

**From:** "Daniel Gray-Barnett" <dan@danielgraybarnett.com>  
**Sent:** Tue, 31 May 2022 16:58:01 +1000  
**To:** "Huon Valley Council" <hvc@huonvalley.tas.gov.au>  
**Cc:** "Daniel Barnett" <dan@daniel-barnett.com>  
**Subject:** Draft Huon Valley Local Provisions Schedule  
**Attachments:** LPS submission - 38 Deering St.pdf, LPS submission - 159 Lloyds Rd.pdf, LPS submission - 171 Lloyds Rd.pdf, LPS submission - 173 Lloyds Rd.pdf, LPS submission - Morrison Rd.pdf

Hi,  
I would like to make the following submissions based on the Draft Huon Valley Local Provisions Schedule.  
Regards,  
Daniel

Daniel Gray-Barnett  
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Date: 30th of May 2022

General Manager  
Huon Valley Council  
PO Box 210  
Huonville TAS 7109

Dear General Manager,

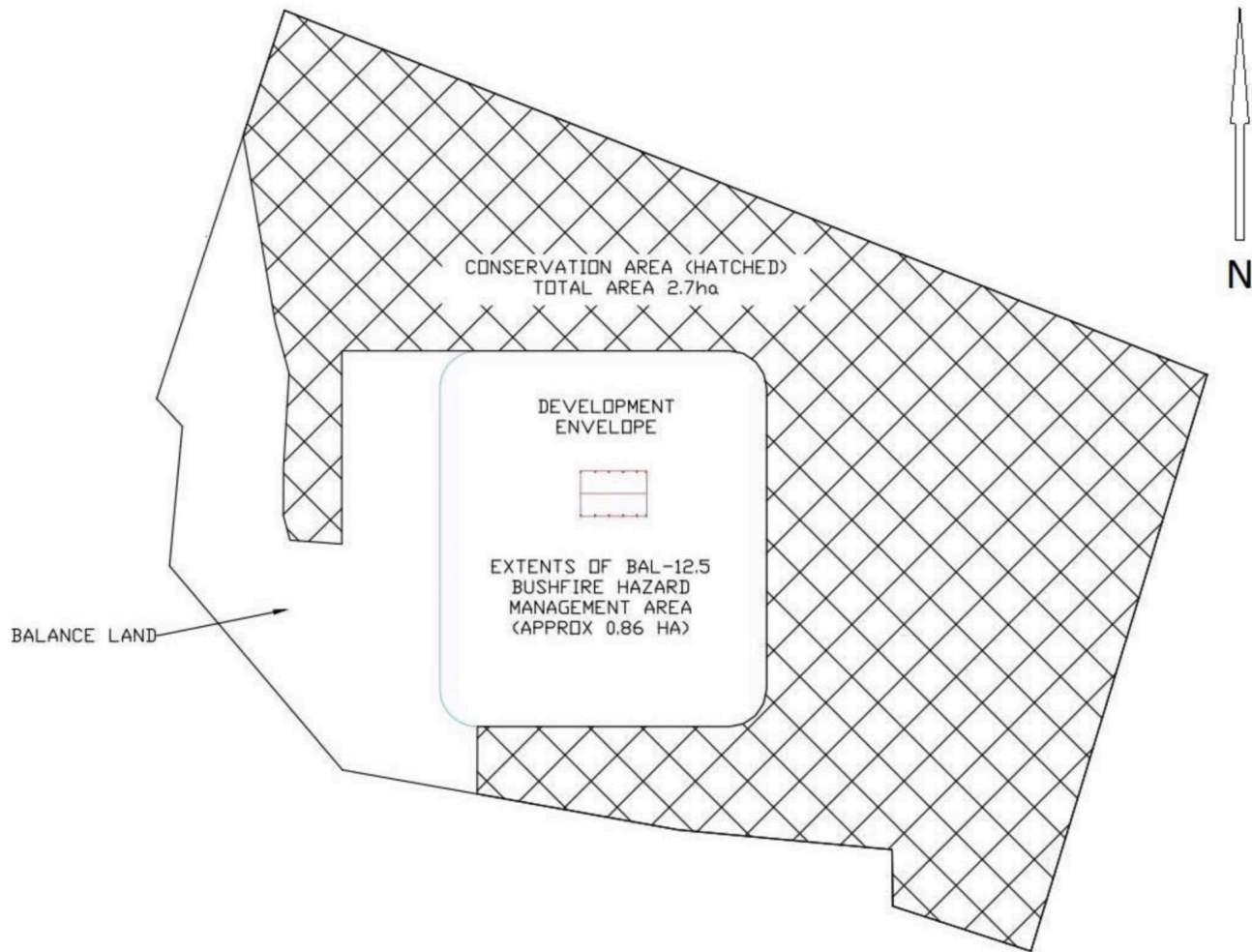
**RE: Draft Huon Valley Local Provisions Schedule**

**Address/Folio ID: 159 Lloyds Rd, Franklin - Title Reference 33185/1**

We, the owners 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 Local Provisions Schedule submission. We request that the more appropriate zone of Rural be applied instead of Landscape Conservation.

We do not believe that the proposed zoning change is appropriate in its current form, for a number of reasons:

- The property has an approved Building Application - including a conditional Part 5 Agreement to address the provisions of the Biodiversity Code (E.10 of the Huon Valley Interim Planning Scheme 2015) of the property, which was requested by the Council and drawn up and assessed by land surveyors (Lark and Creese) recommended and approved by the Council.
- This was done at considerable expense to the property owner and achieves the same objectives as the proposed Landscape Conservation zone, which will make redundant all the efforts and expenses of myself to meet the Council's requirements for Building Application approval.
- The Part 5 agreement nominates a Conservation Area of 2.7 ha which protects and conserves all of the areas noted in the Priority Vegetation Report apart from the remaining Balance Land (1.68 ha) which was either a) previously cleared by prior owner or b) is marked for the Development Area to be cleared for the building site or as part of the Bushfire Hazard Management Area. See below:



- The Natural Assets code identifying Waterway and Coastal Protection is not accurate, as it shows a waterway running on my property of which there has been no evidence during the past 5 years that I have owned it. I have had the property surveyed by land surveyors, and inspected by Council officers and my architect has discussed this with the council to confirm that the waterway is not present before we obtained Planning approval.
- Due to the areas of the property that have been Council approved for residential use/clearing, the remaining vegetation is approximately 60% of the property, which is considerably less than the minimum 80% vegetation used as selection criteria in the LSP supporting report 2.4.5.3 table 12 - '80% native vegetation cover was used as the minimum coverage for selection as potential LCZ properties.' By the Council's own selection criteria for assessing properties for potential LCZ zoning, this would make this property inappropriate for LCZ zoning.
- The property is surrounded on 3 sides by properties to be zoned Rural. We believe our property should be zoned Rural for consistency sake.
- Due to the Council approved residential development and management of the landscape values, the property's size and given that Council has already imposed a Part 5 agreement to manage the Biodiversity of this property, this property is more appropriate for Rural than it is for Landscape Conservation.

As we were not made aware of this re-zoning until quite late in the process and exhibition period, we are unable to engage with the appropriate legal/planning counsel at this time to address the relevant points on our behalf.

Therefore, we shall be abstaining from making further comment other than requesting that our objection and request concerning the above zone change be considered, and that we invoke our right to be afforded an opportunity to have our matter heard at the Tasmanian Planning Commission's hearing should further information be required to speak to our objections.

We also reserve the right to bring further objections to this hearing should they arise from engaging with appropriate counsel.

Regards,

Sign: 

Name: Daniel Han Gray-Barnett  
Land Owner/  
Concerned Party

Contact Details:

Sign: 

Name: Daniel Richard Barnett  
Land Owner/  
Concerned Party

Contact Details:

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