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Sent: Mon, 30 May 2022 13:59:07 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: Re-zoning submission - 184 New Road Franklin
Attachments: 184 New Road Franklin - Council Submission.pdf

General Manager
Huon Valley Council
Huonville 7109

Hi

Please find enclosed on behalf of my mother her submission regarding rezoning on my property at 184 New Road Franklin.



Julie Flakemore

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25 May 2022

General Manager
Huon Valley Council
P.O.Box 210
Huonville Tas 7109

Dear Sir,

RE Representation for the Huon Valley Councils advertised Zoning of 184 New Road Franklin.

I Jennifer Flakemore owner of the above property would like to submit the following representation that objects to the proposed Landscape Conservation zoning as put forward by the council as part of the advertised draft LPS submissions. I believe the more appropriate zone of Rural should be applied as it better fits with the land characteristics, surrounding similar zoned folios.

An overview of my property

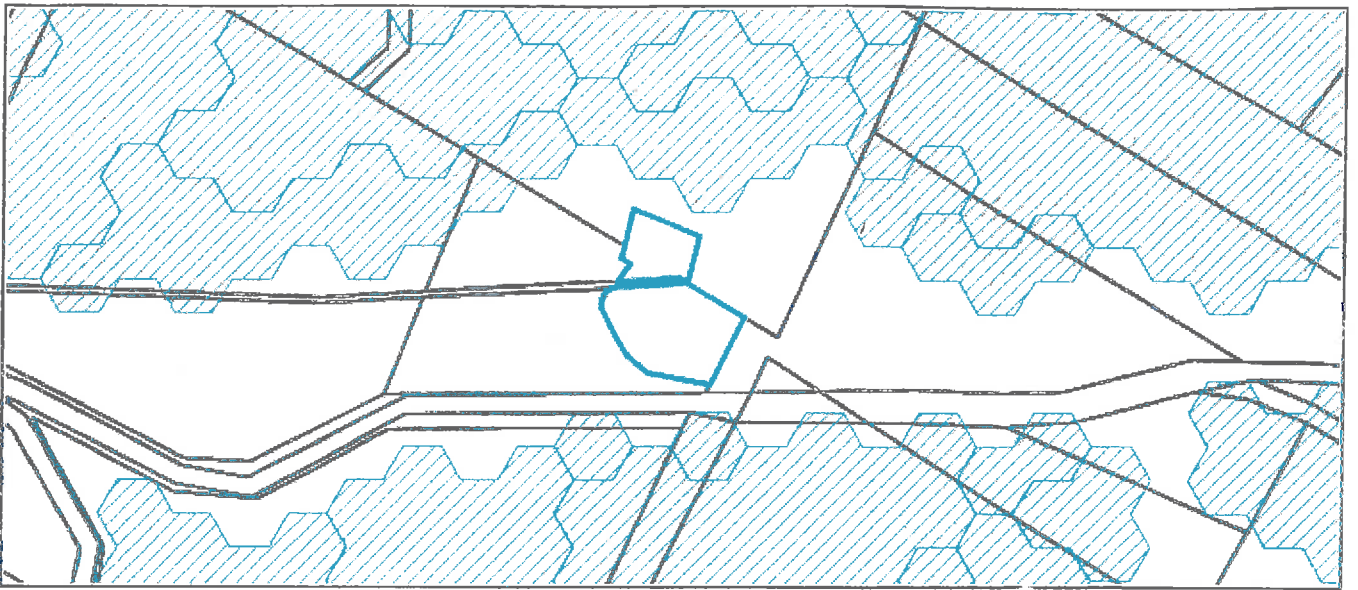
My property is currently zoned Environmental Living Zone under the Huon valley planning scheme 2015. The topography of the land is levelled area and slight slope and is situated at 130m.

My property does not have any bushland or areas of important scenic values. The paddock surrounding my house is mowed on a regular basis.

I wish to refer to the Zone application guideline which state the following on table 12 of LPS HUO-TPS supporting report.

Table 12

Zone Application Guidelines	Comments
LCZ 1 <i>The 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, where some small-scale use or development may be appropriate.</i>	<p>The application of 80% native vegetation coverage coupled with the presence of either the Natural Assets or Scenic Landscape Code overlay as the first level of selection meets the intent of this guideline in that most of the property is constrained but there may be some potential for small scale use or development.</p> <p>A significant portion of the properties selected are located on the vegetated scenic hill slopes that characterise the Huon Valley. These areas have been spared from historical clearing due to being considered suboptimal for agriculture.</p> <p>The analysis of 'large areas of native vegetation' was attributed to a minimum native vegetation patch size of 20 ha. This links directly with the LCZ.1 use standard 22.5.1 P1 minimum lot size of 20 ha.</p>



It states that a portion of the properties selected are located on scenic hill slopes that characterise the Huon Valley. My block with my house is only 1 acre and sits at 130 metres.

My block is mowed paddock with not trees.

Table 12 also states that large areas of native vegetation was a patch of 20ha, my block is just my dwelling and as small, grassed area in front to road.

Adjoining properties which boarder two sides of my property is being rezoned to Rural. So, my question is why mine is going to Landscape conservation. The property which surrounds by boundary has more trees and natural vegetation.

I also want to advise the following points in support of my property changing to Rural Zone and not Landscape conservation zone

Priority Veg report has not been ground tested. My property is mowed paddock.

In closing, I Jennifer Flakemore wish to raise my concerns in the council's application of the new Zone of Landscape conservation on my land. I am concerned how the change will impact on future development.

I also want to state that I did not know about the rezoning of my property until the night of the 12 May 2022 when I received a letter from the Council.

Regards

Jennifer Flakemore