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 <u>adbayliss@me.com</u>

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 HUO LPS for these properties:

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

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neighbouring titles A	- oi alala ovenin -		and anound and not	
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protection to Protection Codes preservation of			Protection Codes	=
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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