

**From:** carlhinson73@gmail.com  
**Sent:** Tue, 5 Apr 2022 10:04:54 +1000  
**To:** Huon Valley Council  
**Cc:** Sarah Harris  
**Subject:** Re: Objection letter - proposed landscape conservation zone  
**Attachments:** doc01135020220405093910.pdf

To whom it may concern,

Please find attached a letter of objection in regards to the re-zoning of our parcel of land.

Kind Regards

Sarah Harris & Carl Hinson

# Carl Hinson and Sarah Harris

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**3<sup>rd</sup> April 2022**

General Manager  
Huon Valley Council  
40 Main St, Huonville, Tas 7109

**Subject: - The proposed land zoning changes to 396 Lady Bay Rd, Southport, Tas 7109**

**Dear General Manager:**

We disagree with the proposed "Landscape Conservation" zoning change to our land at 396 Lady Bay Rd, Southport, Tas 7109.

Our reasons for this are: -

1. The land zoning allocation has recently been changed at the request of the previous owner, from Rural Resource to Rural Living, to allow for a future sub-division potential into 1 Hectare blocks. This sub-division provision under a LCZ is not allowed and it will therefore devalue the property.
2. Some landscaping is required to assist around the building drainage, as we have run water from a Council under road culvert freely flowing onto our property. Under the LCZ rules such tree and herbage clearing plus earthmoving are not permitted.
3. The previous owners have been advised by TasFire that 30-metre-high trees need a bush fire safe clearance set back of 100 meters from any buildings. The previous owners did advise the LVC that they needed to remove trees for approximately 20 meters and this was carried out. Unfortunately, they couldn't afford to have more removed at the time. An HVC inspector surveyed the tree species and tree clearance approval was given. Under LCZ rules we will not be allowed to create such a fire break around our buildings.
4. The road to our property is heavily wooded on both sides. These trees, some overhanging, create a bush fire road escape hazard. Please note that the previous owner did apply to Crown Lands for a permit to build a concrete boat ramp primarily as a local community bush fire escape route and this was rejected.
5. Family and friends have traditionally been allowed to cut and remove dead trees for use as firewood over the last 25 years. This has helped remove bush fire fuel hazard. Under LCZ rules this activity won't be permitted.
6. The family of the previous owner have cleared a small vehicular track to enable the collection of this firewood. Under LCZ rules we expect that that these access trails or the upkeep of the existing one will not be permitted.
7. We expect that clearing trees for a future road power line provision or allowing easements for such infrastructure through LCZ will not be allowed. Currently our land doesn't have a power access line

provision, as the Auora Energy line ends approximately 2 km from our property. We expect that such a development provision through LCZ will not be allowed.

8. Our adjacent property on the south side is zoned rural resource, with a building set back provision of 100m. Under LCZ rules this set back increases to 200m, which we expect will impinge on our current building.
9. Currently the property's boundary is predominantly not fenced, and neighbor's stock do graze on our property. Fencing will require some tree clearing, which won't be allowed under LCZ rules.
10. The LCZ principal requires property owners to be effectively Park Ranger managers, but we expect that the State Government will not provide equivalent responsibility remuneration for LCZ owners.

If we can't remain zoned rural living, we suggest that could be given split zone status. This to extend from the seasonally only flowing creek, which runs tangentially through our property. The southern side of this creek becomes LCZ and the northern side retains rural living zone status. This will solve some of our objection reasons highlighted in points 2 to 9.

**Sincerely,**



Carl Hinson



Sarah Harris