

From: "Christie Lewis" <christielewis0@gmail.com>
Sent: Tue, 31 May 2022 09:20:26 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Cc: "Alex Parker" <alexparker76@hotmail.com>
Subject: Representation regarding draft Local Provisions Schedule for 10 Sorell Street Port Huon

To Whom it May Concern,

We have looked at the new Local Provisions Schedule and proposed zone and overlays applying to our property, which is 10 Sorell Street Port Huon.

We are concerned about three of the four overlays and request that they be reviewed and that two of them be removed from our property as explained below.

(i) Priority Vegetation overlay

As shown in Figure 1 below the overlay (shaded grey) covers part of our property. The area that is shaded grey represents land that is pasture sown mostly with feed such as rye and clover (except for in the centre where we have established a market garden and some plants we planted in 2019 for wind protection). When we purchased the property in December 2019 there were no trees in the shaded area except for **one** holly tree (i.e. a non-native tree). Prior to 1967 the property was an apple orchard. Thus it does not meet the definition of priority vegetation in the Tasmanian Planning Scheme and appears to have been incorrectly classified. We request that this overlay be removed.

(ii) Landslip overlay

The delineation of the landslip area is strangely shaped (see the rectangular shapes on Figure 2 below) and encroaches on our property in an impractical and illogical way. Secondly it is only very minimally on our property. Thirdly, those areas are actually quite flat. We therefore request that this overlay be removed from our property.

(iii) Waterway and Coastal Protection Area overlay

There are two issues we request be reviewed. First, there is a new part of our property along the Huon Highway that has been designated as Waterway and Coastal Protection in these draft provisions. This was not the case under the Interim Planning Scheme. The high-water mark of the Kermadie River is further from our property than the distances marked in Table C7.3 of the Tasmanian Planning Scheme. Moreover that part of our property is pasture and there is a highway between our property and the waterway. Thus we request this be removed.

Second, there is a seasonal creek running along the north-eastern border of the property and the Huon Highway. What is not clear from satellite imagery is that there are no trees on our side of the creek and pasture runs all the way down the creek. We appreciate that it is

important to preserve the quality of the water but as there is no native habitat to protect, we request that the zone be reviewed and narrowed if possible.

Please contact us if you have any further questions or would like to arrange a site visit. You can reach us on 0427 725 146.

Yours sincerely,

Christine Lewis and Alex Parker

10 Sorell Street, Port Huon

Figure 1: Priority vegetation overlay

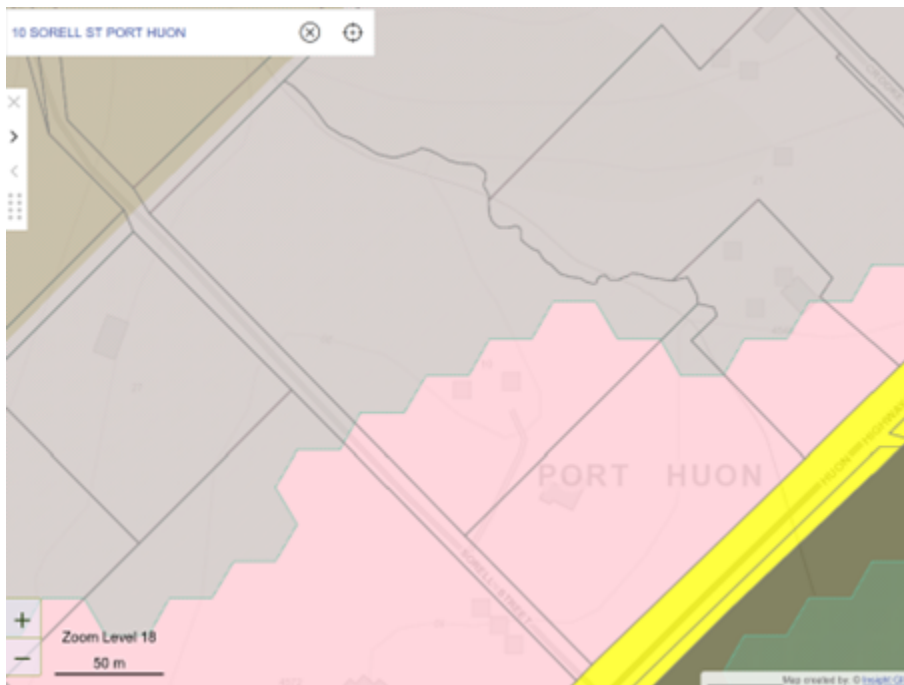


Figure 2: Landslip overlay

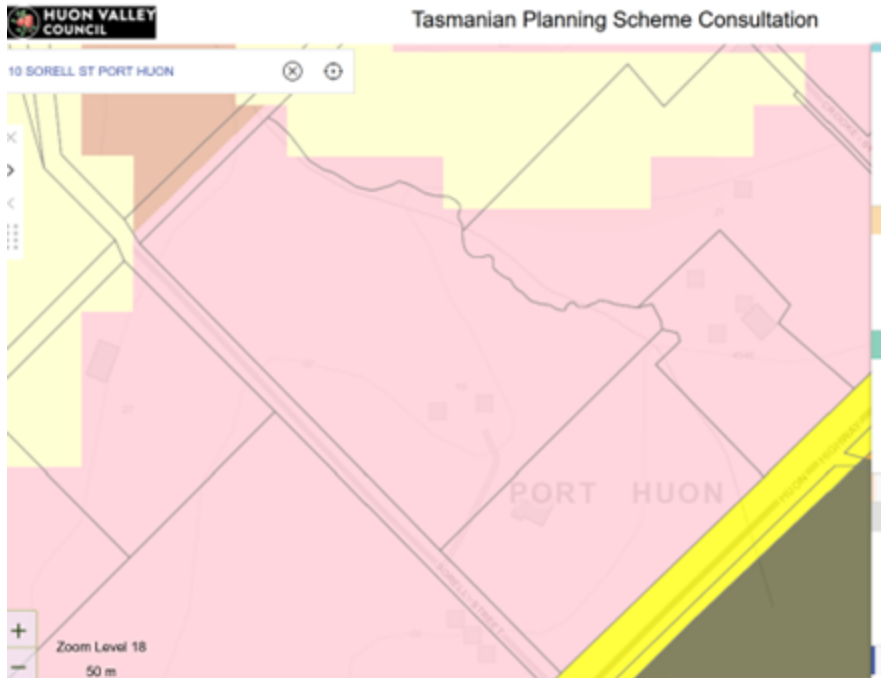


Figure 3: Waterway and Coastal Protection Area overlay

