
From: Lisa@campodeflori.com.au
Sent: Sunday, 30 April 2023 4:42 PM
To: TPC Enquiry
Cc: mark.jessop@huonvalley.tas.gov.au; 'Lisa Britzman'; david@campodeflori.com.au
Subject: URGENT late submission for Huon LPS for 184 Lanes Road, Glen Huon

Dear Commissioners

Re 184 Lanes Rd Glenn Huon - CT 42537/1

I have only recently become aware of the impact that the LPS will have on my business. I request that you accept this late representation.

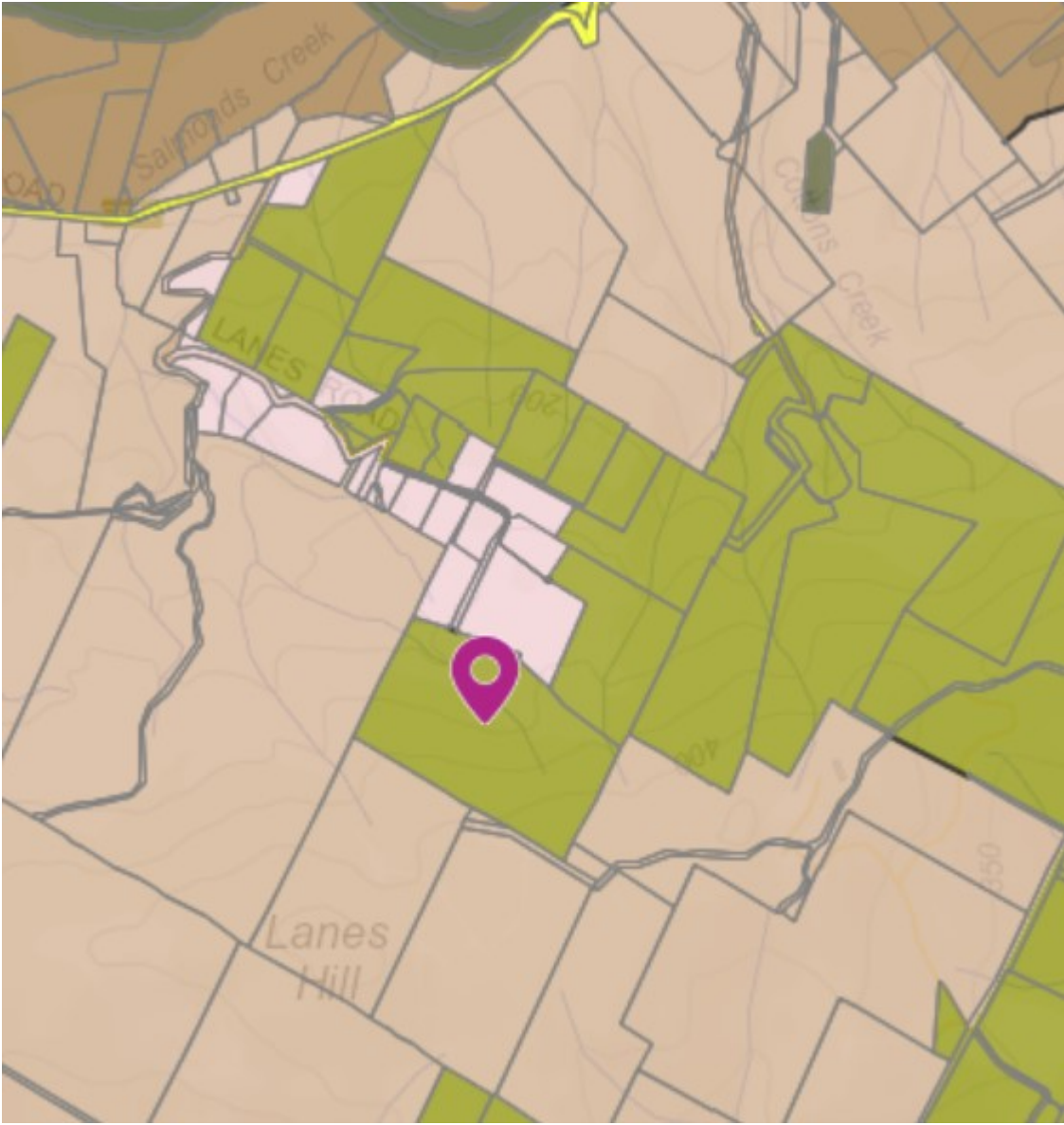
The LPS plans to move my property to the Landscape Conservation Zone and I would like it to be zoned as Rural as are many of the neighbouring properties. This better meets the needs of the existing farm business that we operate on the property.

My reasons are:

- The property has been operated as a commercial farm by us since 2010 and before this time it has been used for grazing for many years under rural zoning.
- There is significant framing infrastructure in place - including commercial plantings of olives, lavender, and saffron and a shop/studio and bee apiary.
- A successful farm studio is operated from the property with sales and farm tours being offered - in Feb 2023 Council has confirmed in writing that these are permissible and continuing uses.
- The business operates under the brand Campo de Flori Farm & Studio
- We have invested considerable time and funds to develop and promote the brand.
- We make a modest income from the farm business.
- I also operate a ceramics studio and classes from the studio. While the building and kilns were approved through HVC planning and are all legal, I was unaware at the time that my ceramics business was classified as a discretionary use and required a craft permit. I am concerned that I cannot rely on existing use rights for the ceramics studio and moving to LCZ will make this a much harder use to have approved. The studio and other farming activities are related and are economically integral as one cannot financially operate without the other.
- We plan to further expand our business with additional plantings (both size and varieties of olives and lavender) and are concerned that any works considered as significant will trigger a Development Application that will be difficult under LCZ.
- Under RZ 1 we believe the Rural Zone should be applied as the property is not "not more appropriately included within the Landscape Conservation Zone".
- We also note that the zoning in the area is very mixed - adjoining our property is rural living, rural and LCZ. Almost all of the land further up the hill is Rural, as it is below us. The other title (CT 41147/2) below us also zoned LCZ but about 50% cleared and next to that (41147/3) is proposed for RL-A. While our property forms part of a broader LCZ cluster (Cannells Hill) our property is part of a lower feature (Lanes Hill) that is all proposed for Rural Zone - it is equally arguable that our property forms part of a Rural Cluster based around Lanes Hill and Lanes road.
- Overlays protect the existing biodiversity issues on the property.
- The priority Vegetation report does not list any threatened vegetations species but rather the model is triggered by habitat ONLY for eastern quoll and Tasmanian devil.
- The existing bush land has also been grazed and thinned over time.
- As can be seen from Google Street view the feature is not easily seen from the road and does not have any particularly striking landscape features. Because of the typography any future rural building developments would also be difficult to see from the scenic route along Glenn Huon Road.

- There are no particularly prominent scenic features that need protecting by the LCZ.







Lisa J. Britzman
Campo de Flori
Farm & Studio
 M: 0409643256
 P: (03) 62666370
 184 Lanes Road
 Glen Huon, Tas
 7109