

From: "Jane Y" <justjane99@gmail.com>
Sent: Fri, 27 May 2022 09:05:39 +1000
To: hvc@huonvalley.tas.gov.au
Cc: "Rowena Duncan" <row.duncan@gmail.com>
Subject: DRAFT HUON VALLEY PROVISIONS SCHEDULE
Attachments: Images 24 Lavender Lane.pdf, Yates 24 Lavender Lane Dover HVC Submission.pdf

Dear Sir/Madam

Please see attached letter of submission and accompanying images regarding the new zoning changes to property in the Huon Valley.

My property PID: 1702557 - R Yates.

Please confirm receipt of this email.

Regards
Rangi Yates.

24 Lavender Lane Dover



PO Box 124
Dover TAS 7117

General Manager
Huon Valley Council
Huonville TAS 7109

27/05/2022

Ref: Draft Huon Valley Local Provisions Schedule

Dear Sir,

I wish to make a representation in regard to the new zoning that will apply to 24 Lavender Lane, Dover. PID 1702557

Currently under the Interim Planning Scheme it is zoned as Environmental Living.

Under the new Tasmanian Planning Scheme, it has been assessed as Landscape Conservation.

I question the methodology that was used to classify this property as Landscape Conservation as it does not meet the criteria because of the following:

- The lot size is only 2000m²
- The land has been 90% cleared and is in pasture.
- The remaining vegetation is not significant nor endangered - see attached photos showing boundary and remaining vegetation which comprises *Pinus radiata*, *macrocarpa*, and wattles
- The land has been previously subdivided to be used for residential purposes.

I request that you consider rezoning this property as 'low density residential' as this is more appropriate to the current land state and is the zoning of neighbouring property across the lane.

Thank you for your consideration of this representation.

Please contact me on 0438863171 or justjane99@gmail.com if you have any queries.

Kind regards

Rangi Francis Yates





Mr R F Yates
PO Box 124
DOVER TAS 7117

Our ref: 1702557



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1007249

3 May 2022

Dear Sir/Madam

RE: PLANNING CHANGES: EXHIBITION OF THE DRAFT LOCAL PROVISIONS SCHEDULE OF THE TASMANIAN PLANNING SCHEME ENDING 31 MAY 2022

The Tasmanian Government is reforming the State's planning system by introducing a single planning scheme for the State – the Tasmanian Planning Scheme (TPS).

The TPS consists of two primary components, State Planning Provisions (SPPs) and the Local Provisions Schedule (LPS). The draft LPS indicates how the SPP (zones and codes) are proposed to apply to each parcel of land in the Huon Valley. The Huon Valley Draft LPS (draft LPS) is being exhibited from 24 January 2022 to 31 May 2022. The public exhibition of the draft LPS is the primary legislated consultation process with local stakeholders and community members prior to the assessment process by the Tasmanian Planning Commission (TPC).

The current and proposed zone for your property:

Title Reference	Interim Planning Scheme	Tasmanian Planning Scheme
109938/1	Environmental Living	Landscape Conservation

You can find additional information on the zone and codes proposed for your property or area of interest by using the online draft LPS Portal which can be accessed from either the ['Have Your Say'](#) or ['Tasmanian Planning Scheme'](#) pages on the Huon Valley Council (HVC) Website. Information on how the zones are to be applied to properties is set out in the TPC's [Section 8A Guideline 1 LPS Zone and Code Application](#). The zone and code provisions and uses for each zone are contained in the State Planning Provisions. It is important to note zones in the SPPs that share the same or similar name under the current interim Planning Scheme will have different provisions and uses depending on the nature of the particular zone and you are encouraged to familiarise yourself with these.

If you have concerns or comments on what is proposed in the draft LPS, you can make a representation (submission) during the above exhibition period on the draft LPS (not the SPPs). Information on how to make a representation is on the ['Have Your Say'](#) page of the HVC website. Please refer to the useful ['dos and don'ts'](#) guide and the [Frequently Asked Questions](#) which provide suggestions on how to submit a representation. A suggested starting point is referring to the [Section 8A Guideline 1 LPS Zone and Code Application](#) guideline document that provides relevant information about how the zones and codes are to be applied. We encourage you to explore engaging a suitable consultant for more technical or merit-based planning questions specific to your property or to assist with technical aspects of your representation.

