

**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:** Thu, 24 Mar 2022 16:18:04 +1100  
**To:** hvc@huonvalley.tas.gov.au;peter@soslaboursolutions.com.au  
**Subject:** Planning Representation - Philip Cuthbertson - {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>
Philip Cuthbertson
<b>Are you lodging as a Individual, Company or Organisation</b>
Body - Inc. Company etc
<b>Authority to Represent</b>
<ul style="list-style-type: none"><li>• <a href="#">981-Eperance-Coast-Road-Authority.pdf</a></li></ul>
<b>Of Address</b>
PO Box 240
<b>Town or Suburb</b>
Huonville TAS
<b>Postcode</b>
7109
<b>Email</b>
<a href="mailto:peter@soslaboursolutions.com.au">peter@soslaboursolutions.com.au</a>
<b>Phone Number</b>
0438782653
<b>File</b>
<ul style="list-style-type: none"><li>• <a href="#">Taylor-P_Representation-for-change-of-zoning.pdf</a></li></ul>
<b>Submit Application</b>
<ul style="list-style-type: none"><li>• Yes Submit</li></ul>

SOS Labour Solutions TAS Pty Ltd

ABN: 90 628 336 685

[www.soslaboursolutions.com.au](http://www.soslaboursolutions.com.au)

Dear Sir/Madam,

As director of SOS Labour Solutions TAS Pty Ltd and owner of 981 Esperance Coast Road, Surveyors Bay I give Phil Cuthbertson authority to represent myself as owner of the company in this matter.

Thank-you for your assistance and should you have any questions on this arrangement please feel free to contact me at any time.

Ms.Dale Thomsett



Managing Director

**M:** 0438 628 763

### **Representation for change of zoning**

981 Esperance Coast Road Surveyors Bay

PID 5260936 CT 138269/3

Existing zoning under HVCIPS: Environmental Management

Current use: Residential (Holiday Home/Shack) Freehold title

Improvements Dwelling 45 square meters,

One bedroom, Timber framed, vertical board cladding and metal roof

Deck 32 square metres, timber framed

Site area: 1239 sqm

Proposed zoning under SPP: Environmental Management

Overlays Landslip Hazard

Priority Vegetation Area

Waterway and Coastal Protection

Scenic Road Corridor

Bushfire Prone Area

**Proposed continuing use:** Residential dwelling with option for short or long-term rental accommodation and with the ability to extend to include an additional bedroom/s and/or living area

### **Justification for change of proposed zoning**

The property zoning is an anomaly for the area given it's use and size of the property. The building has been used continuously for residential purposes since it's construction around 1950. There are no Reserve Management Plans for the site or for the adjoining properties owned by Crown Land Services and managed by Parks and Wildlife.

Residential use is not permitted under the proposed zoning unless used for the accommodation of reserve management staff. It is unlikely that the property will be used by reserve management staff as the adjoining conservation area is a narrow strip of foreshore reserve approximately 30m width which extends from Barretts Bay to the north to Huon Point in the south, a distance of approximately 5.5 km. Included within this conservation area is the operations centre for Huon Aquaculture which is zoned Rural Resource and a number of properties zoned Low Density residential located at Surveyors Bay. The conservation area is not subject to any planned maintenance by Parks and Wildlife staff.

A zoning of Rural Resource would be compatible with nearby land however this zoning is not supported by the SPP and has been re-classified as "Rural". A Rural Zoning would be partially applicable as it allows for the existing use to continue as either a single dwelling or as visitor accommodation in an existing building. The use however is not strictly appropriate for rural land.

The purpose of the Rural Zone is *"to provide for a range of use or development in a rural location"*. The size of the subject property is insufficient to allow for agricultural use however the development is be able to support surrounding agricultural uses by providing short or long term accommodation for workers.

Nearby properties to the north, west and south are listed as to be zoned Rural under the SPP. The majority of these properties are developed with residential buildings and outbuildings to support their agricultural use. The nearby Huon Aquaculture property is a commercial enterprise with offices, sheds, hardstand areas and other infrastructure to support the fish farming industry.

An alternative is a zoning of Low Density Residential similar to properties at Surveyors Bay which would appropriate. Low Density Residential would allow for the continued use of the property as residential use as a single dwelling, or for visitor accommodation. A Low density zoning would be compatible with other properties in the area with a similar use and land size.

The size of the property (1,239 square metres), and the natural terrain will prevent overdevelopment of the site resulting in loss of amenity. The small site and restrictive use of the area available for development means that any residential use of the site will not impact on nearby properties which are currently used for cattle grazing and livestock feed. Esperance Roads forms a natural barrier between the development site and nearby agricultural uses. There is no development to the east of the property beyond the Foreshore Reserve.

I trust the above information is satisfactory and I look forward to a favourable response.

Peter Taylor  
On behalf of SOS Labour Solutions Pty Ltd  
18 Percy Street Port Huon TAS

Attachments:  
Property Location and Report  
SPP Zoning map  
Site Plan

ing Provisions-last-updated-draft-amendment\*



## PREMIUM PROPERTY Information Report

### PROPERTY DETAILS - 981 ESPERANCE COAST RD SURVEYORS BAY

<b>Property Name:</b>		
<b>Land Use:</b>	Residential - HOLIDAY HOME / SHACK (valuation purposes only)	
<b>Improvements:</b>	DWELLING	
<b>Improvement Sizes (Top 3 by Size):</b>	<b>Improvement:</b>	<b>Area:</b>
	DWELLING	42.0 square metres
<b>Number of Bedrooms:</b>		
<b>Construction Year of Main Building:</b>	1950	
<b>Roof Material:</b>	Galvanised Iron	
<b>Wall Material:</b>	Vertical Board	
<b>Land Area:</b>	0.1241 hectares	
<b>Title References:</b>	138269/3	
<b>Municipality:</b>	HUON VALLEY <a href="#">View Municipality Information Report</a>	
<b>Title owner:</b>	138269/3 : SOS LABOUR SOLUTIONS TAS PTY LTD	
<b>Interested parties:</b>	SOS LABOUR SOLUTIONS TAS PTY LTD	
<b>Postal address:</b>	18 PERCY ST	
<b>(Interested Parties)</b>	PORT HUON TAS 7116	

### OWNERSHIP HISTORY - 981 ESPERANCE COAST RD SURVEYORS BAY

TYPE	NAME	ADDRESS	FROM	TO
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JA 94.14%





## Tasmanian Planning Scheme Consultation



981 ESPERANCE COAST RD SURVEYORS BAY

Map information in [981 ESPERANCE COAST RD SURVEYORS BAY]

Titles

PID	5260936
Parcel Address	981 ESPERANCE COAST RD
CT	138269/3
Tenure Type	Freehold Title
Locality	SURVEYORS BAY
Improvements	DWELLING
Area	1239.702

Overlays

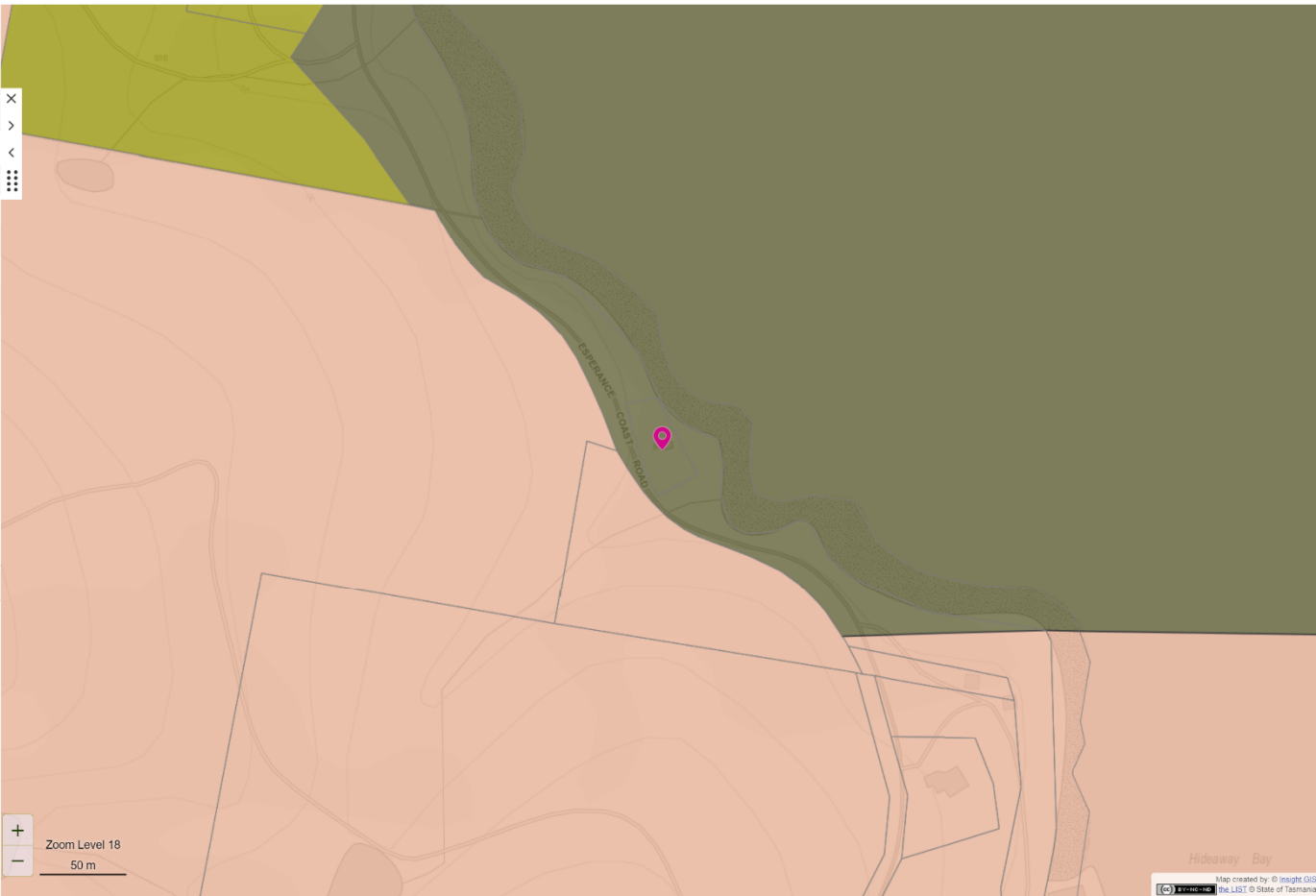
- Landslip Hazard
- Priority Vegetation Area
- Waterway and Coastal Protection
- Scenic Road Corridor
- Bushfire Prone Areas

NOTE: Additional codes are not mapped and may be triggered based on description

Links

[Priority Veg Report](#)

Zones



### Huon Valley

Base Map

Grayscale | Topo | Aerial

Map layers

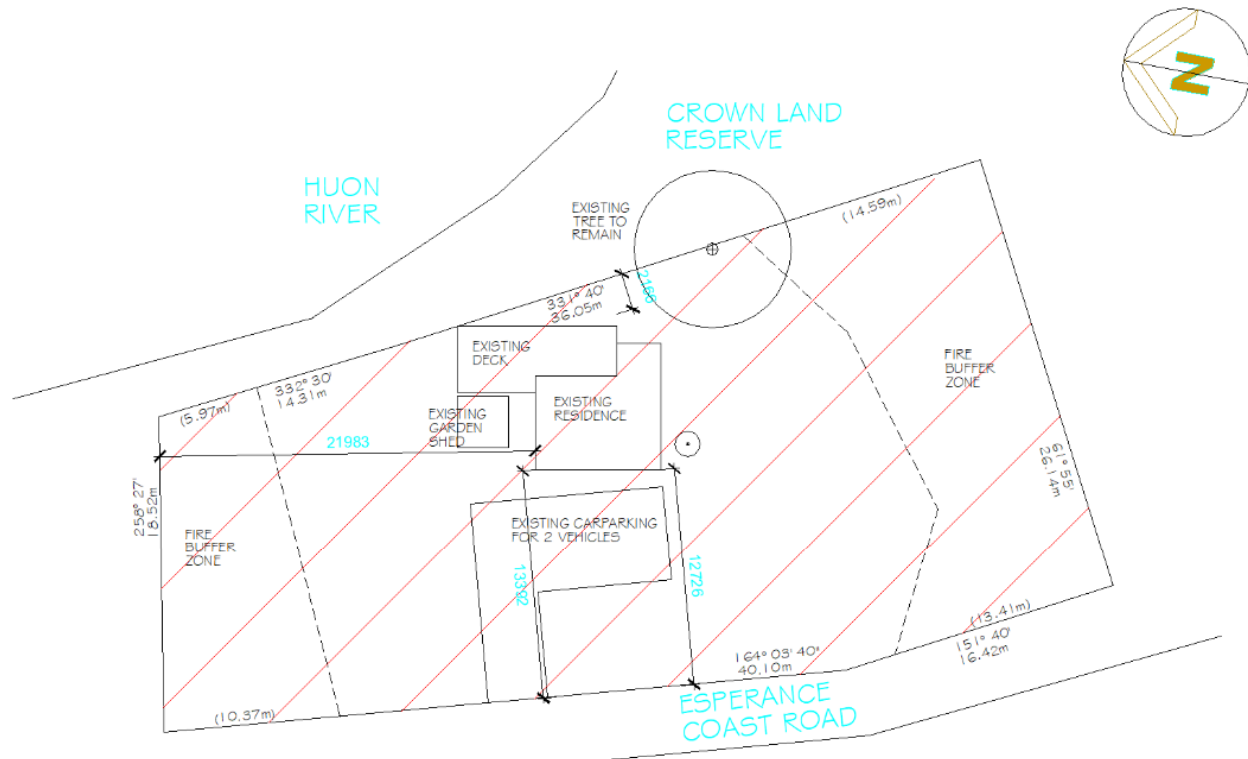
Expand all legends

- Electricity Transmission Infrastructure Pro...
- Local Historic Heritage Code
- Scenic Protection Code
- Coastal Erosion Hazard Code
- Coastal Inundation Hazard Code
- Landslip Hazard Code
- Natural Assets Code
- Bushfire-prone Areas Code
- General Overlays
- Zones

Zone Boundaries

Zones

- Agriculture
- Commercial
- Community Purpose
- Environmental Management
- Future Urban
- General Business
- General Industrial
- General Residential
- Landscape Conservation
- Light Industrial
- Local Business
- Low Density Residential
- Open Space
- Particular Purpose
- Recreation
- Rural
- Rural Living



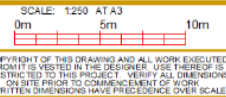
**NOTE**

1. THIS PLAN HAS BEEN PREPARED FROM 'LIST' RECORDS AVAILABLE AT THE TIME OF DOCUMENTATION
2. A REMARK SURVEY IS RECOMMENDED PRIOR TO ANY WORKS OCCURRING ON OR NEAR BOUNDARIES
3. ONLY DETAIL APPARENT ON SITE AT THE TIME OF INSPECTION HAVE BEEN IDENTIFIED ON THIS PLAN. OTHER FEATURES AND SERVICES MAY EXIST ON, UNDER, OR OVER THE SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO DETERMINE THE LOCATION OF THESE SERVICES PRIOR TO THE COMMENCEMENT OF SITE WORKS
4. BUILDING LOCATION WAS INTERPOLATED FROM 'LIST' RECORDS.

PROPERTY DESCRIPTION  
 PID No 5260936  
 TITLE No 138269/3  
 CONTAINING 1241 sqm

**Philip Cuthbertson**  
**BUILDING DESIGN SOLUTIONS**

PO Box 240  
 Huonville TAS 7199  
 Phone: 0438 782 653  
 pncuthbertson@gmail.com  
 ABN 48 366 214 794  
 Building Practitioner No. BFP-123  
 Building Accreditation No. CC22514



PROPOSED:  
**SITE PLAN**

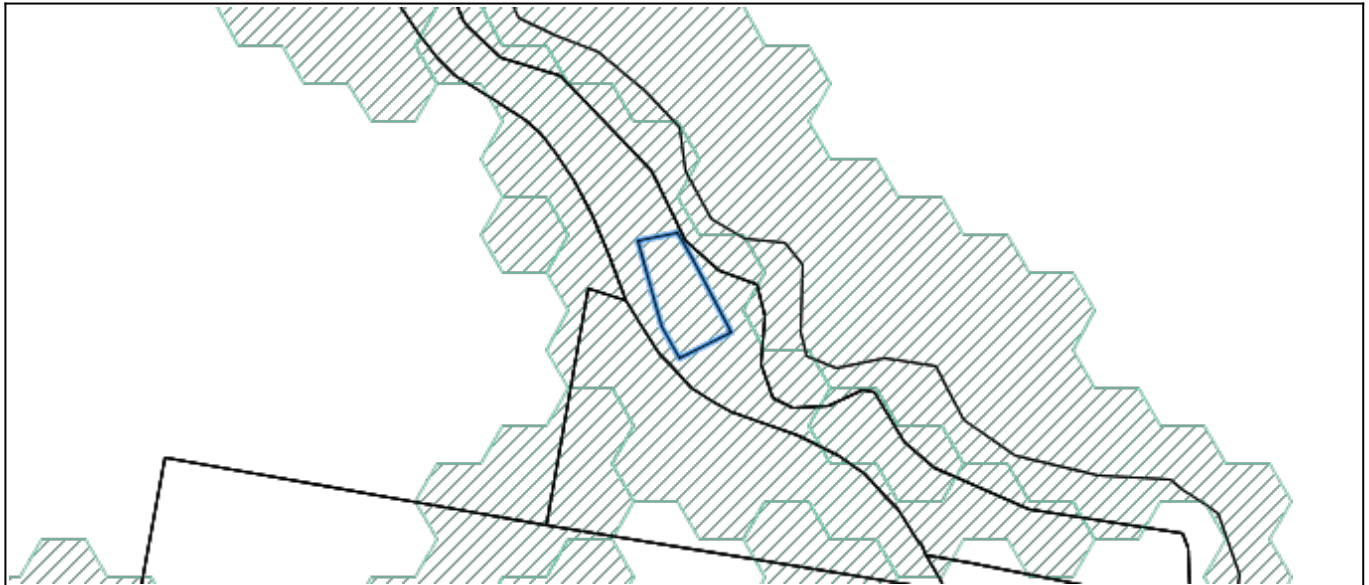
FOR  
**SOS LABOUR SOLUTIONS TAS PTY LTD**  
 JOB NO: 1403  
 AT: **ESPERANCE COAST RD SURVEYORS BAY**  
 SHEET / S OF: 1 / 1  
 DATE DRAWN: MARCH 2022

## Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m <sup>2</sup> )
5260936	138269/3	981 ESPERANCE COAST RD	SURVEYORS BAY	DWELLING	1240

### Priority Vegetation Overview

#### PRIORITY VEGETATION OVERVIEW MAP



This Priority Vegetation Area overlay report shows a subset of the Regional Ecosystem Model. The overlay contained in the planning scheme is shown only over zones to which it can apply.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The subsets of information that are included are:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
  - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
  - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- Native vegetation of local importance includes:
  - a subset of threatened fauna species habitat models,



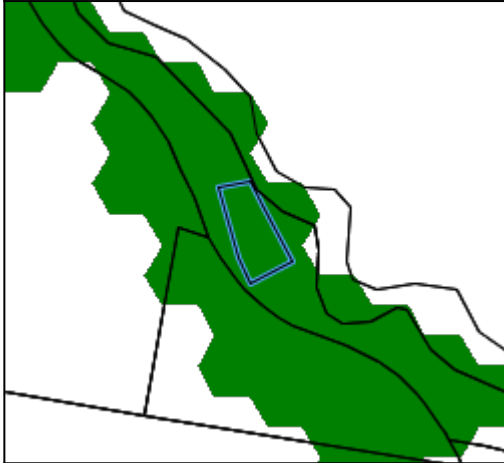
- native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

Each local area contributes to the survival of threatened vegetation communities, threatened flora and threatened fauna within a State wide mosaic that enables the distribution of species to be maintained and provides for mobility of fauna through connected habitat.

Each subset of data that is identified on the property is described below.

## Priority Vegetation Details

### Relative Rarity



- (DOV) Eucalyptus ovata forest and woodland

Relative rarity, or extent, is scaled to reflect increased importance for vegetation types which are more restricted, and less importance for those which are relatively extensive. The threshold of 2,000 ha is used by the Forest Practices Authority.

Why is it included?

- Less than 2000 hectares of the community in the bioregion

Data Source:

- TasVeg 3.0 (minor exceptions)

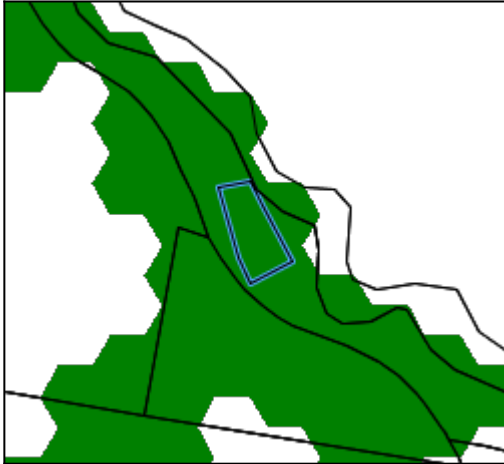
Reliability:

- Highly variable

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

## Relative Reservation



### Relative Reservation

- (DOV) Eucalyptus ovata forest and woodland

Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system. Higher levels of reservation give greater confidence that the species for which vegetation communities are surrogates are likely to be protected, subject to appropriate geographic and biophysical distribution in the landscape. Reservation provides greater certainty of the maintenance of better condition vegetation and hence maintenance of ecological function at local and landscape scales.

### Why is it included?

- Less than 30% of extent in bioregion is in reserves

### Data Source:

- TasVeg 3.0 (minor exceptions)

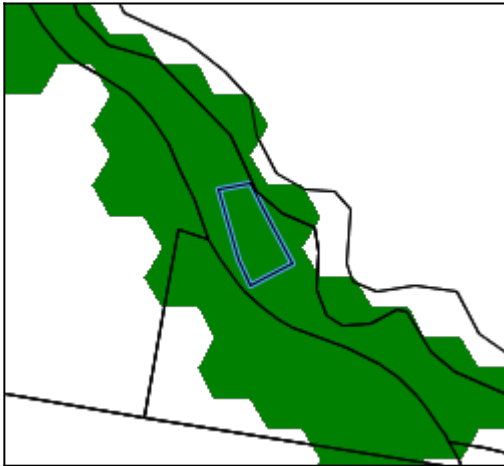
### Reliability:

- Highly variable

### Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

## Threatened Vegetation Communities



- (DOV) Eucalyptus ovata forest and woodland

Threatened Native Vegetation Communities (TNVC) are vegetation communities with legislative recognition of being threatened. The attribute comprises vegetation communities listed as threatened under the Tasmanian Nature Conservation Act 2002 or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Listing under these acts is based on historical vegetation loss since European settlement, natural limited extent or vulnerability to particular factors.

Why is it included?

- Heavily cleared - generally greater than 70% of pre-1750 extent has been cleared;
- Rarity - generally less than 1,000 hectares remaining

Data Source:

- TasVeg 3.0 (minor exceptions)

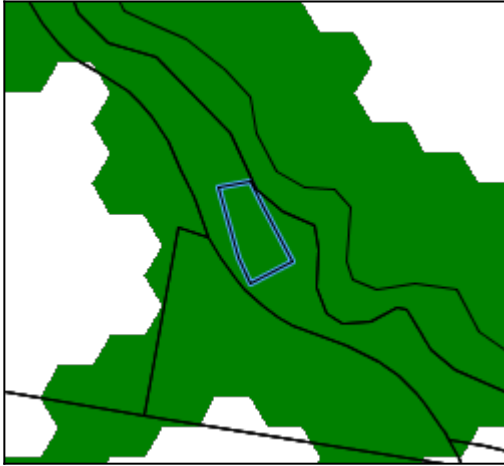
Reliability:

- Extremely variable - aerial identification and/or on-ground field verification

Management:

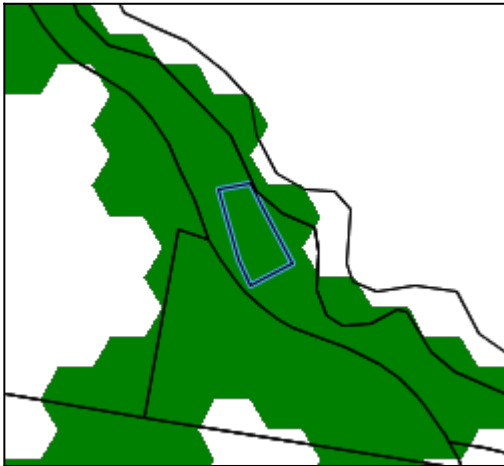
- Check TasVeg for field verification
- Consider local extent, condition & management option

## Threatened Fauna and Significant Habitat



Threatened Fauna

- mount mangana stag beetle
- swift parrot



Threatened Fauna Habitat

- tasmanian devil

These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999). Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat variables or more detailed customised models for about 100 fauna species. Some species habitat occurs across the landscape but not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.

Why is it included?

- Statutory recognition that species extinction is likely, however not all sites are important or occupied

Data Source:

- NVA records combined with REM point-based modelling rules
- Habitat-based models

Reliability:

- Variable

Management:

- Check species observation source
- Check data on habitat and local context
- Potentially require on-ground field verification

## Contacts

Telephone: 03 6264 0300

Email: [HVC@huonvalley.tas.gov.au](mailto:HVC@huonvalley.tas.gov.au)