

3 May 2023

Mr John Ramsay
Delegate (Chairperson)
Tasmanian Planning Commission

By email: tpc@planning.tas.gov.au

Dear Mr Ramsay

**HUON VALLEY DRAFT LOCAL PROVISIONS SCHEDULE (LPS) - DOC/23/39750
REPRESENTATION 151: COWENS ROAD, GARDNERS BAY (CT 31776/1)**

I advise that I act for Elm Films Pty Ltd being the owner of the property described in Certificate of Title Volume 31776 Folio 1. Ms House and Mr Mayhood previously submitted a representation as representatives of the owner (i.e. trustees of the Super Fund).

I understand that my client expressed an interest in presenting to the Tasmanian Planning Commission during the time allocated tomorrow, 4 May 2023, between 2 and 4pm.

As the delegates are likely aware from their review of the representations and the draft Local Provisions Schedule (LPS) undertaken to date, my client's property has been allocated to the Rural zone under the Tasmanian Planning Scheme as has the surrounding land. The land is identified as within a Bushfire Prone Area and partially as Low Landslide Hazard Risk. Land to the south is identified as within a Scenic Protection Overlay, however, this does not apply to my client's property.

Having had the opportunity now to review and take advice in respect to the proposed zoning and other scheme controls, my clients no longer seek to be heard in relation to the draft LPS.

I am not aware of any representation having been made or a proposal that would affect the controls applicable to my client's property nor the surrounding land. If such a proposal exists or is to be considered as part of the present hearing process my client would seek to be heard in relation to that and no doubt I will be notified in due course.

Yours faithfully



Naomi Billett

Principal | Billett Legal

Email: naomi@billettlegal.com.au