

From: "adbayliss@me.com" <adbayliss@me.com>
Sent: Mon, 30 May 2022 21:45:10 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: HUO LPS Group Representation for Cloverside Road
Attachments: 220529 Bayliss_Mullhall Cloverside Group Representation.pdf

ATT : General Manager

Please find attached our submission in relation to the proposed rezoning of properties in our area.

Regards,

Adam

Adam Bayliss

+61 408 425 421 I adbayliss@me.com

Date: 30th Day of May 2022

General Manager
Huon Valley Council
PO Box 210
Huonville TAS 7109

Dear General Manager,

RE: Group Representation for the Huon Valley Council's advertised zoning of the following properties

Address/Folio ID:

410 Cloverside Road – CT 139274/4

407 Cloverside Road – CT 139274/5

Cloverside Road – CT 139382/2

We **Adam Bayliss and Aidan Mulhall of 380 Cloverside Road (CT - 139274/3)** would like to submit the following representation that objects to the proposed Landscape Conservation zoning for the above listed properties as put forward by the council as part of the advertised draft Local Provisions Schedule submission. We believe that the more appropriate zone of Rural should be applied as it better fits with the land use future and current and as these properties border our own we feel that to avoid spot zoning the allocation of Rural is most suitable. We also include the following reasons Rural Zone is best allocated under the HVO LPS for these properties:

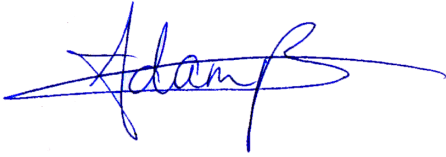
Observation	Impact	Argument	Outcome
LZ1 Guideline not followed	Properties do not meet LZ1 for inclusion of the LCZ	Using the REM, HVC assessed the properties was >80% native vegetation. Ground testing show this to be grossly overestimated and in fact less than this is native vegetation.	The titles do not meet LCZ1 and cannot be zoned LC.
Rural Zone is consistent with past, current, and future use	STRLOS encourages the most productive use of the land - which is rural	The properties have been an operating farm for most of the 1900s and continues in the same use today.	The titles should be zoned Rural
Consistent Zoning patterns are preferred within	LCZ is inconsistent with other properties in the area	Under the interim scheme and the new LPS the majority of properties on our Road	The titles should be zoned Rural

neighbouring titles		and around are not zoned LC - but more likely Agriculture or Rural	
Like for Like transition has not been applied	The titles were not comparatively assessed between LCZ and RZ	When the titles are assessed against RZ it meets RZ1, RZ2 and RZ3. When assessed against LCZ it does not meet the criteria.	The titles should be zoned rural
Priority Veg Report - has not been ground tested and is wrong	Topography and Natural Asset and Scenic Code Overlays provide protection to these values	The REM is a model and has not been ground tested - it is inaccurate. Natural Asset and Scenic Protection Codes provide ample protection where it is desirable.	The properties have been a mix of bush and pasture for a century. Continuing as a managed farm will provide ongoing protection to the natural assets of the area.
Threatened species can be protected without Zoning	Topography and Natural Asset and Scenic Code Overlays provide protection to these values	The REM is a model and has not been ground tested - it is inaccurate. Natural Asset and Scenic Protection Codes provide ample protect.	LCZ is not required to achieve a balance between resource development and preservation of natural assets

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 behalf of our neighbours' titles listed in this area. Therefore, we shall be abstaining from making further comment other than requesting that our objection and that 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: Adam Bayliss

Land Owner/
Concerned Party

Sign:



Name: Aidan Mulhall....

Land Owner/
Concerned Party