
From: [REDACTED]
Sent: Monday, 21 September 2020 3:05 AM
To: GCC Corporate Mail
Subject: Draft Glenorchy Local Provisions Schedule

Hi,

My name is [REDACTED]. I am a landowner of [REDACTED]. I wish to provide my representation below about the Draft Glenorchy LPS.

I make representation that the blanket application of the Rural Zone to the majority of the Glenlusk and Collinsvale areas is, in some areas not suitable and does not reflect contemporary and potential future uses. Some of these areas would be more suitable to be zoned Rural Living. The application of the Rural Zone to the Glenlusk and Collinsvale areas should be reviewed and changed where appropriate.

I argue specifically for having the zoning in the LPS for part of Faulkners Rd (from the end of the Rural Living Zone upwards) changed from Rural Zone to Rural Living. The start of the road, up to number 49 is zoned Rural Living. The remainder of the road in the draft LPS is zoned Rural Zone (comprised of predominantly steep, cleared rural residential blocks) and Landscape Conservation (heavily vegetated areas that are Priority Vegetation Areas). Agricultural land capability has been classed as 6 (on a scale 1-7, with 7 being poorest), largely in part due to very steep topography. The road is not suitable for heavy vehicles. There are no productive resources (agricultural, mining extraction or forestry) and no practicality for these activities to occur in the future. Although they would be exempt, such activities are in direct conflict with the codes that are meant to protect the area – the Scenic Protection Code and the Priority Vegetation Area, and in conflict with the bordering Landscape Conservation Zone. It makes no sense to zone this area as Rural Zone. Contrary to the Glenorchy LPS Supporting Report, the application of the Rural Zone to this small area does not support STRLUS Policies PR 1 – 5.

In support of the discussed area of Faulkners Road being zoned Rural Living:

- Residential dwelling density around 187 Faulkners Rd (Rural Zone) is similar to the area at the start of Faulkner’s Road (Rural Living).
- Tertiary Land Use along the Rural Zone areas of Faulkner’s Road has been mapped as rural residential without agriculture, urban residential, and residual native cover.
- Land Use 2015 identified the area as rural residential without agriculture
- Land Capability for the majority of the Rural Zone area of Faulkners Rd is 6 (very poor), and the area of Faulkners Rd that is zoned Rural Living is class 5 (the Rural Living area has higher agriculture potential!)

Zoning the discussed area of Faulkner’s Road Rural Living instead of Rural Zone satisfies the following STRLUS Policies:

SRD 1.3 a (i): Recognition of the existing rural residential community, regardless of current zoning. The Rural Zone section of Faulkners Rd adjoins the current Rural Living settlement at the first section of Faulkners Rd ; and

(ii). Most titles in the area are smaller than 10 ha so subdivision potential can be limited by using up to Rural Living Zone D.

SRD 1.3 c (i): The land shares direct boundaries with the existing Rural Living Zone in Glenlusk;

(ii): Locality growth would be minimal due to the small number of blocks in area, combined with subdivision size controls (up to Rural Living Zone D);

(iii): There are no other land uses to conflict with, as the main use in the area is already rural living (despite the zoning);

(iv): The areas are already connected and integrated by being next to each other and by being along the same road;

(v): The land is not designated significant agricultural land;

(vi): The land is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and

(vii): There are minimal risks because there are no rural productivity or agricultural values to lose. The risk of excessive locality growth or subdivision can be controlled by applying up to Rural Living Zone D. Values to be gained are consistent with policies in the Strategy such as housing choice, consolidation of rural living communities, and appropriate use of land with environmental and scenic protection provided.

Thanks for your consideration and I look forward to a response.

Kind Regards,

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[REDACTED]

[REDACTED]