

From: no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>
Sent: Tue, 26 Apr 2022 08:29:40 +1000
To: hvc@huonvalley.tas.gov.au;norsia@hotmail.com
Subject: Planning Representation - Nora Bertoz - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

I/We (name)
Nora Bertoz
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
LOT 16
Address Line 2
Flakemores Road
Town or Suburb
Eggs and Bacon Bay
Postcode
7112
Email
norsia@hotmail.com
Phone Number
0400354652
References
PID 3578107-CT 8131/16
Comments
Please see attached my Representation to remain as Low Density Residential zone for the property located at Lot 16 Flakemores road Eggs and Bacon Bay PID 3578107-CT 8131/16 Kind Regards Nora Bertoz
File
<ul style="list-style-type: none">EGGS-AND-BACON-BAY.pdf
Submit Application

- Yes Submit

Huon Valley Council
 PO Box 210
 Huonville TAS 7109


Dear Sir,

RE: Representation for the Huon Valley Council’s advertised zoning of Lot 16 Flakemores Road Eggs and Bacon Bay

I, Nora Patricia Bertoz owner of the above property would like to submit the following representation that objects to the proposed Landscape Conservation zoning as put forward by the council as part of the advertised draft LPS submission. I believe that the more appropriate zone is to remain as Low Density Residential as it better fits with the land characteristics, surrounding similar zoned folios and recognised land improvements.

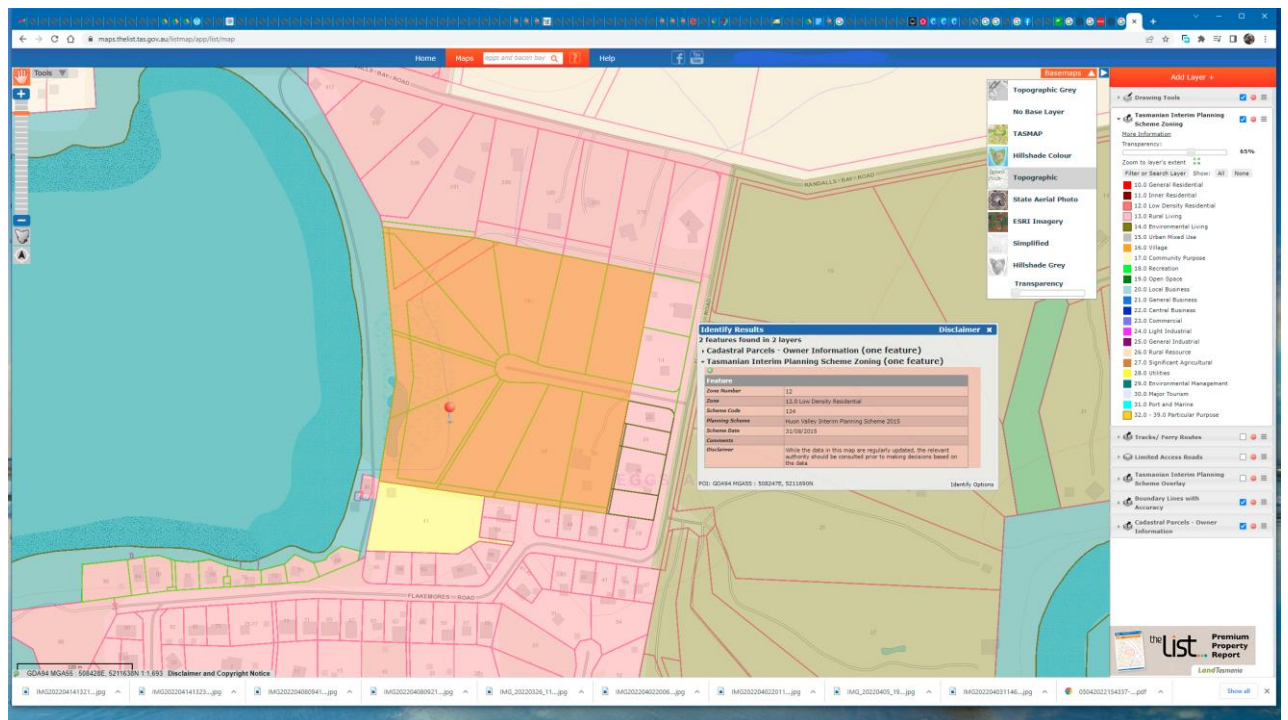
As stated under the Landscape conservation Zone and the zone application guidelines LCZ 4 The landscape Conservation Zone should not be applied to (a) land where the priority for residential use and development. Please see table below (LCZ4)

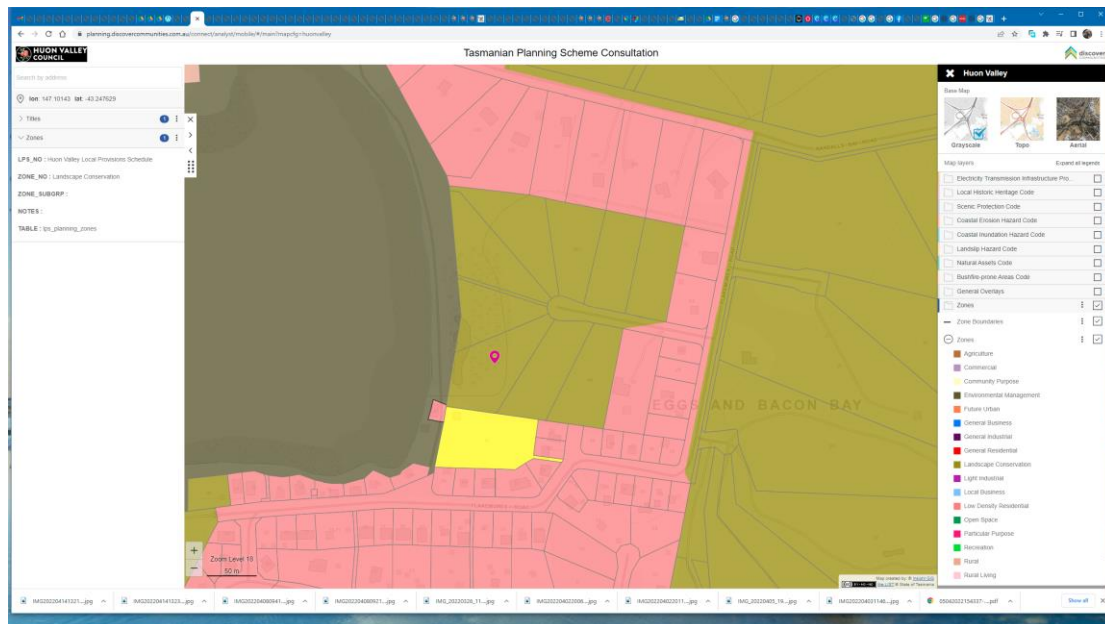
Council’s applied selection criteria for each zone application guideline

Zone	Zone Purpose	Zone Application Guidelines
22.0 Landscape Conservation Zone  Rd150, Green 146, Blue 0	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.	LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate. LCZ 2 The Landscape Conservation Zone may be applied to: (a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation; (b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values. LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone. LCZ 4 The Landscape Conservation Zone should not be applied to: (a) land where the priority is for residential use and development (see Rural Living Zone); or (b) State-reserved land (see Environmental Management Zone). Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary. Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.

An Overview of My Property

I purchased my property a few years ago when it was first subdivided for the purpose of residential use and to build my home when the opportunity became available. Under the current interim Huon Valley Planning planning scheme 2015 as per data on the List Map my current zone is Low Density Residential which is a permitted use to build a residential home and you are now proposing Landscape conservation. Neighbouring properties in the cul-de-sac have already built there home within this location with new land owners currently preparing their properties ready to do the same which you have not accounted for. I feel that landscape conservation zone will definitely impact on my ability to build as my neighbours have, and therefore I believe this will greatly have a massive affect on my future and future plans and value of my property for this location to be my home base when I am able to do so.





Please note the first property of the subdivision on the left is 20 Flakemores road, this remains zoned as low density residential which is from the same development as my property. There are other homes currently built in this location such as lot 11 and lot 17 and 16c have been cleared ready to build on. So therefore my property and the balance of these titles in this location should remain the same zone as 20 Flakemores road which we are currently zoned Low Density Residential The current vegetation overlay is NOT showing the current changes in this location to support your decision to re zone to Landscape Conservation.