

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, 31 May 2022 06:39:08 +1000
To: hvc@huonvalley.tas.gov.au;danyon@southcom.com.au
Subject: Planning Representation - Bogdan D. Michalkowski - {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)	Bogdan D. Michalkowski
Are you lodging as a Individual, Company or Organisation	Individual/s
Of Address	221 Lenah Valley Road
Town or Suburb	Lenah Valley
Postcode	7008
Email	danyon@southcom.com.au
Phone Number	0419282814
References	5709641. 224 Umfrevilles Rd , Kaoota
Comments	<p>Objections to Planning Changes - Draft LPS of TPS. Background I purchased this property (22.85 ha ,approx. 55acres) in 1980 with the intention of when reaching retirement (soon) to develop it to a near self sufficient sustainable hobby farm , thus creating an asset for both myself and the local community. My father owned next door when it was a 50 acre property growing small fruit. I have grown up on and still live at the last remaining substantial heritage orchard property in Lenah Valley , so I have a good idea of the potential and the problems of my Kaoota property. The property should be rezoned Rural Zone or Agricultural Zone under the new TPS because of its potential as a farm (best way to raise a family) and not be rezoned Landscape Conservation for some of the following reasons.</p> <p>Landscape Values ,Scenic Values and Visual Impact. Very little of the property can be seen from any public road .The property is located near the end of Umfrevilles Road which is a dead end road. Although below the road , when viewed from the road ,most of the property ,about 75% is hidden from view by a rise in the ground , and the 4 neighbouring properties (to be rezoned Rural) hide the bulk of the property which is located to their rear.</p>

The property is already seriously impacted landscape wise by the major power transmission line and its cleared Wayleave Easement and service road that runs the full length of the property , approx 900+ metres. The property provides very little visual scenic value.

Bush Fire Threat to Neighbours

The property in its natural state of mostly thick ti tree scrub and lesser thickets of gum and wattle burns very very well, especially now with climate change and more frequent extreme weather events - hot and WINDY. Left in its natural vegetation state my property poses a high fire risk to 4 of my immediate neighbours. Improvements of possibly 2 extra dams would also provide helicopter accessible fire fighting water.

Biodiversity and Riparian Protection

All the district has been heavily logged in the past . There are no old growth trees on the property. The property was burnt severely in a hot fire in approx1990. Ti tree scrub reduced to a carpet of ash, manferns and sags reduced to stumps ,a lot of gum and wattle killed.

There are no outstanding examples of biodiversity on the property , nor is there any rare or threatened flora, fauna or ecological communities. A sandy soil which overlies clay and sandstone , grows mostly ti tree scrub and sags with some established stringy bark trees and saplings mostly in the creek gully. The biodiversity values of the creek gully are protected by the current Riparian Reserve Rules. The gully land is becoming somewhat degraded due to infestation by Foxglove. Some thistle and other minor weeds introduced by roadbuilding and pylon building activities in the electricity transmission corridor also compromise the natural values.

I challenge the Priority Vegetation Area ascribed to the property - please explain.

Summary and Conclusion

The rezoning of this property to Landscape Conservation presents a large bushfire threat to the immediate neighbours and the local community as has been experienced recently in Victoria , South Australia, South coast of NSW, and Dunally.

The Landscape and Scenic values are already compromised by the Electricity Transmission Line running the full length of the property. Most of the more significant tree growth occurs in the Riparian Zone and therefore is somewhat protected by current legislation and out of view.

Most of the land being gently sloping lends itself to low intensity agricultural use e.g. hobby farm and a LC zoning would deny this use. A waste. Small farms were always a traditional use of land in the Huon. Most of the immediate neighbouring properties are to be rezoned Rural , so this property because of its potential should be rezoned Agricultural or at the least Rural.

Bogdan D.Michalkowski
Owner HVC Property No 5709641
31 May 2022

Submit Application

- Yes Submit