

From: "Blackburn, Lauren M" <lauren.blackburn@ths.tas.gov.au>
Sent: Fri, 29 Apr 2022 11:58:51 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: Submission for opposition of Landscape Conservation rezoning
Attachments: 7576F6DB-98DA-4368-A0BF-639C5636C8F2.jpeg, 5AFF060F-38BD-466E-B366-F3BD3E1B544E.jpeg, 1EA02609-3C9B-43C0-B798-937235D07948.jpeg

To whom it may concern at the Huon Valley Council,

Our names are Lauren Blackburn and Amy Purdy. We reside at 15 Wattle hill Rd Mountain River. We are writing to state our opposition to the proposed rezoning of our property to Landscape Conservation.

Under the current scheme, our property is zoned as Environmental Living. The property is 1.19ha of north facing, pastured land adjacent to the river and the house/main dwelling is 107 sq metres. The property is located to the west of the river, which runs from north to south.

Historically, the property has previously been used agriculturally as an apple orchard prior to conversion to a residential property. The property was previously accessed by TasWater and the Huon Valley Council (HVC) as a means to assess and monitor river water measurement.

In regards to the proposed rezoning to Landscape Conservation under the draft LPS, our ability to renovate our existing dwelling would be significantly restricted. Our property was built on a raised concrete slab measured at 350-650mm above ground level due to the extensive flooding from the adjacent river during the 1970's and the necessity of building a dwelling above the established flood line. Prior to purchasing our property, we consulted with a building inspector in regards to our options to renovate the main dwelling and confirmed the existing regulations under the current environmental living zoning that applies to the property. As a small dwelling, the purchase of the property depended on the ability to extend the house and the decision was made in accordance with that requirement. Under the current zoning, dwelling height is permitted up to 7.5m above ground level, which is sufficient for the house to be extended to a two storey home. Under the proposed Landscape Conservation requirements, classification changes of dwelling height will be significantly reduced to 6m from ground level, which severely restricts our ability to build a second storey considering the height of which the existing dwelling is raised due to historical flood level. Recent consultation with a builder has determined that extending the house laterally is unsuitable due to a significant increase of cost in comparison to constructing a second storey and is complicated by the location of both the water and septic tanks and their proximity to the main dwelling. As such, the proposed changes to dwelling requirements would significantly impact our ability to build a second storey, resulting in us having to consider selling the property and relocate at a huge personal and financial expense, in addition to being against our intention. The

significant restrictions to dwelling requirements may potentially decrease our property value due to a limited ability to further develop the home dwelling as desired.

Under the current Environmental Living scheme, we are able to use our property for agricultural purposes and we purchased the property with the intention of establishing an agricultural farming business such as a small, specialist market garden or a commercial garlic farm in the future. Reclassification and restrictions to agricultural and farming activity will eliminate the potential and ability for us to use our property in this way. A result of this decision would be potential loss of future income, reduction in land value and inability to use our rural land as intended.

Please see the attached photos of our main dwelling in reference to proposed building reclassification under the Landscape Conservation zoning.

Kind regards,

Lauren Blackburn & Amy Purdy.

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