

Jenny Lee Robinson
26 Victoria Esplanade
Bellerive, TAS, 7018
30th May 2022

Draft Huon Valley Local Provisions Schedule

Representation - 212 Scotts Rd, Geeveston, PID:7219857 CT:237626/1

Huon Valley Council
General Manager

Dear Sir / Madam,

I wish to make a representation against the property zone that has been proposed for the above-named property that I have owned since 1985.

I believe that the proposed rezoning of this property to "Landscape Conservation" will adversely impact on my ability to conduct farming and production activities that have historically been undertaken on this property. I would also like to represent against the incorrect information listed on the TPS under "Improvements".

This Land was previously allocated as "Zone 26.0 Rural Resource" and had a stone quarry located in the section adjacent to the main road. This quarry was closed by me in 2018 in conjunction with the Mineral Resources Tas and the Environment Protection Authority and the land has been rehabilitated to be used for cattle grazing. The property provides access into my adjacent blocks at 212 Scotts Rd, Geeveston, PID:7219857 CT:237625/1 & CT:244397/1 which were also part of the now closed quarry.

Historical my father and I used this property to collect fallen timber to be used for firewood, fence posts and timber. The flat areas in the quarry have also been used for the processing of logs into firewood. Under this new zoning classification my ability to continue these activities would be removed.

Therefore, I submit the following reasons for your consideration in support of a classification to "Rural" for this property:

1. The classification has been based on the Priority Vegetation Report with data sourced from TasVeg 3.0. The report states that the reliability of information contained in the report is either variable or highly variable with a recommendation that it be verified in the field. Field verification is recommended for both flora and fauna species. This verification has not occurred

to my knowledge or with my permission and therefore I believe that the classification is not based on supported science.

2. The proposed classification will remove my ability to use domestic animals to control weed and grasslands. The inability to manage this will directly lead to an increased fire risk to my Cottage that is located at 212 Scotts Rd CT:244397/1.
3. The proposed classification limits my ability to continue to collect fallen timber, therefore increasing the risk of fire to adjacent properties.
4. The proposed classification will not allow me to transit cattle from an adjacent property at 240 Scotts Rd through to the remainder of the 212 Scotts Rd properties.
5. The proposed classification limits primary access to 212 Scotts Rd, Geeveston, PID:7219857 CT:237625/1. If reclassified, it raises the question of who will fund the construction of an alternate road access to the above affected property.
6. The proposed classification removes my ability to undertake future business in the shed, and storage area located on the property (adjacent to Scotts Rd). This has direct financial impact on my ability to utilise this property and therefore the value of the property. If reclassified, I will consider requesting that HVC fund the relocation of this shed.
7. The proposed classification of CT: 237626/1 significantly impacts valuation of the overall property at 212 Scotts Road as it constitutes approximately 50% of the land contained in the three properties. If reclassified, I will consider seeking financial remuneration for the loss of capital value to the ongoing management costs of a State/Council directed flora and fauna conservation area.
8. I am concerned about the responsibility and cost of fencing the rezoned lot, am I to assume that the Council or the State would be responsible for the cost of fencing as this property consists of three titles that are currently farmed as one.
9. Points 4, 5 & 6 above could be addressed by HVC surveying CT:237626/1 and subdividing off the eastern section of the Lot. I would request that the new boundary fall at least 10 metres above the top of the quarry to allow for livestock transit. This area is not identified in the Priority Vegetation Report as having any potential flora species and very limited fauna habitat. The new Lot adjacent to Scotts Road could then be zoned as Rural and include an access easement to the westerly lot.

Therefore, I submit the following reasons for your consideration in support of incorrect information listed on the TPS under "Improvements".

1. Quarry was shut down and rehabilitation commenced in 2018
2. Cottage is located on PID:7219857 CT:244397/1

I thank you in advance for taking my representation into consideration.

Please do not hesitate to contact me, should you require any further information.

Regards,



Jenny Lee Robinson
0417 879 548