

From: no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>
Sent: Mon, 30 May 2022 14:27:25 +1000
To: hvc@huonvalley.tas.gov.au;phillipscivil10@gmail.com
Subject: Planning Representation - Tricia Phillips - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

I/We (name)
Tricia Phillips
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
PO Box 88,Geeveston tas 7116
Address Line 2
20 Dawson Road
Town or Suburb
Cairns Bay
Postcode
7116
Email
phillipscivil10@gmail.com
Phone Number
0407971580
File
<ul style="list-style-type: none">• Probate1.pdf• HVC224433.1.pdf• HVC525971.pdf
Submit Application
<ul style="list-style-type: none">• Yes Submit

**IN THE SUPREME COURT
OF TASMANIA**

CERTIFIED AS A TRUE
AND CORRECT COPY



ECCLESIASTICAL JURISDICTION

Robert William Forbes Young
Solicitor
4 Watchorn Street, Hobart, Tas

The Estate of JOHN WILLIAM PHILLIPS

late of 53 Barnard Road, Cairns Bay in Tasmania
Divorced, Deceased

PROBATE

PROBATE of the last Will and Testament (copy annexed) of JOHN WILLIAM PHILLIPS,
who died on 30 April 2010, is granted to:

MICHAEL JOHN PHILLIPS of 125 Donnellys Road, Geeveston in Tasmania;
TRICIA JOY PHILLIPS of 20 Dawsons Road, Cairns Bay in Tasmania;
as Executors.

DATED 2 September 2010



REGISTRAR



No. 997/2010

Wallace Wilkinson & Webster
4 Watchorn Street
Hobart TAS 7000



The Estate of Mr J W Phillips
PO Box 88
GEEVESTON TAS 7116

Our ref: 5259791



054
1006966

3 May 2022

Dear Sir/Madam

RE: PLANNING CHANGES: EXHIBITION OF THE DRAFT LOCAL PROVISIONS SCHEDULE OF THE TASMANIAN PLANNING SCHEME ENDING 31 MAY 2022

The Tasmanian Government is reforming the State's planning system by introducing a single planning scheme for the State – the Tasmanian Planning Scheme (TPS).

The TPS consists of two primary components, State Planning Provisions (SPPs) and the Local Provisions Schedule (LPS). The draft LPS indicates how the SPP (zones and codes) are proposed to apply to each parcel of land in the Huon Valley. The Huon Valley Draft LPS (draft LPS) is being exhibited from 24 January 2022 to 31 May 2022. The public exhibition of the draft LPS is the primary legislated consultation process with local stakeholders and community members prior to the assessment process by the Tasmanian Planning Commission (TPC).

The current and proposed zone for your property:

Title Reference	Interim Planning Scheme	Tasmanian Planning Scheme
224433/1	Significant Agricultural	Rural

You can find additional information on the zone and codes proposed for your property or area of interest by using the online draft LPS Portal which can be accessed from either the ['Have Your Say'](#) or ['Tasmanian Planning Scheme'](#) pages on the Huon Valley Council (HVC) Website. Information on how the zones are to be applied to properties is set out in the TPC's [Section 8A Guideline 1 LPS Zone and Code Application](#). The zone and code provisions and uses for each zone are contained in the State Planning Provisions. It is important to note zones in the SPPs that share the same or similar name under the current interim Planning Scheme will have different provisions and uses depending on the nature of the particular zone and you are encouraged to familiarise yourself with these.

If you have concerns or comments on what is proposed in the draft LPS, you can make a representation (submission) during the above exhibition period on the draft LPS (not the SPPs). Information on how to make a representation is on the ['Have Your Say'](#) page of the HVC website. Please refer to the useful ['dos and don'ts'](#) guide and the [Frequently Asked Questions](#) which provide suggestions on how to submit a representation. A suggested starting point is referring to the [Section 8A Guideline 1 LPS Zone and Code Application](#) guideline document that provides relevant information about how the zones and codes are to be applied. We encourage you to explore engaging a suitable consultant for more technical or merit-based planning questions specific to your property or to assist with technical aspects of your representation.



To Huon Valley Council

Would like to put in a submission for block to be looked at for rezoning whilst zoning is being reviewed.

Lot address

PID : 5259791 CT 224433/1 20 Dawson Road , Cairns Bay Tas 7116

Owner : The Estate of JW Phillips

Executors – Michael Phillips and Tricia Phillips -

Can supply further paperwork if required for proof of beneficiaries

Would like the Tasmanian Planning Scheme to review the Rural Zone on the following

1. As an estate the property is due to be divided up between living beneficiaries when lawyers finalise Will
2. Has house ,sheds working truck depot and Quarry lease on site.
3. Would like to have divided off for Rural Living B/C blocks
4. Was originally Industrial zoning before being changed to Intensive agriculture with no notification. Intensive agriculture should never of been applied due to nature of business and living.

Would like to be looked at Zoning property as Rural Living B/C or other appropriate zoning on discussion for break up of property.

1. Has existing house and sheds on site
2. Be able to remove house and land off on to own title – Must NOT effect working quarry
3. Would help beneficiaries and planning if could be done now whilst adjustments being done.
4. Has a business on site -Truck Depot , Quarry (mining lease) Sheds and office.
5. Would like Zoned properly to help in transition of Estate and long standing family business in the area who have provided employment opportunities for many locals for a long time. Which needs to maintain running also to support the locals and families.
6. Neighbours have had their house's and small acreage removed from work sites due to family splits of farms – so asking for the same to be looked at.

Please contact Tricia Phillips on 0407 971 580 for further information if required.

Would like discussion on the outcome of this property before finalizing any changes.

Regards



Tricia Phillips

30/5/2022