are wallabies and the occasional possums, and birds. As far as I know I have no rare wildlife.

I would like this property to be rezoned Rural as I do not think it meets the definition of Landscape Conservation, and I am worried that being rezoned Landscape Conservation will devalue my property.

**My Original Submission to Huon Valley Council in 2022
regarding rezoning my properties Landscape Conservation:**

To Whom It May Concern

I'm afraid I do not understand why my property 35753/6, a dwelling on 6 acres, will be classified as Landscape Conservation Zone under the new planning scheme and not Rural as my neighbours at:

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15 Pine Lodge Rd
29 Pine Lodge Rd
32 Pine Lodge Rd
40 Pine Lodge Rd
91 Pine Lodge Rd
98 Pine Lodge Rd

This property is not at the end of the road and doesn't have the rolling hills feature that my adjoining property does at:

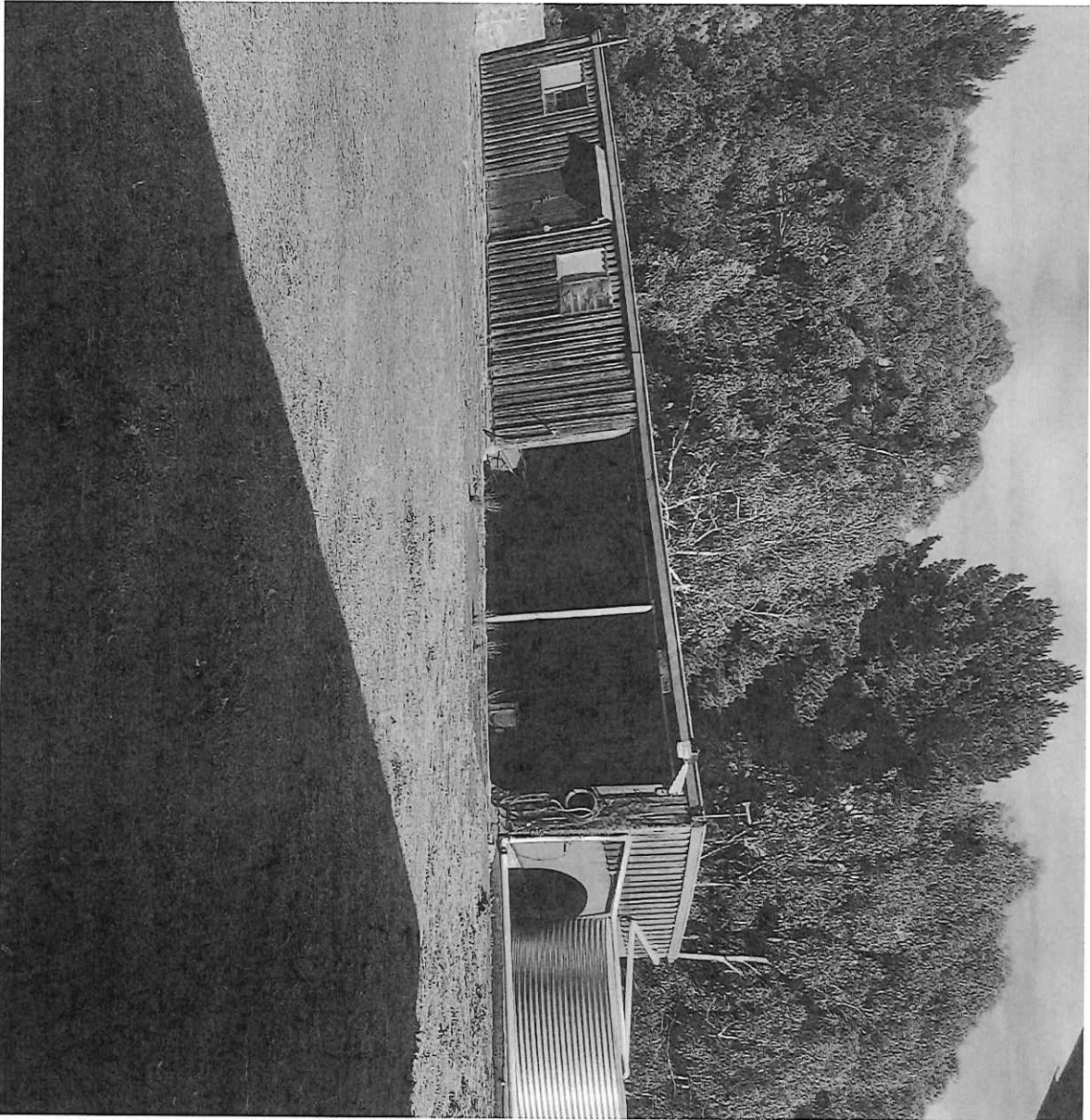
Lot 2 Pine Lodge Rd
Glen Huon
Title Ref: 35753/2

I can understand why property Title Ref: 35753/2 will be classified as Landscape Conservation, but I am asking you to reconsider the new zoning on my property at 119 Pine Lodge Rd Title Ref: 35753/6 and reclassify it as Rural, like the properties below mine on Pine Lodge Rd.

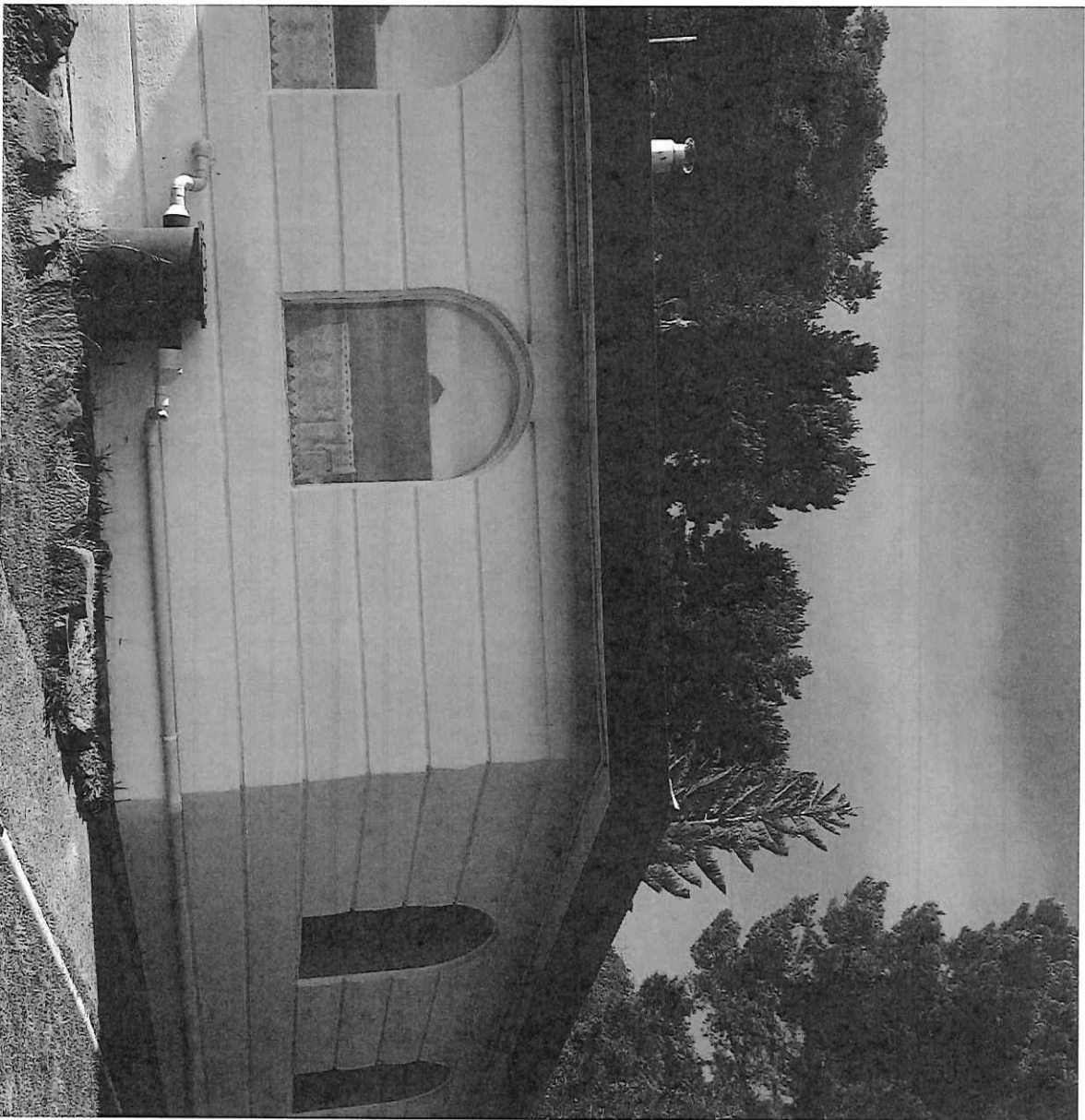
Kind regards

Jennifer Nowakowski

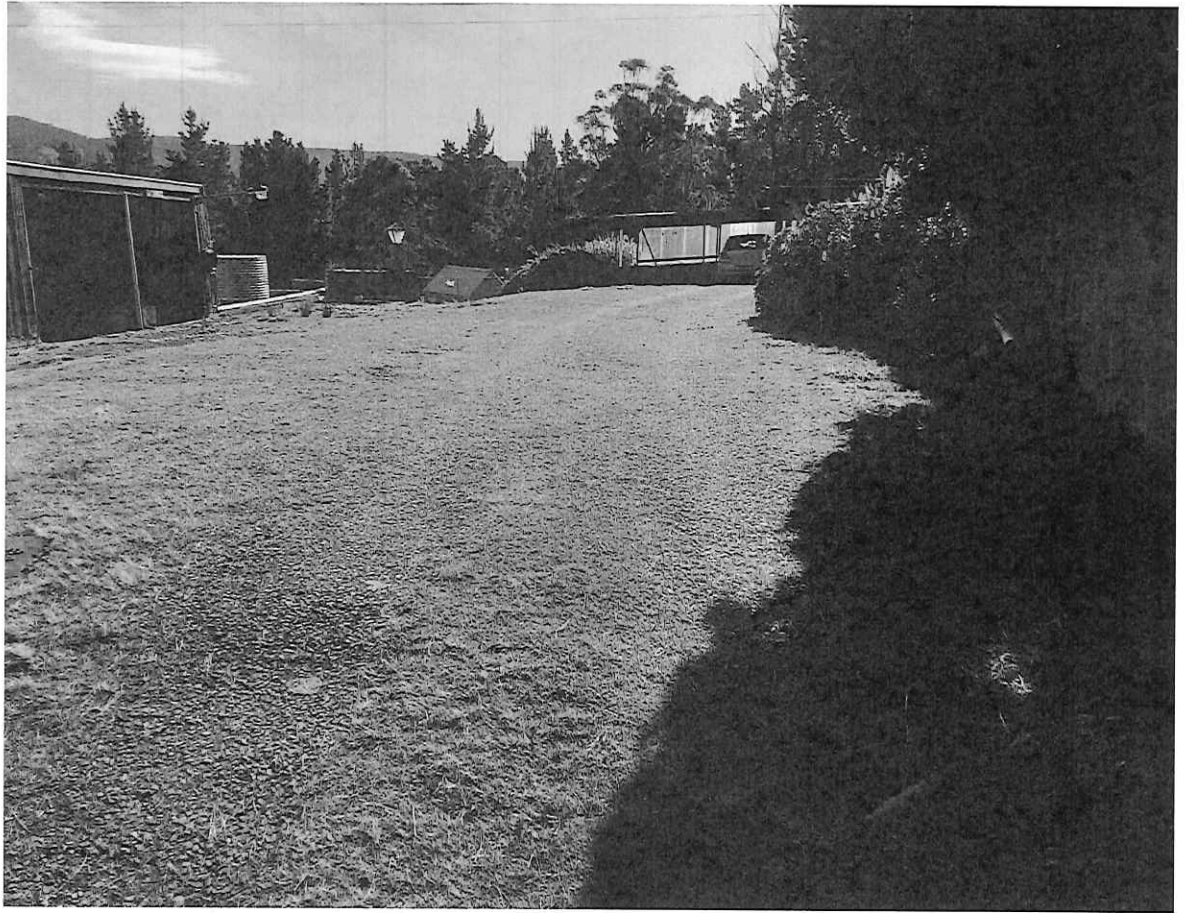
large shed and workshop



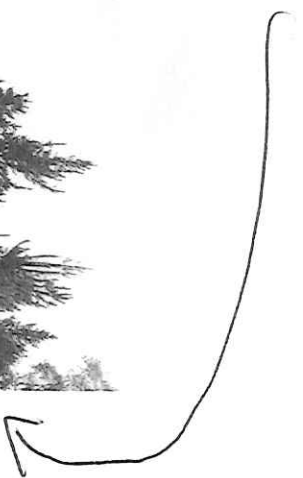
part of house and grease trap



carport/parking



Ende of Madeira



Part of front garden

