
From: Phil Gartrell <phil@ireneinc.com.au>
Sent: Tuesday, 20 February 2024 1:23 PM
To: Graham, Linda
Subject: RE: Huon Valley LPS hearing - copy of presentation
Attachments: 158 Sawyers Creek - Split-zoning anomalies.jpg

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Hi Linda,

What I shared during the hearing was just some basic mark-ups I'd applied on the LISTMap, to illustrate the inconsistencies with the LCZ application and split-zoning in particular – and why it shouldn't be applied to 158 Sawyers Creek Road.

I've included an explanation below on what is shown in the mark-up, along with a copy (which I had to re-produce).

- Black area = 158 Sawyers Creek Road.
 - o Red Line = Council proposed split-zoning, along and above the 230m contour.
 - o Yellow Line = Extent of the 230m contour crossing over the adjoining properties at 57 & 109 Fyfes Road, which are earmarked for Rural Zoning, with no split-zoning.

The following sites were shown to illustrate the LCZ application inconsistencies, as these properties are earmarked for Rural Zoning in their entirety, despite having larger and more intact areas of vegetation, across significantly higher contours.

- Purple area = 235 Sawyers Creek Road, which contains significant vegetation well above the 230m contour, where no split-zoning is proposed.
- Orange area = 212 Clear View Road.
 - o Blue Line = shows the clear extent where substantial vegetation is retained, well above the 230m contour across both sites.

The zoning overlay shows the current mapping under the IPS for context.

Kind regards,

Phil Gartrell
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From: Graham, Linda <Linda.Graham@planning.tas.gov.au>

Sent: Tuesday, February 20, 2024 10:35 AM

To: Phil Gartrell <phil@ireneinc.com.au>
Subject: Huon Valley LPS hearing - copy of presentation
Importance: High

Hi Phil

Hope you're well. When you get a moment, would you be able to send through the documents you shared with the Commission during the hearing (15 Feb hearing day).

Thanks so much, Linda

Linda Graham (she, her, hers)

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TASMANIAN PLANNING COMMISSION

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In recognition of the deep history and culture of this Island, we would like to acknowledge and pay our respects to all Tasmanian Aboriginal people; the past and present custodians of the Land.

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