

27 May 2022

68 O'Hallorans Road
Geeveston 7116

211

General Manager
Huron Valley Council
PO Box 210 Huonville
TAS 7109

Dear Mr Browne,

RE: Representation to amend the Huon Valley Council's advertised Scenic Protection Overlay applied to various lots on the Huon Highway Geeveston

Property	Huon Highway Geeveston
Titles	124934/6, 124936/8, 124933/4, 124935/7 83009/1
Purpose	Change the zoning of part of 124936/8 and 124934/6 from Environmental Management to Rural

We, Helen and Mark Jessop, are owners of land on the Huon Highway between Whale Point Road and Scotts Road. Made up of 6 titles, the land forms two rated parcels of land - PID 5252821 and 5252813. This submission relates to PID 5252813.

The property is complex - it runs along the Kermadie River, is dissected by the Crown Land road reserve for Whale Point Road and it is made up of 4 titles.

The land is proposed to be dual zoned. The majority of the land is proposed to be zoned Rural, but an important part is zoned Environmental Management. Part of the Environmental Management zoning is incorrectly zoned and should be Rural. The current construction of the proposed zoning means that the rural part of 124934/6 is land locked from the Huon Highway by a strip of Environmental Management. The land North of Whale Point Road remains Environmental Management.

Summary

The two parts proposed to be zoned Environmental Management are road side verge along the side of the Huon Highway and contain no environmentally sensitive areas. By correcting the zoning to Rural this will connect the rest of the Rural land to the Highway (and the only access point).

Recommendation

C/T 124936/8 be zoned Rural - South of Whale Point Road reserve

C/T 124934/6 be zoned Rural - South of Whale Point Road reserve and between the Huon Highway and 124936/8.



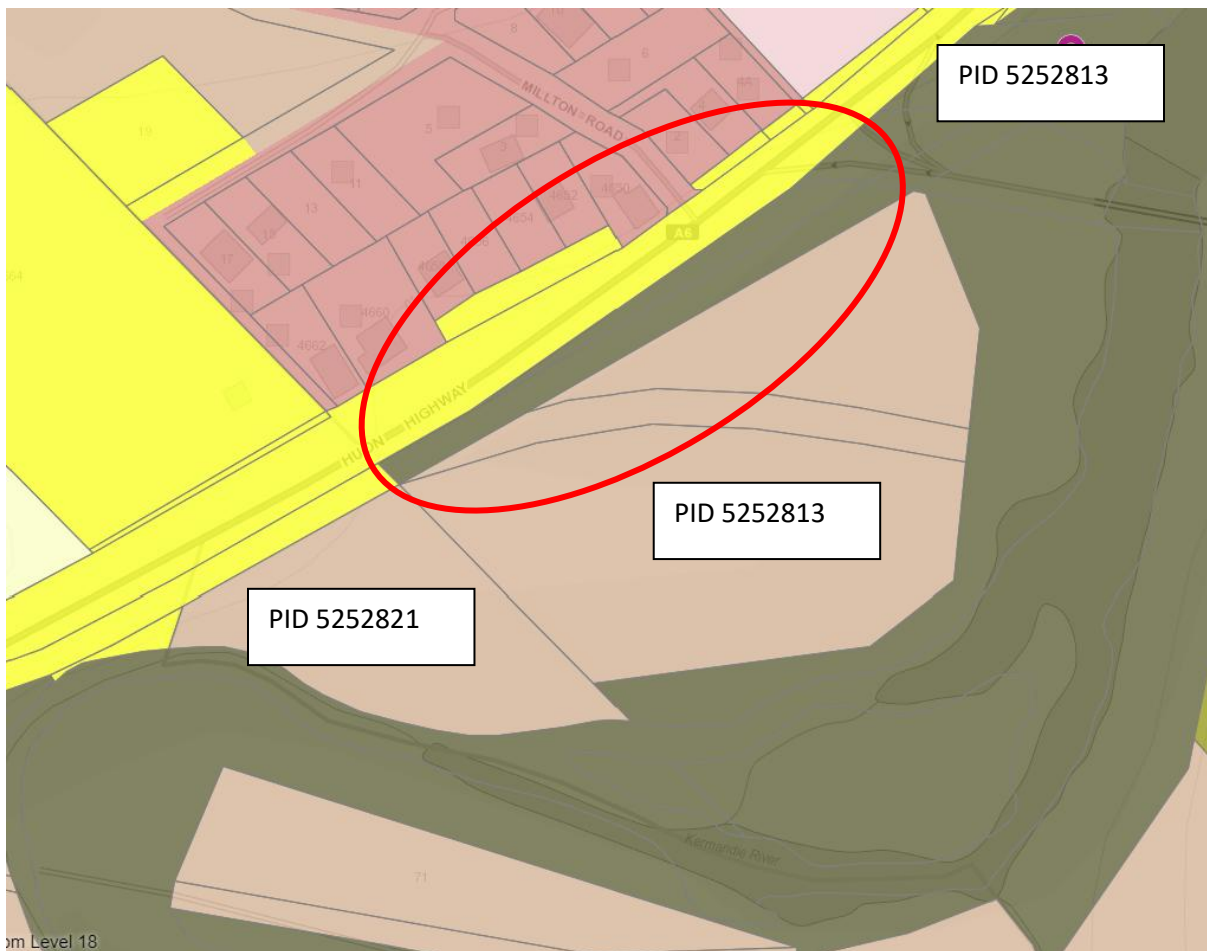
Assessment

PID 5252813 is made up of 4 titles.

The map below shows the proposed Zoning under the new LPS.

The red circle shows two areas proposed to be Zoned Environmental Management which we would ask be zoned Rural to match the rest of the property.

One title is an old tramway that follows the Huon Highway and ends at Whale Point Road (CT 124936/8) and the other part is part of the main title (CT 124934/6).

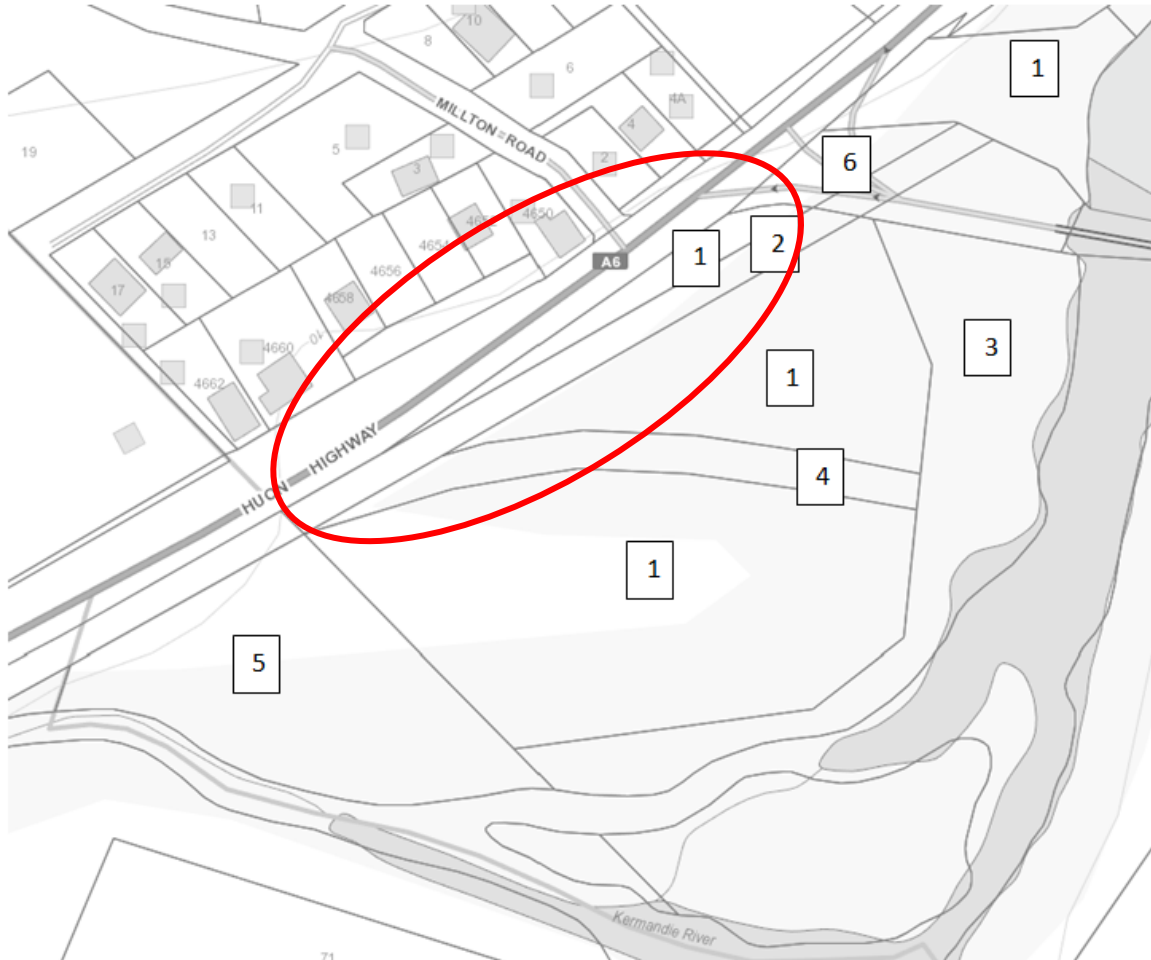


We understand that there is a Priority Vegetation overlay on the two titles for Eucalyptus Ovata. There are no trees present on these small pieces of land. Threatened species are also identified as Grey Goshawk, Swift Parrot and bandicoot. As there are no trees or understorey on these two pieces of land it is unlikely that they are actual habitat. While we agree with the zoning along the Kermadec River we believe that the most appropriate zoning for the two pieces of land is Rural Zone.

The titles are, at best messy. PID 5252813 is made up of 4 titles as shown below (items 1 to 4).

- 1 124934/6
- 2 124936/8
- 3 124933/4
- 4 124935/7

- 5 83009/1 This is a separate PID
- 6 151247 / 2, 3 and 4 - Crown Land



We do not believe that this proposal is in any way in contradiction to the Southern Regional Land Use Strategy or the State Planning Provisions.

We are open to meeting with planning staff to find an agreeable solution.

Yours sincerely

Mark Jessop
0412 430 982

Helen Jessop