

**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:** Mon, 23 May 2022 12:53:40 +1000  
**To:** hvc@huonvalley.tas.gov.au;kas\_40@bigpond.com  
**Subject:** Planning Representation - Kenneth Hay and Karen Sutherland - {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>
Kenneth Hay and Karen Sutherland
<b>Are you lodging as a Individual, Company or Organisation</b>
Individual/s
<b>Of Address</b>
71 Russell Rd Lonnavaile Tas 7109
<b>Address Line 2</b>
P O Box 344
<b>Town or Suburb</b>
Huonville
<b>Postcode</b>
7109
<b>Email</b>
<a href="mailto:kas_40@bigpond.com">kas_40@bigpond.com</a>
<b>Phone Number</b>
0362660156
<b>File</b>
<ul style="list-style-type: none"><li><a href="#">Huon-Council-Zone-Request-Repaired.docx</a></li></ul>
<b>Submit Application</b>
<ul style="list-style-type: none"><li>Yes Submit</li></ul>

To the Huon Valley Council,

We, Kenneth Hay and Karen Sutherland, reside at 71 Russell Rd Lonnvale.

**PID** 5697249

**CT** 236667/1

**Tenure Type** Freehold Title

**Improvements** DWELLING

**Area** 226065.149

We are making representation for The Huon Valley Council's advertised zoning of the above property which is currently zoned Rural Resource to be rezoned as Landscape Conservation and would like to be considered to be zoned Rural.

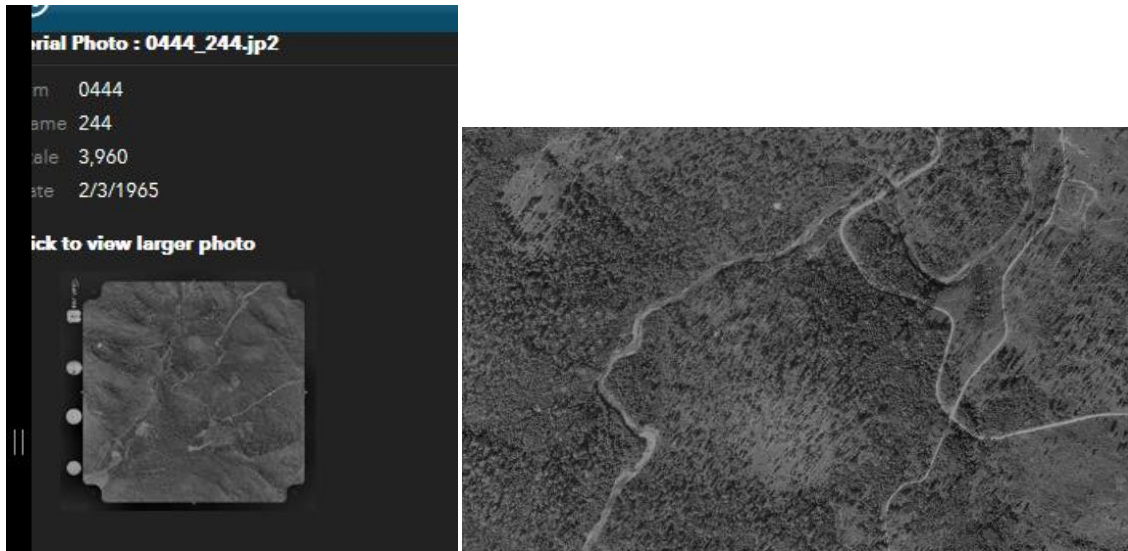


We chose this property due to the rural aspect and we do not wish to clear all the land. Rural Zone will allow us to clear some land, keeping the majority as bush, to build vegetable gardens and have chooks and guinea fowl, build a self-contained accommodation for my disabled son, so he can become independent but also be near for security and safety, and a 4 car garage/shed for personal use.

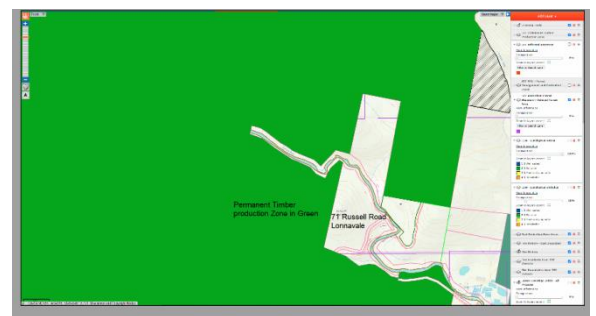
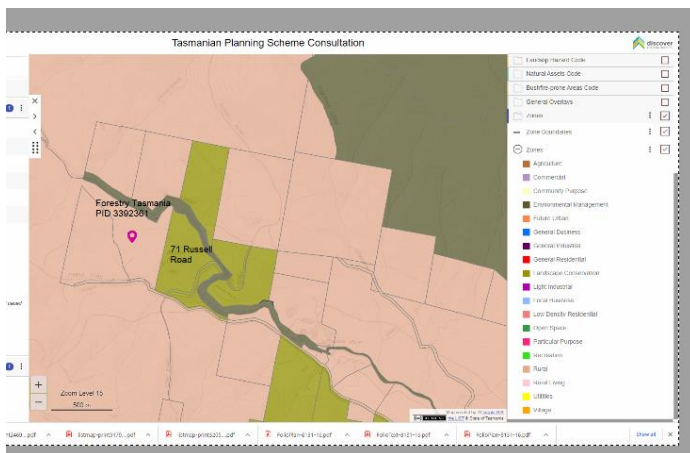
According to your definition of Landscape Conservation Zone as outlined in the *Local Provisions Schedule (LPS): zone and code application (2018)* document, Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values. It goes on to mention that large areas of native vegetation must be a minimum patch size of 20 ha. Additionally, it states that a Landscape Conservation Zone should not be applied to land where the priority is for residential use and development.

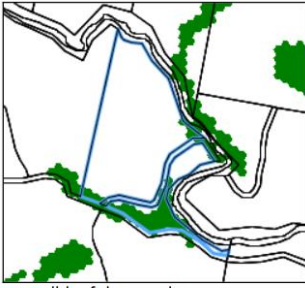
When examining your outlined purpose of a Rural Zone you state that this is for land where agriculture is limited due to topographical, environmental, or other characteristics. It also states under RZ 1, that this zone is to applied land in non-urban areas with limited or no potential for agriculture.

My land, which has previously been felled prior to 1965, is split into two by Russel Rd and is on the side of Russell Pimple – as shown in the below image. It is incredibly difficult to grow any vegetation that is not native to the land, and the property is not viable to raise livestock. Moreover, the Eastern side of the property is steep and leads to further difficulty with growing vegetation. My property has no scenic overlay. Furthermore, Russell Rd is a no through road and consequently, traffic in the area is either residential or logging related.

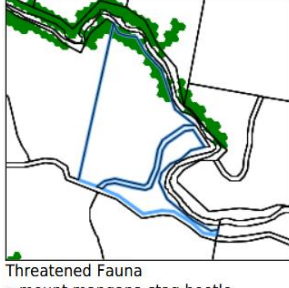


My property is bordered on the West and South by Crown Land and zoned Rural. My property does have Natural Assets overlay and the Priority Vegetation area overlay report shows the subset of the Regional Ecosystem Model. The land bordering my property is logged and has significantly impacted upon the local flora and fauna. This is particularly problematic when there are threatened species in this area. You can see evidence of this in the photos below, and from the vegetation report on both sites.





• small-leaf dogwood



Threatened Fauna  
• mount mangana stag beetle



Threatened Fauna Habitat  
• eastern quoll



Aerial photos below show the destruction of logging and the bush on my property. They both have the same amount of endangered flora and fauna.

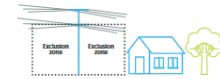


Due to us being in a bushfire prone area an area of 25 metres around my home should be clear (<https://www.fire.tas.gov.au/Show?pageId=colPrepare>) I also have an Electricity Pole approximately 35 metres onto my property and then another 30 metres to my house. There needs to be cleared land underneath and either side of the lines.

### Defendable Space Guide

SLOPE				INNER ZONE (Measured along the ground from the edge of the building)		OUTER ZONE (Measured along the ground from the outer edge of the inner zone)
DESCRIPTION	DEGREES	PER CENT	RATIO	GRASSLAND	FOREST	FOREST
Flat	0	0	-	10 metres	20 metres	15 metres
Gentle	5°	9%	1:11	10 metres	20 metres	25 metres
Moderate	10°	17%	1:6	15 metres	25 metres	30 metres
Mod. - steep	15°	27%	1:3.7	15 metres	30 metres	45 metres
Steep	20°	36%	1:1.27	15 metres	40 metres	50 metres

When measuring the clearance distance it is important that you only measure it at ground level. At no stage should you put any part of your body or an object within three metres of the overhead line.



Measure the distance horizontally at ground level.



Another issue I have is that the Council have the discretionary power to permit these actions or not in a more restrictive manner if the land is zoned as conservation rather than rural. This sounds very vague with no clear guidelines or criteria as to whether us or landholders in the future can do anything with this property. This is problematic when proposed changes to land is subject to the changing opinion of the Council rather than clearly outlined criteria. This would also lead to our property becoming devalued. We have spoken to the local real estate agent and properties that become conservation zones devalue significantly.

We respect the councils wanting to keep Tasmania pristine and protect the flora and fauna, however this can be done with our property under a Rural Zone.

When you look at where we live and see what is going on around my property it would be much more sensible to rezone my property and neighbouring property to Rural.

Thank you

Karen Sutherland & Kenneth Hay