

From: "Del Zimmermann" <delandmatt@live.com.au>
Sent: Mon, 30 May 2022 15:31:08 +1000
To: "hvc@huonvalley.tas.gov.au" <hvc@huonvalley.tas.gov.au>
Subject: Representation for draft local provisions schedule
Attachments: Representation for 573 Police Point Rd, Police Point - M & D Zimmermann
30052022.docx

Good afternoon,

Matthew and I would like to submit a representation to the General Manager regarding the HUON VALLEY DRAFT LOCAL PROVISIONS SCHEDULE (LPS).

Please find attached a representation letter with more information including the address etc. Unfortunately, I was unable to print the letter to physically sign it (my printer ran out of ink, and both the Dover Online Access Centre and the Geeveston Library were closed when I tried this afternoon). Please accept this acknowledgment as a digital signature for both Matthew Zimmermann and myself, Danielle Zimmermann.

Kind regards,

Danielle Zimmermann

0404 806 660

30 May 2022

General Manager
Huon Valley Council
PO BOX 210
Huonville, TAS, 7109

Dear General Manager,

Re: PLANNING CHANGES: EXHIBITION OF THE DRAFT LOCAL PROVISIONS SCHEDULE OF THE TASMANIAN PLANNING SCHEME ENDING 31 MAY 2022

Property address: 573 Police Point Road, Police Point, TAS, 7116

Title references:

- 33528/1
- 33528/2
- 33528/3

Interim planning scheme: Environmental Living
Proposed Tasmanian Planning Scheme: Landscape Conservation

We, Danielle Alyce Zimmermann and Matthew James Zimmermann, the owners of the above property would like to submit the following representation that objects to the proposed Landscape Conservation zoning, as proposed by the Huon Valley Council as part of the advertised draft Local Provisions Schedule submission. We believe that the more appropriate zone of Rural Living should be applied, as it better fits with our property.

All three of the above titles are owned and operated as one, and we will hereby refer to them all as one property.

Referring to Section A Guideline No. 1 Local Provisions Schedule (LPS): zone and code application, we would like to make the following comments.

- LCZ 2 (a): "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"

- Threatened species can be protected without zoning. LCZ is not required to achieve a balance between development and the preservation of natural assets.
- LCZ 2 (c): “The Landscape Conservation Zone may be applied to: (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.”
 - While it is our intention to appropriately preserve ecological values, the primary intention for this land is for residential use. This is evidenced by the current active Development Approval.
- LCZ 4 (a): “The Landscape Conservation Zone should not be applied to: (a) land where the priority is for residential use and development (see Rural Living Zone)”
 - As above, the priority for this land is for residential use and small-scale development. While two of the three titles have more bush coverage, they are operated as one. This is evidenced by an entrance that goes across the boundary between two titles, and a driveway that goes along all three titles, as well as current Development Approval on the central title. Therefore, the use of the primary title for residential use (33528/2), directly impacts the zoning for all three titles.
- 11.1.1: “The purpose of the Rural Living Zone is: To provide for residential use or development in a rural setting where: (a) services are limited”
 - For our property where residential use is the priority, services are limited.
- RLZ 1 (a): “The Rural Living Zone should be applied to: (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity”
 - Historically, the land has been used for livestock grazing, potato farming and tulip farming. The property also already has two dams, created during previous farming use of the land. Our intended use for the property is a mixture of residential and lower order rural activities (e.g. appropriately managed hobby farming).
- RLZ 2 (b): “The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless: (b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater”

- The land is currently within the Environmental Living Zone in an interim planning scheme, and the primary strategic intention is for residential use and development within a rural setting (e.g. limited services).
- RLZ 4 (b): "The Rural Living Zone should not be applied to land that: (b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes;"
 - From the priority vegetation reports for the relevant titles, for the overlay on the southern two titles (33528/2 and 33528/3), we believe the priority vegetation area (PVA) should be removed where it relates to '(NAD) *Acacia dealbata* forest'. The stand of silver wattle on our property is more likely degraded former *E. obliqua* forest, as per the adjacent mapped eucalypt forest, (degraded by previous farming, resulting in some trees recolonising under managed pasture), and not the under-represented NAD ecosystem identified by the Regional Ecosystem Model on which the PVA overlay is based. We have consulted with FPO Amy Robertson, who is happy to discuss further. Each of these titles have a dam from former farming use, evidencing prior degradation, and minimising the likelihood of the PVA still being relevant.
 - Areas of bushland or native vegetation can be protected without zoning. LCZ is not required to achieve a balance between development and the preservation of natural assets. Balance can be achieved through appropriate management, application, and operation of the relevant codes.

We reserve the right to bring forward further objections, should they arise from engaging with appropriate counsel.

Kind regards,

Danielle Alyce Zimmermann

Matthew James Zimmermann

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