

From: "Matthew Lock" <matlock7777@gmail.com>
Sent: Mon, 30 May 2022 19:30:51 +1000
To: hvc@huonvalley.tas.gov.au
Subject: Re: Draft Huon Valley Local Provisions Schedule
Attachments: M Lock and J M Lock Representation for Council rezoning letter 2022.docx

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Dear General Manager

Please find attached a document containing our representation for the Draft Huon Valley Local Provisions Schedule and the Council's Advertised Zoning on our Property.
Please note that this is an updated version of the original one which was emailed to HVC on the 29th May 2022

We object to the proposed Landscape Conservation Zoning as put forward by the council as part of the advertised draft Local Provisions Schedule Submission. I believe that a more appropriate zone of Low Density Residential Should be applied as it better fits with my property. The attached document states our reasons for this more appropriate zoning.

Regards

Matthew & Jane Lock

Date: 29th Day of May 2022

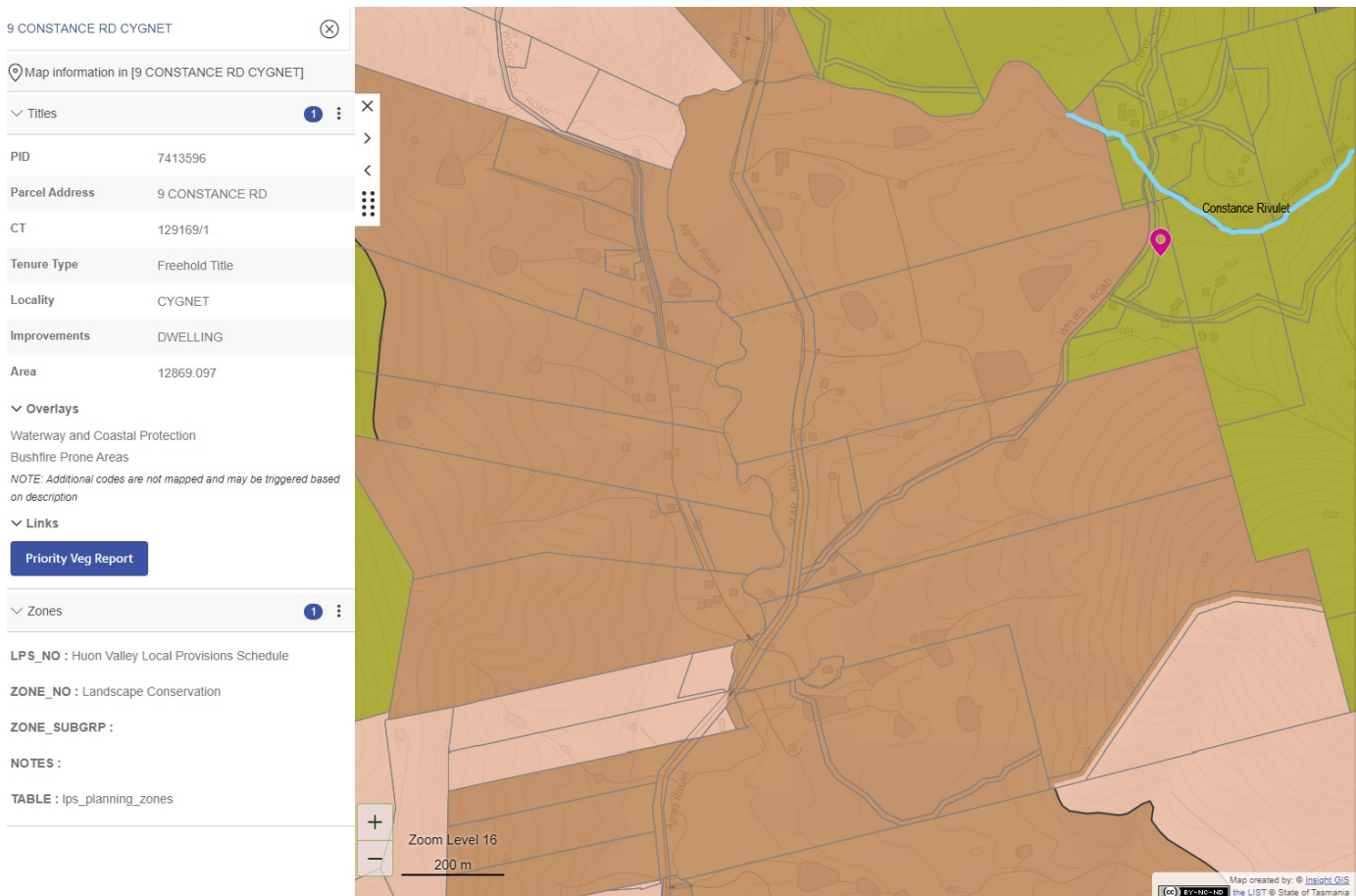
General Manager
Huon Valley Council
PO Box 210
Huonville TAS 7109

Dear General Manager,

RE: Representation for the Draft Huon Valley Local Provisions Schedule

Title Reference/ Address: 129169/1 9 Constance Road Cygnet.

We the owner's 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 Local Provisions Schedule submission. I believe that the more appropriate zone of **Low density residential** should be applied as it better fits with my property. You will see Low density residential (marked pink land on attached map) and rural adjacent to me.



This has been farm land since the 1800's and was subdivided in 1987 into 4 residential blocks. The land was open paddocks then and still is open paddocks, which we cut hay from each year. (See pictures below)

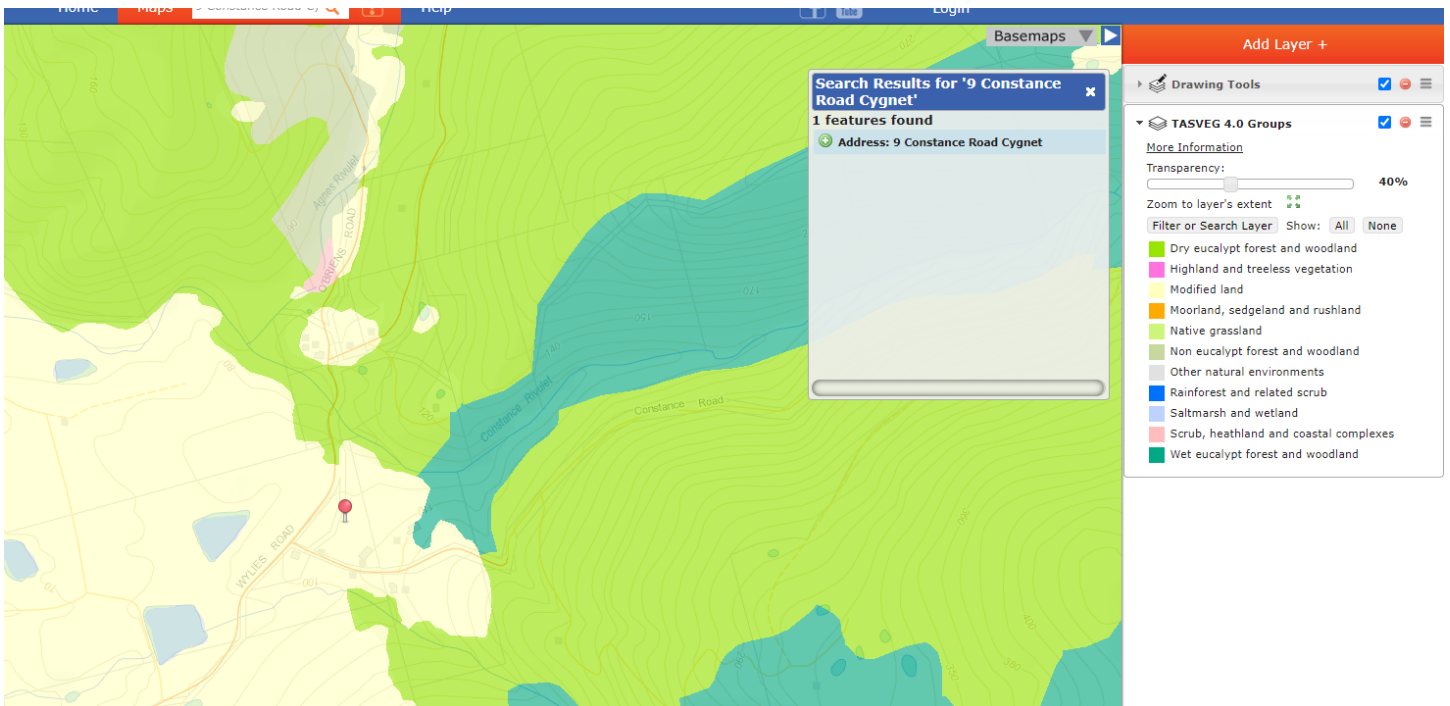


On examining the Draft LPS Portal, our zone has identified two overlay zones which are therefore considered to be landscape conservation. These are Bushfire zone and Waterway and Coastal Protection.

Firstly, regarding “Waterway and Coastal Protection”, our property does not actually border a waterway. This can be seen on the map on the first page , showing the path of the rivulet and our property boundary. The Constance Rivulet is the nearest waterway and borders our neighbor’s property, not ours.

The only other zone is Bushfire prone zone and should not be sufficient to make the zone LCZ. The whole of the Cygnet area falls under the bushfire prone zone but does not come under the LCZ zoning.

Below is a screenshot from ListMap showing the Tasveg 4.0 overlay. You can see from this that our block is showing as “Modified Land” according to the legend. Our property contains no natural forest or woodland, which is consistent with the farm land adjacent to our property.



As a long-term resident, I am aware of the conservation value of the surrounding bush. However, our property is only approximately 1.8 Ha and only about 10% of that are native tree’s. These were planted

by us when we first moved here and are confined to a small area in the far corner of the block. There is also a row of Blackwood Trees which were planted as a windbreak and shelter for livestock.

I note that the HVC recommendations in the LPS are based on the analysis of expert planners using overlay maps, but when looking closer at an individual property, the overlays are not accurate enough to make these zoning decisions.

As I was not made aware of this re-zoning until quite late in the process and exhibition period, I have been unable to engage the services of a planner and solicitor to facilitate my submission. I request that this zone change be reconsidered, and we be afforded an opportunity to have our matter heard at the Tasmanian Planning Commission's hearing should further information be required to speak my objections. I also reserve the right to bring further objections to this hearing should they arise from engaging with appropriate counsel.

Regards

Matthew & Jane Lock

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