



RED SEAL
Urban & Regional Planning

19 July 2023

PID: 1895803
CT: 101973/1

Mr John Ramsay
Delegate (Chair)
Tasmanian Planning Commission

Dear Mr Ramsay

**ADDRESSING HUON VALLEY DRAFT LOCAL PROVISION SCHEDULE (LPS) - 342
WOOLLEY'S ROAD, LONNAVALE**

Red Seal Urban & Regional Planning has been requested by the property owners and representors Stacey Carlton and Andrew Page to appear on their behalf at the Huon Valley Draft LPS Hearing scheduled for the 25 July 2023 (No. 221) in relation to their property 342 Woolleys Road, Lonnavales.

Having had the opportunity to review their original submission, we would like to revise the position that the land should be zoned Rural Living: instead it is our position that the LPS should zone the subject site Rural and not Landscape Conservation. The reasons for the land being Rural are still consistent with the original submission, in that a dwelling has been constructed on site. Whilst the property is not large, agricultural use as defined by the scheme is still occurring on the property and occurring on neighbouring properties as well.

Whilst it is appreciated that the land is subject to existing user rights under Section 12 of the *Land Use Planning and Approvals Act 1993*, it is our position based on the grazing activity and timber harvesting that currently occurs it is more appropriate that the land is zoned to reflect the use and be Rural under the LPS.

Please do not hesitate to contact myself directly on 0411 631 258 if you have any questions or urgent matters.

Yours sincerely,

TRENT J. HENDERSON
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RED SEAL Urban & Regional PLANNING
Assoc. Member Australian ICOMOS