

Dear Commissioner Mr. John Ramsey and Delegates Mr. Dan Ford and Mr. Nick Heath,

I am writing this letter on behalf of my father, Jeremy Smutny, in regard to the representation for 80 Mitchells Road, Crabtree (PID: 7609775; CT: 247721/1).

I refer to the summary of representations and planning authority responses to the Draft Huon Valley Local Planning Schedule Addendum dated July 2023.

As previously communicated, Jeremy was overseas when the meeting took place, so could not attend. I was sent a link to the Addendum whilst overseas and have had the chance to discuss the planning authority response to Direction 42, the original representation made by Jennifer Cambers-Smith; new representation made by the landowner, Jeremy Smutny.

I note that the recommended action by the planning authority in the draft LPS is split zoning for this site at the 340m contour, with the lower land already cleared to be zoned Rural and the upper slopes above the 340m contour to be zoned Landscape Conservation.

I would like to state again, the strong opinion of the landowner in this instance, for the whole of his property to be zoned as Rural for the reasons stated in his representation. He is not willing to entertain a split zone and would like the whole of his land to be zoned Rural, as per the original draft LPS before Jennifer Cambers Smith made her representation to change it to Landscape Conservation.

I would also like to ask about some information I received from the Huon Valley Zoning Association in regard to split zoning regulations. Is it true that if a property has split zoning, that any development on the property will need to satisfy both zone criteria placed on the property? If this is the case, the option of split zoning is not an adequate solution for the problems and impacts stated against Landscape Conservation Zone in Jeremy's original representation. The proposed split zoning is against his wishes and is not aligned with the current and long term intended use of the property, as well as neighbourhood compatibility for intensity of use, and is the reasoning he has for wanting Rural zone applied to his whole land and not only part of it.

Considering that all surrounding land to this property is proposed to be zoned Rural, and adequate protection to the forested part of his land guaranteed by the priority vegetation overlay, the landowner feels very strongly that it would be an injustice to have his land split zoned Rural/Landscape Conservation. He is unhappy with the planning authority response to his representation and is kindly requesting The Planning Commission examine the case and consider his reasons and wishes when making an informed decision about the proposed zoning change. We trust in your expertise to carefully weigh the merits of Jeremy's representation and consider the implications it may have on Jeremy's property and quality of life.

Kind regards,

Jacqueline Moore, on behalf of Jeremy Smutny (80 Mitchells Road, Crabtree)