

From: "Tara Thurrowgood" <tarat@utas.edu.au>
Sent: Wed, 27 Apr 2022 11:19:35 +1000
To: "hvc@huonvalley.tas.gov.au" <hvc@huonvalley.tas.gov.au>
Subject: 'Representation-for-80-Lowes-Road-Garden-Island-Creek'
Attachments: Representation-for-80-Lowes-Road-Garden-Island-Creek.pdf, Representation-for-94-Pottery-Road-Garden-Island-Creek.pdf

To whom it concerns,

Attached is my draft submission for review of proposed Zoning changes to my properties in Huon Valley under the new planning scheme.

I have not been given adequate opportunity to engage a planner nor properly review what the new zoning means to my property and whether I agree or disagree with the proposed Zone.

By copy of this email, I am requesting Council to accept my representation to the LPS planning changes and that I now be included in the opportunity to provide more detail and undertake a face to face review with the TPC in the near future to review any Zone impacts or changes to my properties.

Regards,

Tara Thurrowgood

Home 0457 056 074

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Tara Thurrowgood
PID 2526313
80 Lowes Road, Garden Island Creek
Ph: 0457 056 074
E: tarat@utas.edu.au

Regarding: Representation for zoning considerations for 80 Lowes Road, Garden Island Creek.

To whom it may concern,

My name is Tara Thurrowgood and I own the above property in Garden Island Creek. The following document is the representation that I am putting forward concerning the proposed new zoning for my property as Huon Valley Council moves towards working under the *Tasmanian Planning Scheme*

Our History with the Property

I aquired this property via divorce property settlement in 2020 with the understanding that the zoning for this property at the time was set by the *Huon Valley Interim Planning Scheme 2015 (HVIPS 2015)* as zoned as *Environmental Living*. I settled on this property with the understanding that it was governed by the *Zone Purpose Statements* as follows:

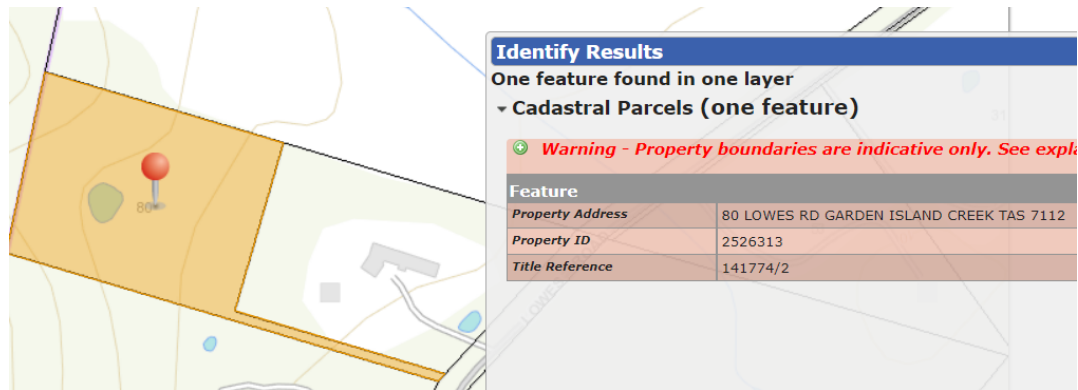
Environmental Living Zone purpose statements in the *Huon Valley Interim Planning Scheme 2015*:

14.1.1 Zone Purpose Statements

- 14.1.1.1 To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.
- 14.1.1.2 To ensure development is reflective and responsive to the natural or landscape values of the land.
- 14.1.1.3 To provide for the management and protection of natural and landscape values, including skylines and ridgelines.
- 14.1.1.4 To protect the privacy and seclusion that residents of this zone enjoy.
- 14.1.1.5 To provide for limited community, tourism and recreational uses that do not impact on natural values or residential amenity.
- 14.1.1.6 To encourage passive recreational opportunities through the inclusion of pedestrian, cycling and horse trail linkages.
- 14.1.1.7 To avoid land use conflict with adjacent Rural Resource or Significant Agriculture zoned land by providing for adequate buffer areas.
- 14.1.1.8 To provide for low impact tourism development and other commercial uses that benefit from natural areas including those areas in the south of the planning scheme area.
- 14.1.1.9 To provide for sensitive uses in locations where the risk to life and property from land hazards is minimal.
- 14.1.1.10 To provide for the maintenance of scenic values along the coast including those areas in the south of the planning scheme area.

Information on Our Property

The following information is from *List Maps* information services, and shows my properties Cadastral Parcel information. The property is currently zoned *Environmental Living* as shown by *ListMaps* data.

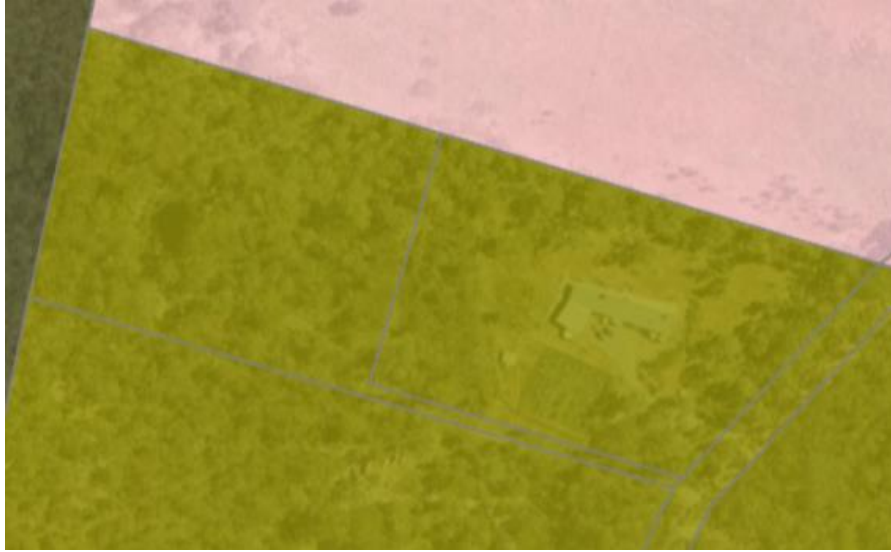


80 Lowes Road, Garden Island Creek



Aerial photographic map reference from ListMap.

Zoning information provided by the *Tasmanian Planning Scheme Consultation* website (<https://planning.discovercommunities.com.au/connect/analyst/mobile/#/main?mapcfg=huonvalley>) shows that the intended rezoning of our property has been decided to move to *Landscape Conservation*:



Currently marked for "Landscape Conservation" zoning change.

Relevant overlays for the property are as follows:



Landslip zoning information



Priority Vegetation Area and Waterway and Coastal Protection overlays.



Bushfire-prone area overlay.

Surrounding properties are a mix of being proposed to be moved to *Landscape Conservation*, *Environmental Management*, *Rural Living*, and *Rural Zone*, even though coverage of bushland is similar amongst all properties:



Neighbouring zoning proposals in the immediate area - very patchwork application of zoning



Aerial photograph of the surrounding properties

Comparison of Zone Purpose Statements.

The following is the *Zone Purpose Statements* from the *HVIPS 2015* which currently applies to our property:

14.1.1 Zone Purpose Statements

- 14.1.1.1 To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.
- 14.1.1.2 To ensure development is reflective and responsive to the natural or landscape values of the land.
- 14.1.1.3 To provide for the management and protection of natural and landscape values, including skylines and ridgelines.
- 14.1.1.4 To protect the privacy and seclusion that residents of this zone enjoy.
- 14.1.1.5 To provide for limited community, tourism and recreational uses that do not impact on natural values or residential amenity.
- 14.1.1.6 To encourage passive recreational opportunities through the inclusion of pedestrian, cycling and horse trail linkages.
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- 14.1.1.9 To provide for sensitive uses in locations where the risk to life and property from land hazards is minimal.
- 14.1.1.10 To provide for the maintenance of scenic values along the coast including those areas in the south of the planning scheme area.

The following is the *Zone Purpose for Landscape Conservation Zone* in the *TPS*:

Tasmanian Planning Scheme – State Planning Provisions

22.0 Landscape Conservation Zone

22.1 Zone Purpose

The purpose of the Landscape Conservation Zone is:

- 22.1.1 To provide for the protection, conservation and management of landscape values.
- 22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

The following is the *Zone Purpose for Rural Living Zone* in the *TPS*:

11.0 Rural Living Zone

11.1 Zone Purpose

The purpose of the Rural Living Zone is:

- 11.1.1 To provide for residential use or development in a rural setting where:
 - (a) services are limited; or
 - (b) existing natural and landscape values are to be retained.
- 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.
- 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Zoning Considerations under the new Tasmanian Planning Scheme.

I have attended the onsite consultation information session provided by Huon Valley Council, worked through understanding the relevant zoning in the new scheme compared to the old, and we are applying for the correction to be made that this parcel of land be zoned under the *Tasmanian Planning Scheme* as *Rural Living Zone*.

The application of *Rural Living Zone* best meets the *Zone Purpose Statements* from the *HVIPS 2015* zoning of this land compared to *Environmental Living*, and correcting the application of this new zoning name to my property will allow me to continue along my path of using this land as I had intended since my acquisition of it.

I consider that the proposed application of *Landscape Conservation* will negatively affect the valuation of this piece of property, and as such I deem it inappropriate to be moved to. If the

Landscape Conservation zoning is applied, I will have to consider further legal action for the loss of potential income, and devaluation if selling is necessary due to this property no longer serving my families purposes.

I thank you for your time and consideration on this matter.

Regards,
Tara Thurrowgood.

Tara Thurrowgood
94 Pottery Road, Garden Island Creek
PID 5862830
Ph: 0457056074
E: tarat@utas.edu.au

Regarding: Representation for zoning considerations for 94 Pottery Road, Garden Island Creek.

To whom it may concern,

My name is Tara Thurrowgood and I own the above property in Garden Island Creek. The following document is the representation that I am putting forward concerning the proposed new zoning for our property as Huon Valley Council moves towards working under the *Tasmanian Planning Scheme (TPS)*.

Known History of the Property

Extensively logged , regrowth imbalances, overgrowth of tee tree and bracken fern other native species

Our History with the Property

I aquired this property via divorce property settlement in 2020 with the understanding that the zoning for this property at the time was set by the *Huon Valley Interim Planning Scheme 2015 (HVIPS 2015)* as zoned as *Rural Resource*. I settled on this property with the understanding that it was governed by the *Zone Purpose Statements* as follows:

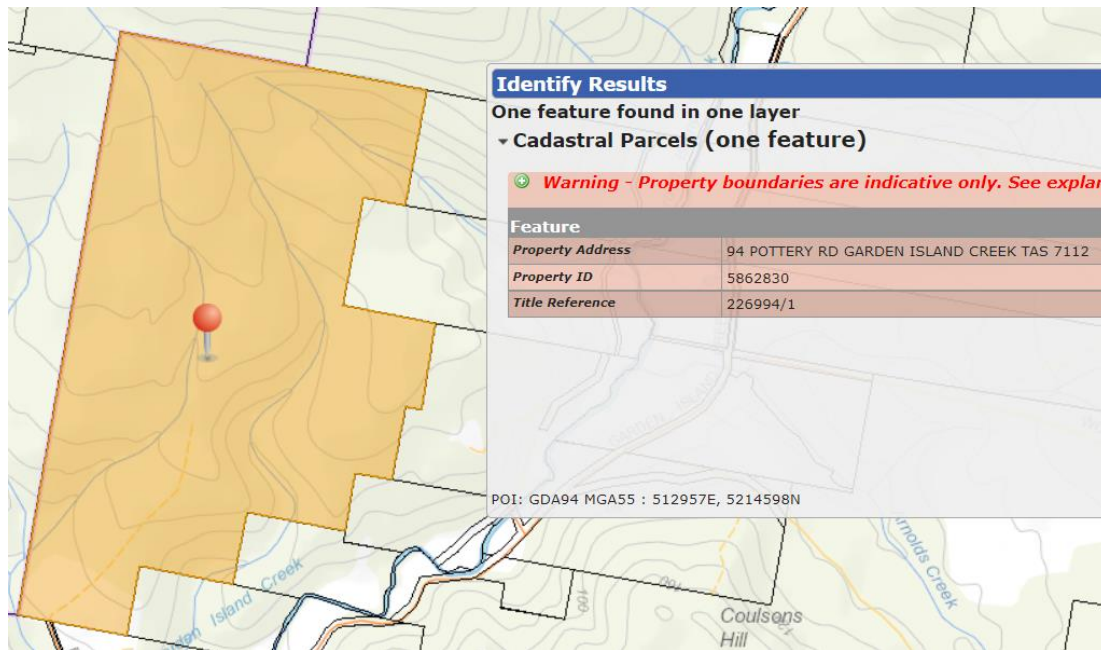
Rural Resource zone purpose statements in the *Huon Valley Interim Planning Scheme 2015*:

26.1.1 Zone Purpose Statements

- 26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.
- 26.1.1.3 To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.
- 26.1.1.4 To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:
 - (a) fetter existing or potential rural resource use and development on other land;
 - (b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;
 - (c) contribute to the incremental loss of productive rural resources.
- 26.1.1.5 To provide for protection of rural land so future resource development opportunities are not lost.
- 26.1.1.6 To provide for opportunities for economic development that is compatible with agricultural and timber harvesting activities, environmental and landscape values,

Information on Our Property

The following information is from *List Maps* information services, and shows our properties Cadastral Parcel information. The property is currently zoned *Rural Resource* as shown by *ListMaps* data.

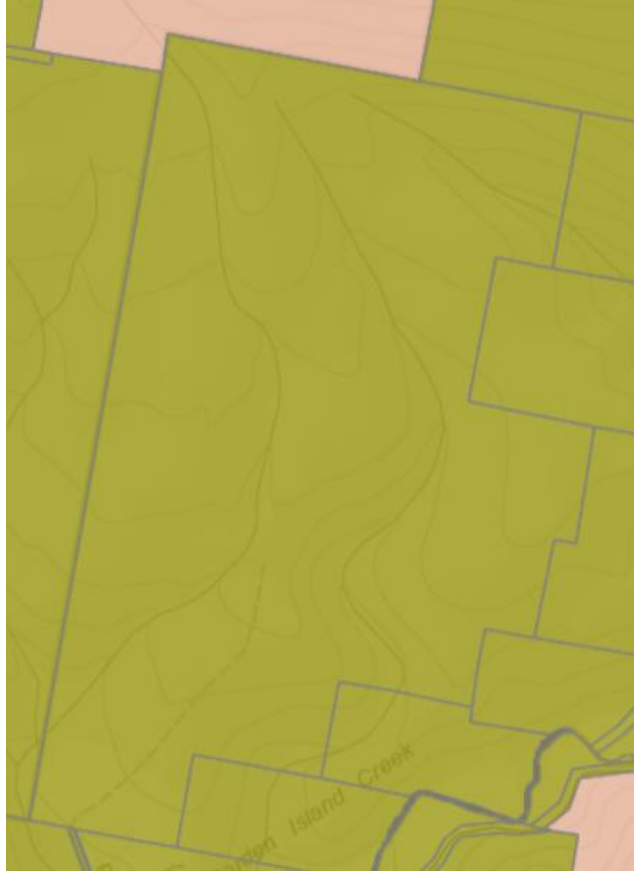


94 Pottery Road, Garden Island Creek



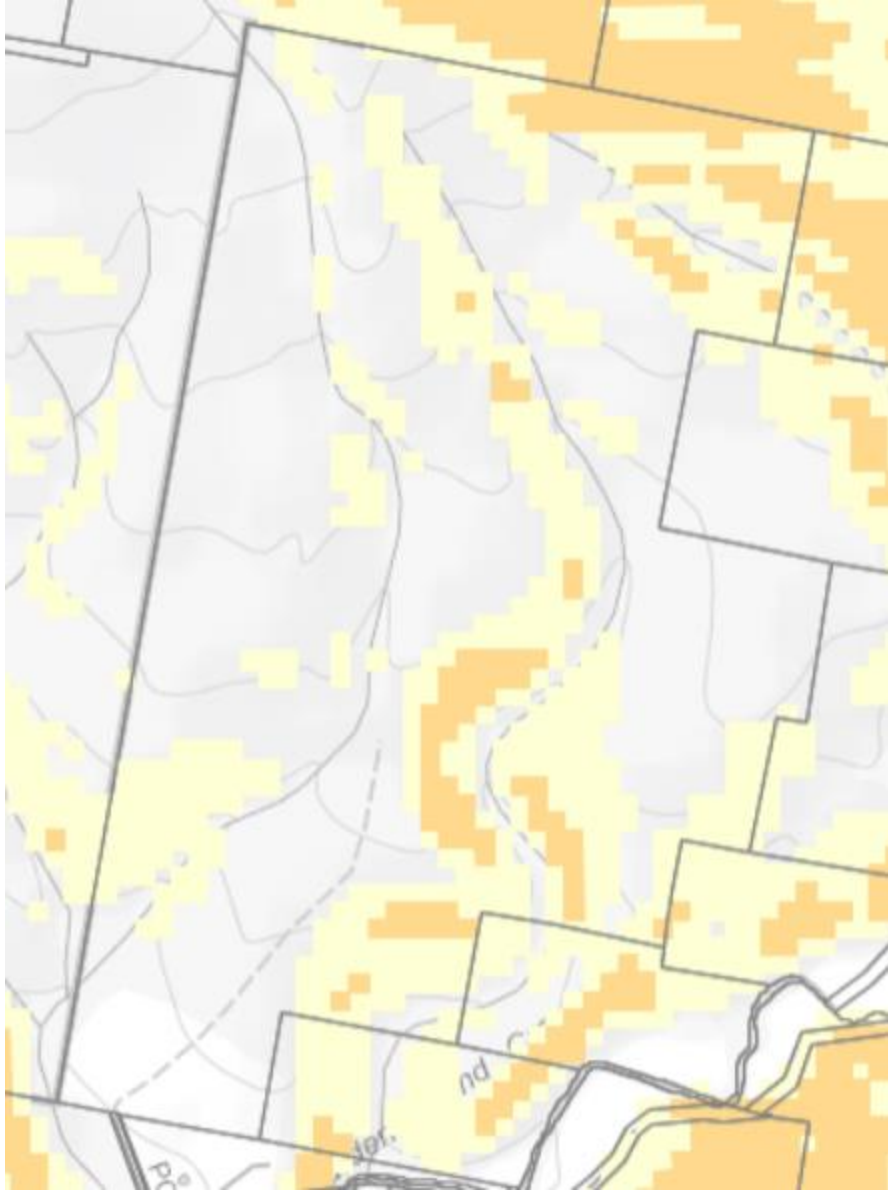
Aerial photographic map reference from ListMap.

Zoning information provided by the *Tasmanian Planning Scheme Consultation* website (<https://planning.discovercommunities.com.au/connect/analyst/mobile/#/main?mapcfg=huonvalley>) shows that the intended rezoning of our property has been decided to move to *Landscape Conservation*:

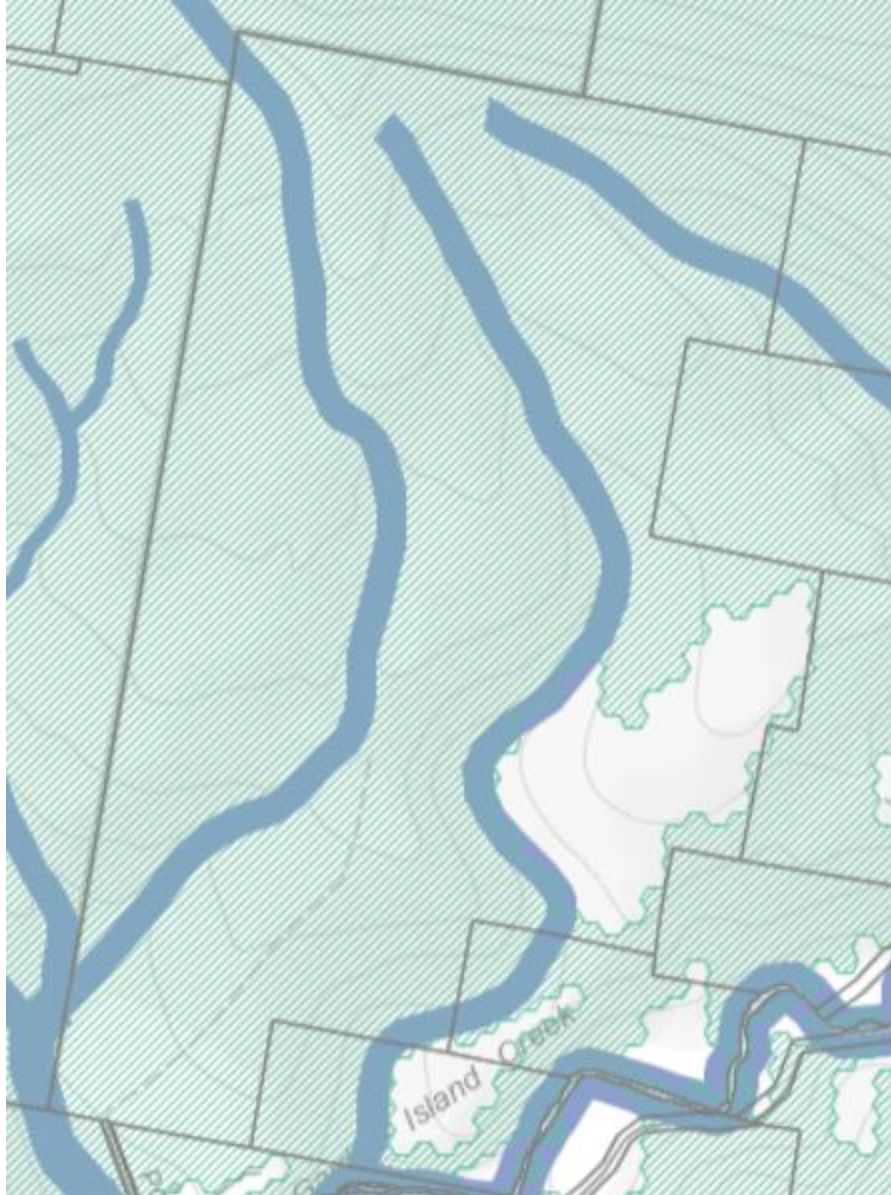


Currently marked for “Landscape Conservation” zoning change.

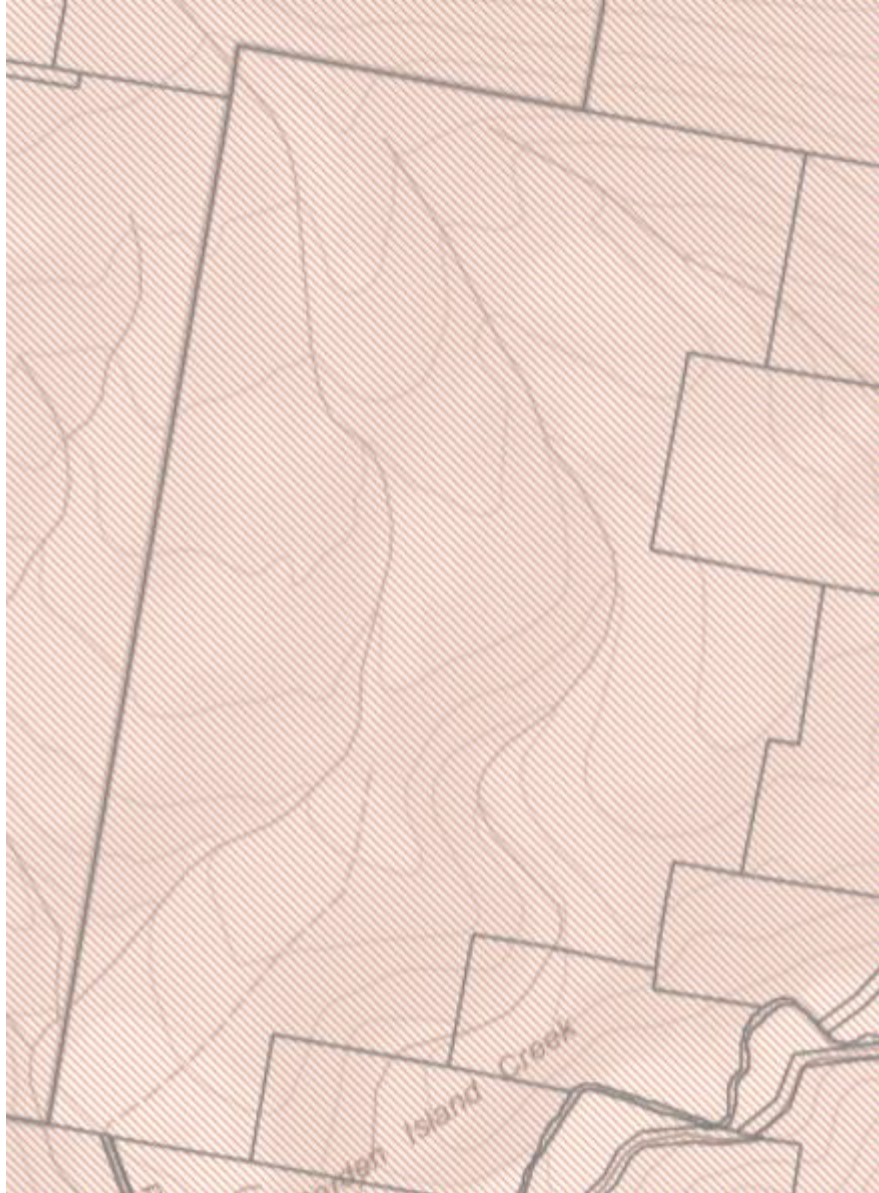
Relevant overlays for the property are as follows:



Landslip zoning information

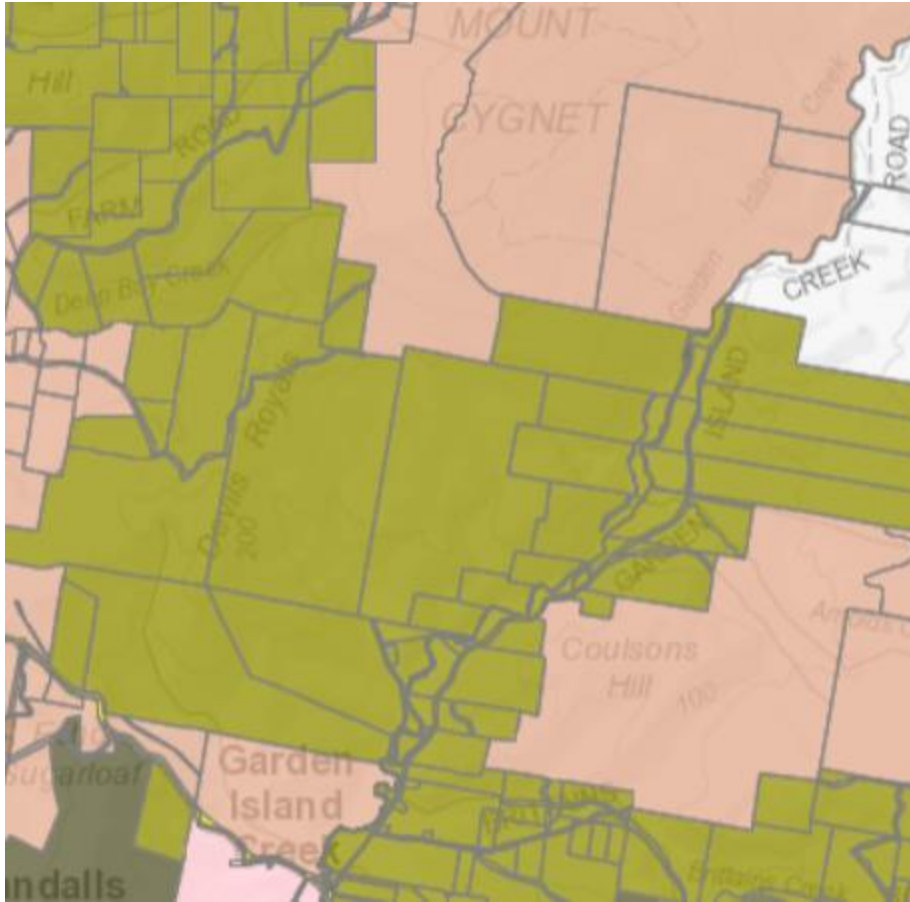


Priority Vegetation Area and Waterway and Coastal Protection overlays.



Bushfire-prone area overlay.

Surrounding properties are a mix of being proposed to be moved to *Landscape Conservation* and *Rural Zone*, even though coverage of bushland is similar amongst all properties:



Neighbouring zoning proposals in the immediate area - very patchwork application of zoning



Aerial photograph of the surrounding properties

Comparison of Zone Purpose Statements.

The following is the *Zone Purpose Statements* from the *HVIPS 2015* which currently applies to our property:

26.1.1 Zone Purpose Statements

- 26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.
- 26.1.1.3 To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.
- 26.1.1.4 To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:
- (a) fetter existing or potential rural resource use and development on other land;
 - (b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;
 - (c) contribute to the incremental loss of productive rural resources.
- 26.1.1.5 To provide for protection of rural land so future resource development opportunities are not lost.
- 26.1.1.6 To provide for opportunities for economic development that is compatible with agricultural and timber harvesting activities, environmental and landscape values,

The following is the *Zone Purpose* for *Landscape Conservation Zone* in the *TPS*:

Tasmanian Planning Scheme – State Planning Provisions

22.0 Landscape Conservation Zone

22.1 Zone Purpose

The purpose of the Landscape Conservation Zone is:

- 22.1.1 To provide for the protection, conservation and management of landscape values.
- 22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

The following is the *Zone Purpose* for *Rural Zone* in the *TPS*:

20.0 Rural Zone

20.1 Zone Purpose

The purpose of the Rural Zone is:

- 20.1.1 To provide for a range of use or development in a rural location:
- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
 - (b) that requires a rural location for operational reasons;
 - (c) is compatible with agricultural use if occurring on agricultural land;
 - (d) minimises adverse impacts on surrounding uses.
- 20.1.2 To minimise conversion of agricultural land for non-agricultural use.
- 20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

Zoning Considerations under the new Tasmanian Planning Scheme.

I have attended the onsite consultation information session provided by Huon Valley Council, worked through understanding the relevant zoning in the new scheme compared to the old, and are applying for the correction to be made that this parcel of land be zoned under the *Tasmanian Planning Scheme* as *Rural Zone*.

The application of *Rural Zone* best meets the *Zone Purpose Statements* from the *HVIPS 2015* zoning of this land compared to *Rural Resource*, and correcting the application of this new zoning name to my property will allow me to continue along my path of using this land as I had intended since my acquisition of it.

I consider that the proposed application of *Landscape Conservation* will negatively affect the potential and valuation of this piece of property, and as such deem it inappropriate to be moved to. If the *Landscape Conservation* zoning is applied, I will have to consider further legal action for the loss of potential income, and devaluation if selling is necessary due to this property no longer serving my families purposes.

I thank you for your time and consideration on this matter.

Regards,
Tara Thurrowgood.