

From: no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>
Sent: Sun, 29 May 2022 14:22:45 +1000
To: hvc@huonvalley.tas.gov.au;stac.carlton@gmail.com
Subject: Planning Representation - Andrew Page and Stacey Carlton - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

I/We (name)
Andrew Page and Stacey Carlton
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
342 Woolleys Rd
Town or Suburb
Lonnvale
Postcode
7109
Email
stac.carlton@gmail.com
Phone Number
0427151539
Comments
Please see attached
File
<ul style="list-style-type: none">Huon-Valley-council-submission.pdf
Submit Application
<ul style="list-style-type: none">Yes Submit

29/05/2022

ATT: The General Manager

Huon Valley Council

Dear General Manager,

RE: Draft Huon Valley Local Provisions Schedule

342 Woolleys Rd Lonnvale

Rezoning of the property from "Rural Resource" to "Landscape Conservation Zone"

We wish to make a representation regarding the rezoning of our property. We would like to be considered for our property to be rezoned "Rural living" instead of "Landscape Conservation Zone" for the following reasons:

1. Rural living in the new planning scheme more closely resembles our current zone which is "Rural Resource".
2. Our neighbouring properties will be zoned "Rural Living" and this is more in keeping with the area, which contains varying size farms and large scale agricultural farms, with livestock.
3. Given the zoning is not in keeping with the area, this will affect our ability to sell the property in the future. The banks will not recognize "Landscape Conservation Zone" for people applying for mortgages. Given we are self employed, we have very limited superannuation our plan was to sell this property later to fund our retirement.
4. This will reduce the value of our property. As I have already stated we are surrounded by farms, and we would have had potential to sell our land to a neighbouring farm, however rezoning will completely remove this opportunity.
5. We bought the property with the understanding that we would set up a small and sustainable firewood business and own livestock. We are in the process of doing our own environmental impact research and have already set up an ABN for the firewood business.
6. Our land has been cleared in the past and the forest that currently stands is partly regrowth forest.
7. This is not a vacant lot as it states on the planning scheme website, as there is an existing dwelling.

We understand and agree with the need to conserve of forests and landscapes, however do not want the liability of owning land which we are unable to use in the way we previously could. If you will not change our zoning we would be willing to consider selling 50 acres of our property back to council or the Tasmanian Government.

Kind Regards,

Andrew Page and Stacey Carlton