

From: "Hugh Clement" <Hugh.Clement@pda.com.au>
Sent: Tue, 31 May 2022 16:46:02 +1000
To: ""hvc@huonvalley.tas.gov.au"" <hvc@huonvalley.tas.gov.au>
Subject: RE: Draft Huon Valley Local Provisions Schedule - 5 Sunset Drive Garden Island Creek
Attachments: 49593HC P & L Wilcox - HVC LPS Representation.pdf

Dear HVC

Please find attached our letter to support this representation against the proposed zoning.

Regards,



Hugh Clement Registered Land Surveyor, BSurv, M.SSSI
Director

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Our Ref: 49593HC

49593HC P & L Wilcox - HVC LPS Representation.docx

30th May 2022

General Manager
Huron Valley Council
PO Box 210
Huronville TAS 7109

Dear Sir

RE: Planning Changes – Draft LPS Exhibition

On behalf of our clients Mr P & Mrs L Wilcox of 5 Sunset Drive, Garden Island creek PDA Surveyors Engineers & Planners wish to make a submission against the proposed zoning of these lots under the Draft Local Provisions Schedule.

This lot is zoned Low Density Residential under the Huron Valley Interim Scheme 2015 (HVIPS) and is noted to be moved to Landscape Conservation under the proposed LPS.

The proposed zoning is not a like for like translation as per the directive to be inappropriate given the previous zoning, sizes of surrounding lots and pattern of development. The lot whilst currently having a dwelling on it and has an unusual shape has a total area of over 9,500m² which would allow for possible creation of an additional lot. This land directly adjoins onto Echo Sugarloaf Reserve and has been maintained by the owners in a modified fuel state to provide protection from possible bushfires to both this property and adjoining properties on Sunset drive.

As the maximum elevation of the subject land is approximately 35m AHD it is clear that the subject land is not prominent in the landscape context of Echo Sugarloaf which has a peak of 198m AHD hence any conversion to this proposed zone does not make sense at either the landscape or local site scale as evidence by the imagery below where the property is highlighted by the yellow arrow.



The image below shows the only vantage point towards the property from the south that is not blocked by vegetation along the Channel Highway and the property is totally obscured from view by the trees

HOBART:

C.M. Terry, BSurv (Tas.), M.SSSI (Director)
H. Clement, BSurv (Tas.), M.SSSI (Director)
M.S.G. Denholm, BGeom (Tas.), M.SSSI (Director)
T.W. Walter, Dip. Surv & Map (Director)
M. Westerberg, M.E.M., M.I.E. AUST., C.P.ENG. (Director)
D. Panton, B.E. F.I.E. AUST., C.P.ENG. (Consultant)
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

KINGSTON:

A.P. (Lex) McIndoe, BSurv (Tas.), M.SSSI (Director)
M.M. Stratton, BSurvSpSc, GradDipLandSurv (Tas.) (Associate)

LAUNCESTON:

J.W. Dent, OAM, B. Surv (Tas.), M.SSSI (Director)
M.B. Reid, BGeom (Hons) (Tas.), M.SSSI (Director)
J.M. Brooks, MEnvPlg, M.PIA (Director)

BURNIE/DEVONPORT:

A.W. Eberhardt, BGeom (Tas.), M.SSSI (Director)
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- 16 Emu Bay Rd, Deloraine, TAS 7304
(03) 6362 2993
- 6 Queen Street, Burnie, TAS 7320
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along the foreshore of Sunset Drive, the approximate location of the property is indicated by the yellow arrow in the image below.



The image below show the property (FR114087-1) in the local context of Garden Island Creek, the property is shown shaded yellow.



We would welcome the opportunity to provide the Council & the Tasmanian Planning Commission with further information regarding why the proposed zoning is not appropriate

Yours faithfully,
PDA Surveyors, Engineers & Planners

Per:

A handwritten signature in black ink, appearing to read 'Hugh Clement'.

Hugh Clement
DIRECTOR & REGISTERED LAND SURVEYOR