

**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 20:09:48 +1000  
**To:** hvc@huonvalley.tas.gov.au;bogersan@gmail.com  
**Subject:** Planning Representation - Alexandra Louise Uitdenbogerd and John Harnett - {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.

<b>I/We (name)</b>
Alexandra Louise Uitdenbogerd and John Harnett
<b>Are you lodging as a Individual, Company or Organisation</b>
Individual/s
<b>Of Address</b>
PO Box 173
<b>Town or Suburb</b>
Camberwell
<b>Postcode</b>
3124
<b>Email</b>
<a href="mailto:bogersan@gmail.com">bogersan@gmail.com</a>
<b>Phone Number</b>
0416 102 624
<b>References</b>
Section 2.4.7 Table 17
<b>File</b>
<ul style="list-style-type: none"><li><a href="#">signedSubmission.pdf</a></li></ul>
<b>Submit Application</b>
<ul style="list-style-type: none"><li>Yes Submit</li></ul>

29 May 2022

To The General Manager, Huon Valley Council

Re: Draft Huon Valley Local Provisions Schedule

We thank the council for notifying us of the opportunity to make a submission regarding the local provisions schedule before the closing date.

Our submission is regarding the property: Lot 1 ESPERANCE COAST RD (Title ref: 170960/1).

When purchasing the property in 2015, it was listed as environmental living in the interim planning scheme, which permitted the construction of a residence and associated buildings. It was on this basis that the purchase was made. While the residence construction has been delayed by the pandemic and other factors, an access road was already constructed to allow for a residence to be built.

The Tasmanian Planning Scheme State Planning Provisions (SPP) Section 22.5.1 allows properties that were classed as environmental living to be reclassified as either rural living or landscape conservation. It indicates that each lot classed as landscape conservation zone should have an area of not less than 50ha. Based on the size of our property, it is more consistent with the definition of Rural Living Zone D (Table 11.1 of the SPP). Guideline RLZ 4, part b does allow for land with important landscape values to be classed as Rural Living if "appropriately managed through the application and operation of the relevant codes".

We fully support the recognition of the landscape conservation values of the property, which has a significant Eucalyptus amygdalina forest and provides habitat for various fauna, presumably what led to its new classification as Landscape Conservation instead of Rural Living. However, we respectfully request that, if it cannot be reclassified as Rural Living Zone D, a Site Specific Qualification be included in the local provisions schedule (Section 2.4.7 Table 17) for our property, to allow for a residence with associated outbuildings to be built as per the original environmental living criteria, to provide some certainty for our plan to build a home and home business at Surges Bay.

Yours Sincerely



Alexandra Louise Uitdenbogerd and John Harnett, owners of Lot 1 ESPERANCE COAST RD (Title ref: 170960/1).

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