

Dear TPC

I am writing in relation to a direction received from the TPC for –

Huon Valley Local Provisions Schedule (LPS) Request for submission – 1010 Halls Track Road, Pelterata (folio of the Register 108640/1property (issued on the 20 March 2024)).

As we have previously discussed, and we have represented to the TPC on numerous times over the past 12 months that our block should be zoned rural as it originally was before all this zone changing come into place. This is for all the reasons that we represented and conveyed at our hearings showing that the land is obviously used in a rural capacity. Further to that we were only open to a split zone to give a small buffer zone on the area in which we adjoin the Sherwood hill conservation land. Between this conservation buffer zone that we have drawn on the below image 1.0 and the existing natural assets overlay, we believe it has sufficient protection if this is the zone outcome. This protects the north- south ridgeline particularly at the saddle and provides sufficient separation from the reserve land to the west. (as per in relation to the planning authority's response)

The proposed alignment follows the 520m contour in the southern part of the property, from the southern boundary transitioning to the 490-480m contour then transitioning to the 540m contour and following all the way to the northern boundary of the property.

Hopefully, we can come to a fair outcome on this matter so we can all put it behind us and move on. It has been a stressful time for our family with this lingering over us for an exceptionally long time now.

If there is any further information required, please do not hesitate to contact me.

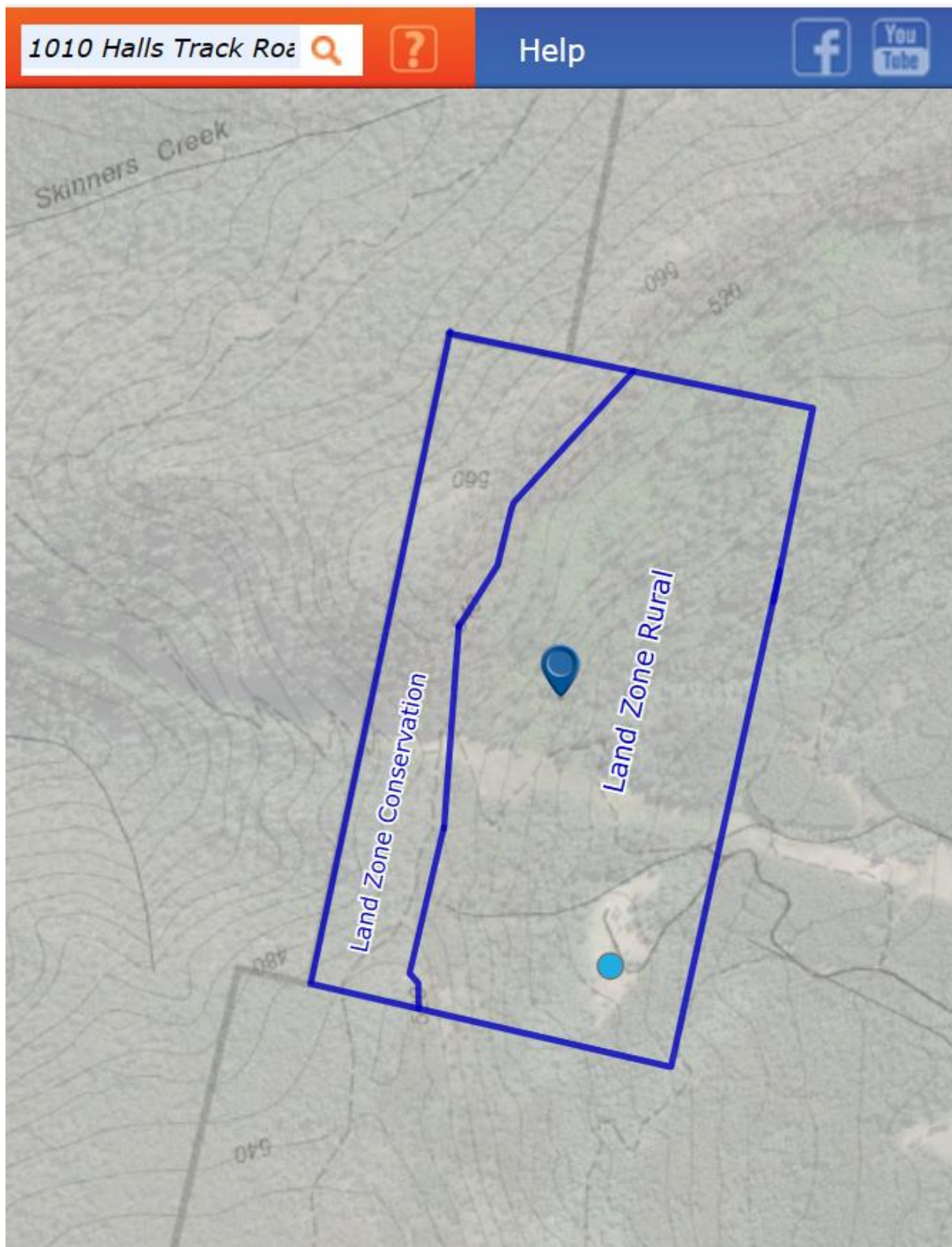


Image 1.0- land area borders with split zone.