

F.A.O: The General Manager

30th May 2022

Huon Valley Council

40 Main Street

Huonville 7109

Jody Watkins

225 Scarrs Road

Garden Island Creek

Tas 7112

Dear Sir/Madam

Re: Planning Scheme

Name: Jody Watkins

Current Property Address: 225 Scarrs Road, Garden Island Creek, Tas 7112

Current Zone: Environmental Living

I have not had adequate opportunity to engage a planner, to properly review what the new zone means to my property and disagree with the new proposed zone change to landscape conservation.

I have moved to my land to manage my specific disability needs and environmental sensitivities. With many development plans, crucial to my survival and putting my life back together post a microwave radiation (NBN) tower, being built next to my home.

This leads me to many concerns around the new proposed zone as follows:-

The new change would be a detriment to subdivision not allowing lot sizes to sit suitable with other lot sizes of Scarrs Road which would affect future planning I have for my 125 acre parcel of land purchased in 2018 under which 15 acre lot subdivision is possible.

Subdivision sits in-conjunction with down the track plans for my land to allow others the option of housing on this 125 acre land. Others with similar disability needs as mine who are looking to re-connect with the natural environment and sustainable farming practices.

Under proposed zone there is a conflict of interest between environmental protections and a bush fire plan for building development on this land. This creates a grey area of understanding the new proposed zone.

That under development standards for buildings and works it states exterior finishes must have dark tones of grey, green and brown. This is not workable with the natural light tones I would be seeking to use given the light reflection properties to bring more light to a south facing property to bring a more uplifting feel; alongside the reflective light is a must on the roof to counter the increasing hot summers and to create an energy efficient home.

The building height maximum of six metres is not workable. To allow for two story house development and would sit better with rural living zone standards of 8.5 maximum.

I would propose a zone change if any for this land should be to rural living zone as a way forward to rectify these many above concerns.

With this letter I am requesting council to accept my representation (submission) to the LPS Planning changes and that I have been included in the opportunity to provide more detail and undertake a face to face review with the Tasmanian Planning Commission (TPC) in the near future to review any zone impacts or changes to my property.

Kind regards

Jody Watkins

A handwritten signature in black ink, appearing to be 'Jody Watkins', written over the printed name.