









<p>Direction 41 30 May 2023</p>	<p>Original representation: Jennifer Cambers-Smith</p> <p>New representation: Chris and Winsome Duggan</p>
<p>Matters raised</p>	<p>The original representation was made by Jennifer Cambers-Smith (not the landowner) requests Lot 3 Liddells Road, Crabtree (PID: 9710591; CT: 183274/1, 183274/2, 183274/3 and 183274/4) be zoned Landscape Conservation rather than Rural.</p> <p>The owner of Lot 2, Liddells Road, Crabtree (CT: 183274/2) provides new submission to responding to original representation 247 made by Jennifer Cambers-Smith and object to the rezoning of LCZ.</p> <p>New representation general comments:</p> <ol style="list-style-type: none"> 1. The owner of Lot 2 states that they are all more aware of the need for more housing and home care of our elderly, the “rural zoning” around Tasmania in no small way can assist this further growing problem. 2. The owner of Lot 2 believes that Rural Zoning unlike Land Conservation Zone allows for (almost) any sized or designed home. Rural Zoning is more flexible than LCZ. <ol style="list-style-type: none"> a) Rural Zoning allows visitor accommodation or bed and breakfast, cottage accommodation, cabin etc. b) Rural Zoning allows for farm machinery shed, workshops etc. c) Rural Zoning allows for lots of small or larger growing pursuits, cattle, sheep, chooks, goats and crops to enable a more family organized self-sufficiency. 3. The owner of Lot 2 asserts that one of the most obvious restraints would be under LCZ you cannot have, create or build any separate residing structures for ancillary, cabins, bed and breakfast, farm stay etc. 4. The owner of Lot 2 also states that land is not steep (photo available), not wet at all, good sandy loam, no massive rocky outcrops, no rough terrain but does have some good forest.



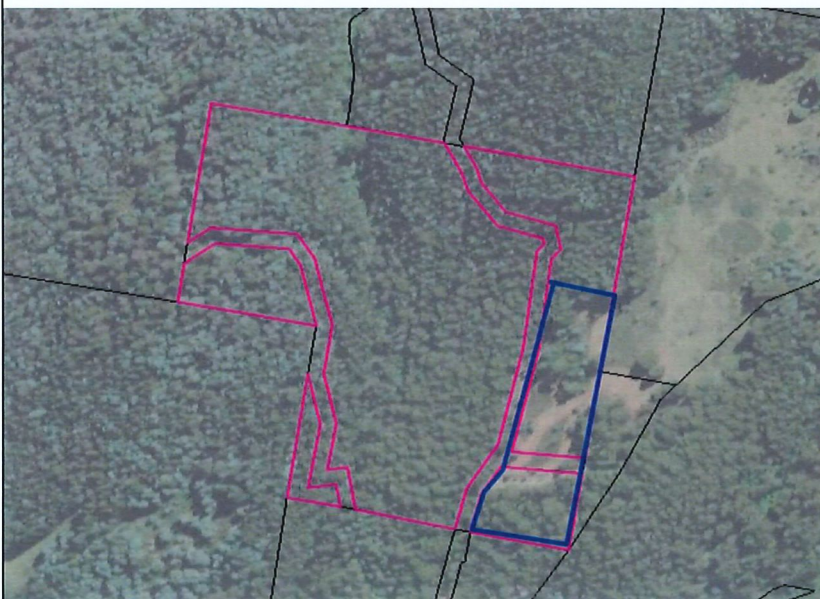
Figure 1. Site location and existing zoning (Original representation)




Figure 2. Site location and existing zoning (New representation: CT: 183274/2)

Planning Authority response No further comment on the submission.

Recommended action No change to FR 183274/3 under the draft LPS.
 Change FR 183274/1 to Landscape conservation under draft LPS.
 No change to FR 183274/4 under the draft LPS.
 Split Zone FR 183274/2 to LCZ and Rural in approximate area bordered by blue outline.



	Pink outline shows the cadastre boundary 183274/2 with the blue line depicting split zone are for Rural (remainder to be in Landscape Conservation zone).
Effect of recommended action on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.
Meets LPS criteria	The Planning Authority recommendation meets the LPS criteria.
Direction 42 30 May 2023	Original representation: Jennifer Cambers-Smith New representation: landowner Jerry Smutny
Matters raised	<p>The original representation requests 80 Mitchells Road, Crabtree (PID: 7609775; CT: 247721/1) be zoned Landscape Conservation rather than Rural.</p> <p>The owner of 80 Mitchells Road, Crabtree (CT: 247721/1) provides a new submission to respond to original representation 393 made by Jennifer Cambers-Smith.</p> <p>Representation general comments:</p> <ol style="list-style-type: none"> 1. The owner of 80 Mitchells Road is not supportive of changing the zoning of his property from Rural Zone to Landscape Conservation Zone. 2. The owner disagrees with the original representation on bushland which was not included in HVC's biodiversity protection area and priority vegetation. The areas highlight by the original representation to be included in the priority veg overlay are cleared areas of land with some trees left remaining. 3. Lower left region of the highlighted areas the original representation is stating is 'priority vegetation' is very clearly cleared land with some low-lying shrubs. It is overreaching to attempt to classify this as priority vegetation. 4. Considering that the LCZ's main priority is to provide the protection, conservation and management of landscape values, the owner asserts that his land at 80 Mitchells Road cannot be seen openly by large areas of

	<p>the surrounding community, nor does it have significant landform features.</p> <p>5. Impacts of Landscape Conservation Zone on owner’s land:</p> <p>a) Unnecessary building restrictions: the owner’s primary concern is that the building requirement of the LCZ may prevent him and his children from building or extending the current home to be suitable of a family residence.</p> <p>b) Significantly reduced usage: business-related uses have reduced drastically and are all listed as discretionary.</p> <p>c) Reduced property value: the value of owner’s property is likely to decrease significantly if zoned LCZ.</p> <p>d) Inability to borrow funds to build, or to refinance if needed: many mainstream banks have advised that for finance to be provided, banks need to confirm that the property zoning support residential use as permitted use.</p> <p>6. The owner believes that his title falls within the Section 8A guidelines for Rural Zoning. In the Draft Huon Valley Local Planning Schedule his property was zoned as Rural. It was not until a representation was made by a neighbor, and unknown to him, did the planning authority decide to change their opinion of what his land should be zoned as.</p>  <p>Figure 1. Site location and existing zoning</p>
<p>Planning Authority response</p>	<p>This site is zoned Rural Resource under the interim planning scheme, Rural in the draft LPS, with the 35F report recommending the land be zoned Landscape Conservation due to the site being steep, substantially covered in native vegetation (although less than the generally applied 80 %), and contributing to a larger, contiguous bushland area connecting into the Russell Ridge Conservation Area.</p>

