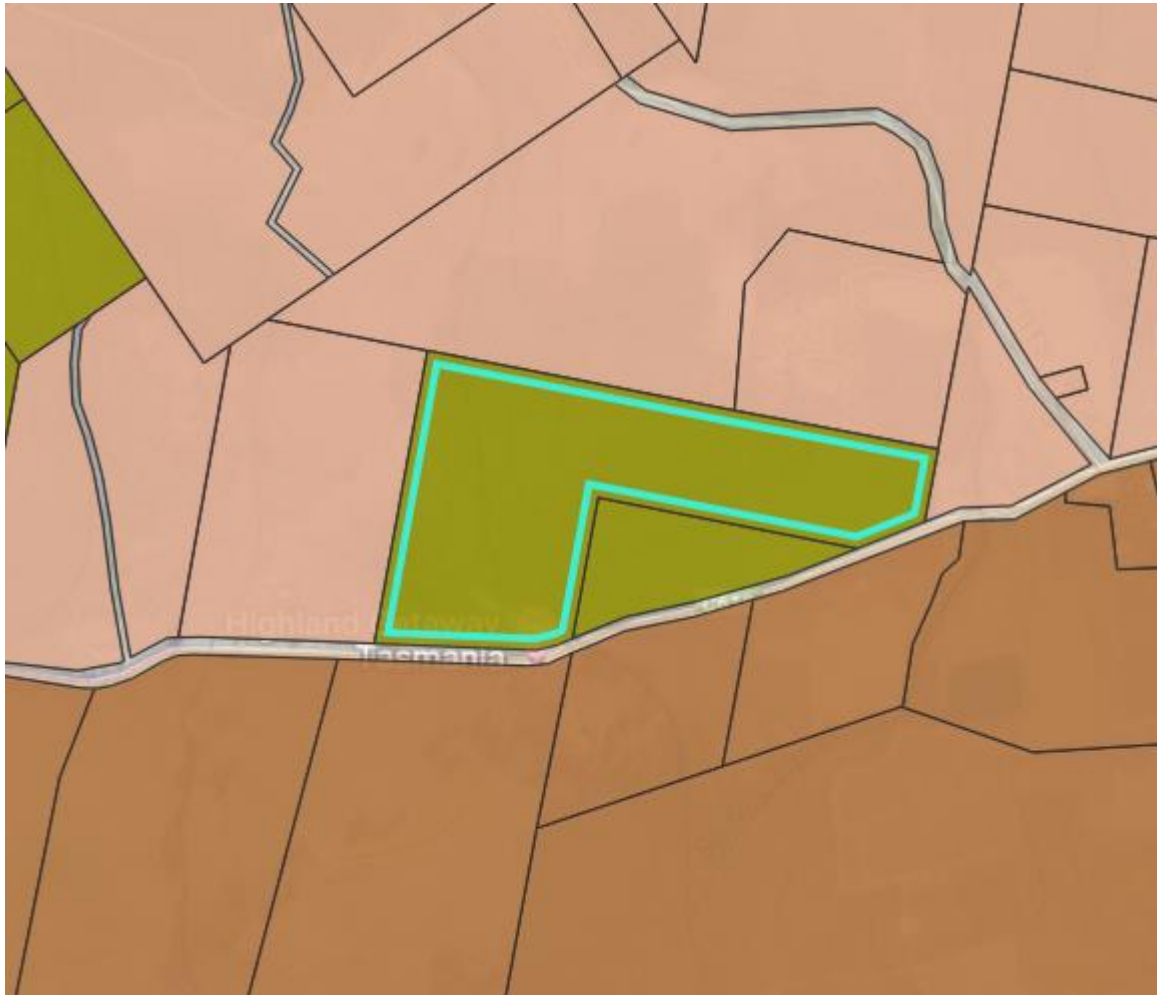


Owner / Representer: Stephen Bartels			Location address: 540 North Huon Rd, Ranelagh		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
213051/1	3135736	18.64 ha	26.0 Rural Resource	Landscape Conservation	Rural

Location of title.

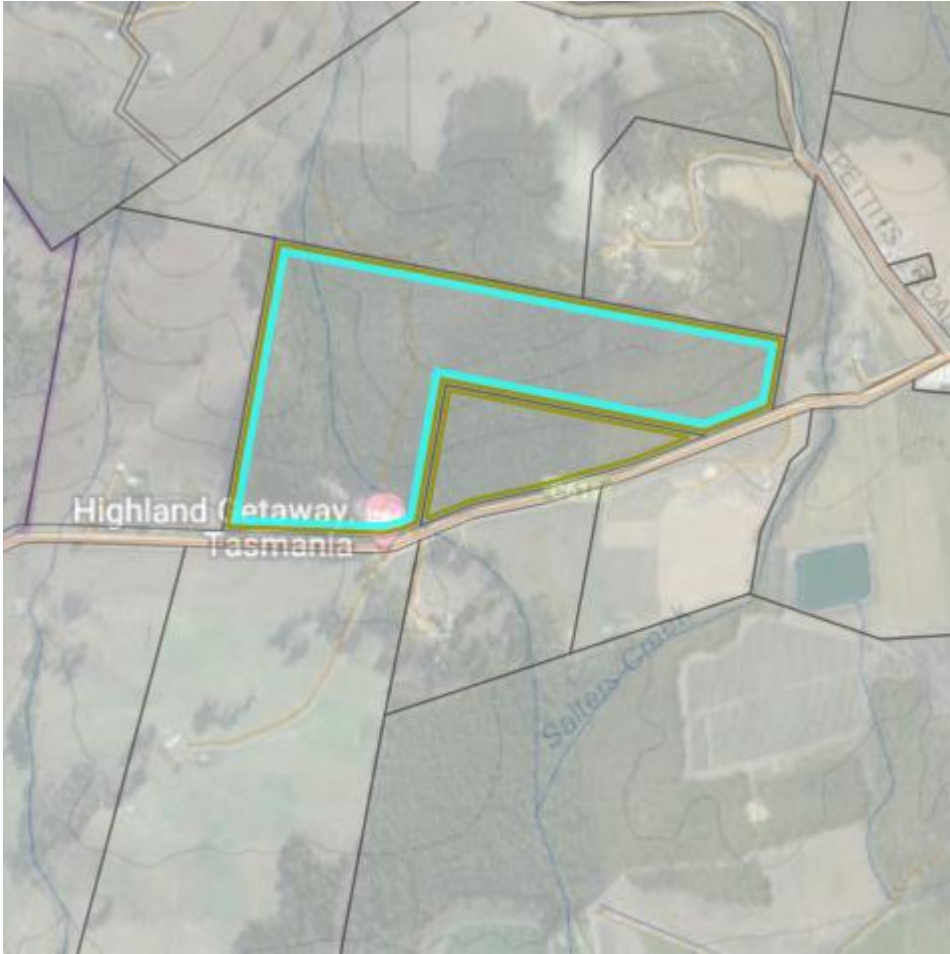


LEGEND		
■ General Residential	■ Light Industrial	■ Community Purpose
■ Low Density Residential	■ General Industrial	■ Recreation
■ Rural Living	■ Rural	■ Open Space
■ Village	■ Agriculture	■ Future Urban
■ Local Business	■ Landscape Conservation	■ Particular Purpose
■ General Business	■ Environmental Management	■ Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61.

**Light Blue Border shows owner's land in question.

Viewshed: 0% Coverage



Huon Valley Zoning Association's Viewshed Map:

LEGEND			
HVC-LIST-HVZA-RAW	HVZA-ViewShed	6	17
VIEWShed	No. of Viewpoints	9	20
Landscape Conservation	<3	11	22
Landscape Conservation Split Zone	3	14	>25

*Light Blue Border shows owner's land in question.

Property Description

Highlighted title has historic and current operational use as a commercial sawmill. Slope information is as follows:

elevations in metres

min: 68.29974661176524

max: 128.644889772507

mean: 98.97136556047577

variance: 410.4499875853159

standard deviation: 20.25956533554745

directional slopes in Degrees

min: 3.1811629016859566

max: 11.896504396053073

mean: 6.008678875941261

variance: 4.090089849457812

standard deviation: 2.02239705534245

Slope accent is low and is not indicative of a Natural Value such as a cliff face or water feature.



Standing on North Huon Rd this picture above is the realised scenic value that is apparent. In sum, nothing of particular beauty that requires protection.

Property total area mentioned above being 18.64 ha with >80% veg cover (previously logged regrowth).

Land/Soil quality not suited to Agriculture use but could be used for light farming aka Rural, Rural Residential amenity and the afore mentioned sawmilling.

Current use of title
<p>See above: Sawmill. Selling offcuts. Firewood. See photo above.</p> <p>Farm insurance policies may also be void if zoned outside of a Rural use and legal action against Council will be considered.</p> <p>Owner does not support Landscape Conservation Zone.</p> <p>This property forms part of the landowner's retirement investment and is concerned that LCZ will significantly devalue his future retirement and family's benefit.</p>

How does the title not meet Council's proposed Zone

Council has proposed LCZ. Property doesn't meet the following current Section 8A Guidelines for LCZ:

LCZ1: Council have failed to undertake ground truthing, a scenic values assessment of the area in question, slopes and undulation as mentioned above are not reflective of scenic value that would be considered of particular interest. Property is not across the crown of a hilltop. 80% vegetation coverage is not, in and of itself, a conclusive measure of a Landscape Value as per appendix 41 of HVC's supporting documents (Scenic assessment guide, Inspiring Places). Furthermore, land size is under 20 ha, which is the minimum land size to be considered for LCZ Draft-LPS-HUO table 12.

LCZ2: A Natural Assets Overlay exists, however this is based off REM and is somewhat unreliable. Given that previous logging has occurred, the regrowth consists primarily of Stringy Bark ~200mm maximum diameter.

LCZ3: Property adjoins only one other proposed LCZ title. This does not meet Council's "Three or more adjoining properties", criteria.

LCZ4: Intent for purchase of the property was for sawmilling enterprise and an eventual dwelling to support that rural activity.

*Note: LCZ does not allow for Sawmilling under acceptable solutions/uses. Huon Valley Zoning Association viewshed indicates that there is 0% coverage of their viewshed mapping over this parcel of land.

How does the title meet Requested Zone/s

Requested zone is Rural.

Sawmilling is recognised as an acceptable use under Rural Zone.

RZ1: Property is not urban and topographical, environmental, and other characteristics support a Rural zone rather than LCZ.

RZ2: Land is not suitable for Agriculture Zone, and the surrounding properties are set to go to Rural Zone. Applying Agriculture Zone would induce spot zoning, as would LCZ.

RZ3: again land is not considered to be suitable for Agriculture use

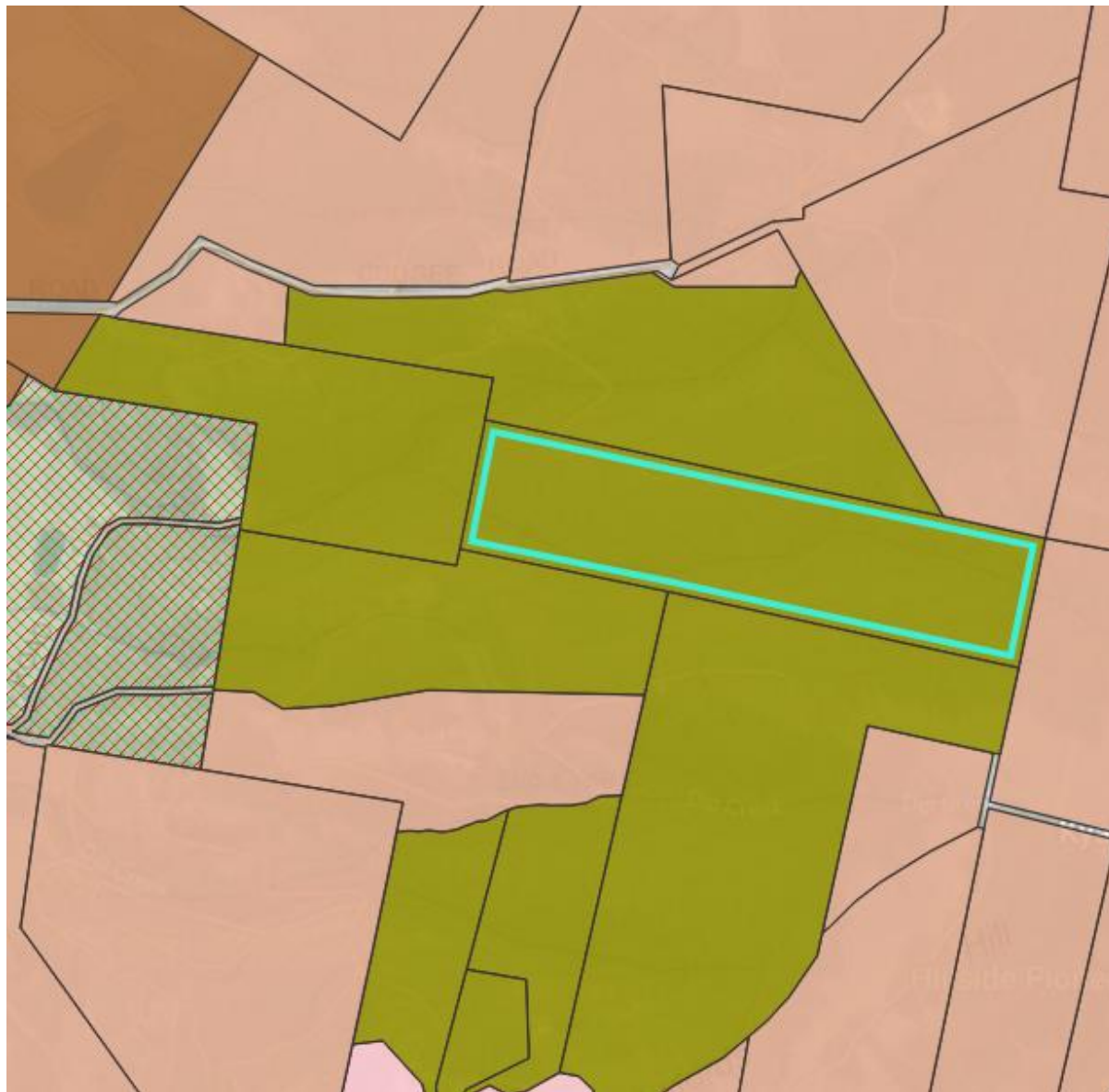
Notes: Former IPS Zone being Rural Resource

Are you challenging Natural Values Overlay?	Yes – Yes I am	No
<p>As mentioned above. REM is inaccurate. Council have not done any ground truthing on this property.</p>		
Are you challenging Scenic Overlay?	Yes	No
<p>Not Applicable.</p>		
Are you challenging any other Overlay?	Yes	No
<p>None that I am aware of.</p>		

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Owner / Representer: Stephen Bartels			Location address: Banksia Rd, Mountain River		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
22036/1	5686275	17.59 ha	26.0 Rural Resource	Landscape Conservation	Rural

Location of title.

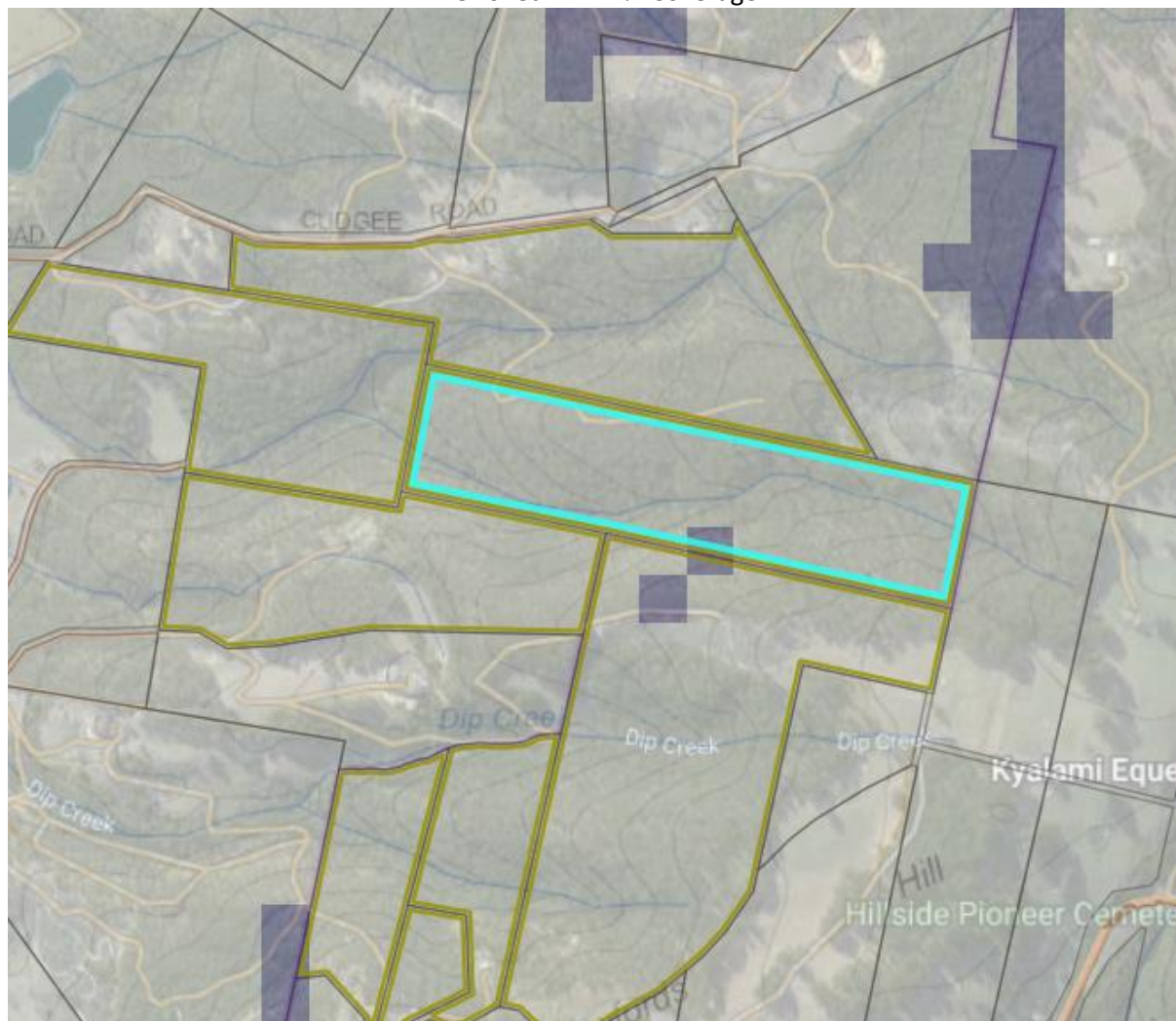


LEGEND		
■ General Residential	■ Light Industrial	■ Community Purpose
■ Low Density Residential	■ General Industrial	■ Recreation
■ Rural Living	■ Rural	■ Open Space
■ Village	■ Agriculture	■ Future Urban
■ Local Business	■ Landscape Conservation	■ Particular Purpose
■ General Business	■ Environmental Management	■ Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61.

**Light Blue Border shows owner's land in question.

Viewshed: ~1.71% Coverage



Huon Valley Zoning Association's Viewshed Map:

LEGEND

HVC-LIST-HVZA-RAW

VIEWShed

Landscape Conservation

Landscape Conservation Split Zone

HVZA-ViewShed

No. of Viewpoints

<3

3

6

9

11

14

17

20

22

>25

*Light Blue Border shows owner's land in question.

Property Description

Be specific and detailed as much as possible.

Title is ~17.59ha and whilst the aerial/satellite photos appear to show 100% bush coverage, there is in fact three paddocks. Approx 1.5ha total.
--

The majority of the block sits within a valley and only supports a viewshed coverage (HVZA Viewshed map of Approx 1.7%).
--

The stream is seasonal

Current use of title

Paddocks are used for cattle grazing over winter.

How does the title not meet Council's proposed Zone

Property has pre-existing rural use.

Property is less than 20 ha

Previously zoned 26.0 Rural Resource so the most appropriate zone to transition to is Rural Zone and not Landscape Conservation zone.

Owner does not support Landscape Conservation Zone.

This property forms part of the landowner's retirement investment and is concerned that LCZ will significantly devalue his future retirement and family's benefit.
--

Farm insurance policies may also be void if zoned outside of a Rural use and legal action against Council will be considered.

How does the title meet Requested Zone/s
--

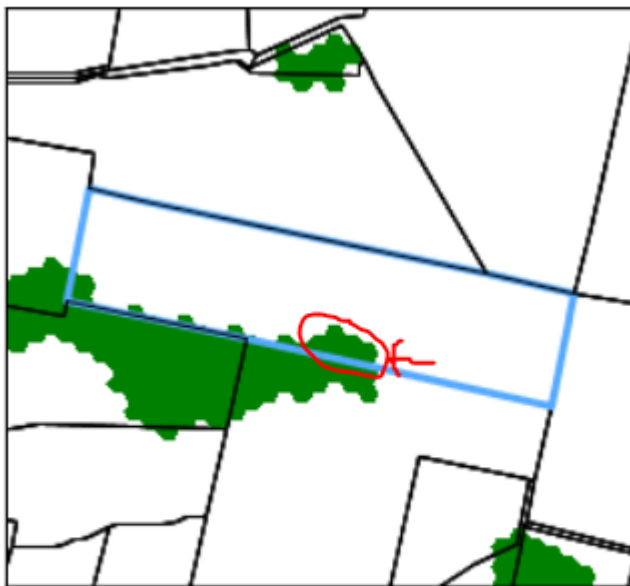
Property is used for rural use.

Already has established pastures, three to be precise. Various other farm improvements such as gates and fencing and roads.

Are you challenging Natural Values Overlay?	Yes - Yes I am	No
---	----------------	----

The proposed Priority Veg Overlay is based off inaccurate data. To attain a broad coverage Council have use potential habitat of various and sundry mammals that have not been evidenced. Aka ground truthed within the area identified. Furthermore, these are animals and by definition are not part of flora. Modelling is based of REM mapping and I have had a Forest Practices Officer on site who has identified only a small patch of young DTO that is regrowth and in exceptionally poor condition.

It is requested that the PVO be retreated to reflect the below sighting.



Relative Reservation

- (DTO) Eucalyptus tenuiramis forest and woodland on sediments

Are you challenging Scenic Overlay?	Yes	No
Not applicable.		
Are you challenging any other Overlay?	Yes	No
None that I'm aware of.		

Additional Notes:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Owner / Representer: Stephen Bartels			Location address: Lot 14 Flakemores Rd, Eggs and Bacon Bay		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
8131/14	3590464	0.47 ha	12.0 Low Density Residential	Low Density Residential	Low Density Residential

Location of title.



LEGEND		
 General Residential	 Light Industrial	 Community Purpose
 Low Density Residential	 General Industrial	 Recreation
 Rural Living	 Rural	 Open Space
 Village	 Agriculture	 Future Urban
 Local Business	 Landscape Conservation	 Particular Purpose
 General Business	 Environmental Management	 Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61.

**Light Blue Border shows owner's land in question.

Viewshed: 100% Coverage



Huon Valley Zoning Association's Viewshed Map:

LEGEND

HVC-LIST-HVZA-RAW

VIEWShed

Landscape Conservation

Landscape Conservation Split Zone

HVZA-ViewShed

No. of Viewpoints

<3

3

6

9

11

14

17

20

22

>25

*Light Blue Border shows owner's land in question.

Property Description

Small block with Residential Amenity intent.
--

Current use of title

Current DA for Residential Development
--

How does the title not meet Council's proposed Zone

Previously proposed to be zoned LCZ. Council have re-considered and have applied Low Density Residential Zone. I fully support Low Density Residential Zone.
--

How does the title meet Requested Zone/s
--

I fully support Low Density Residential Zone.

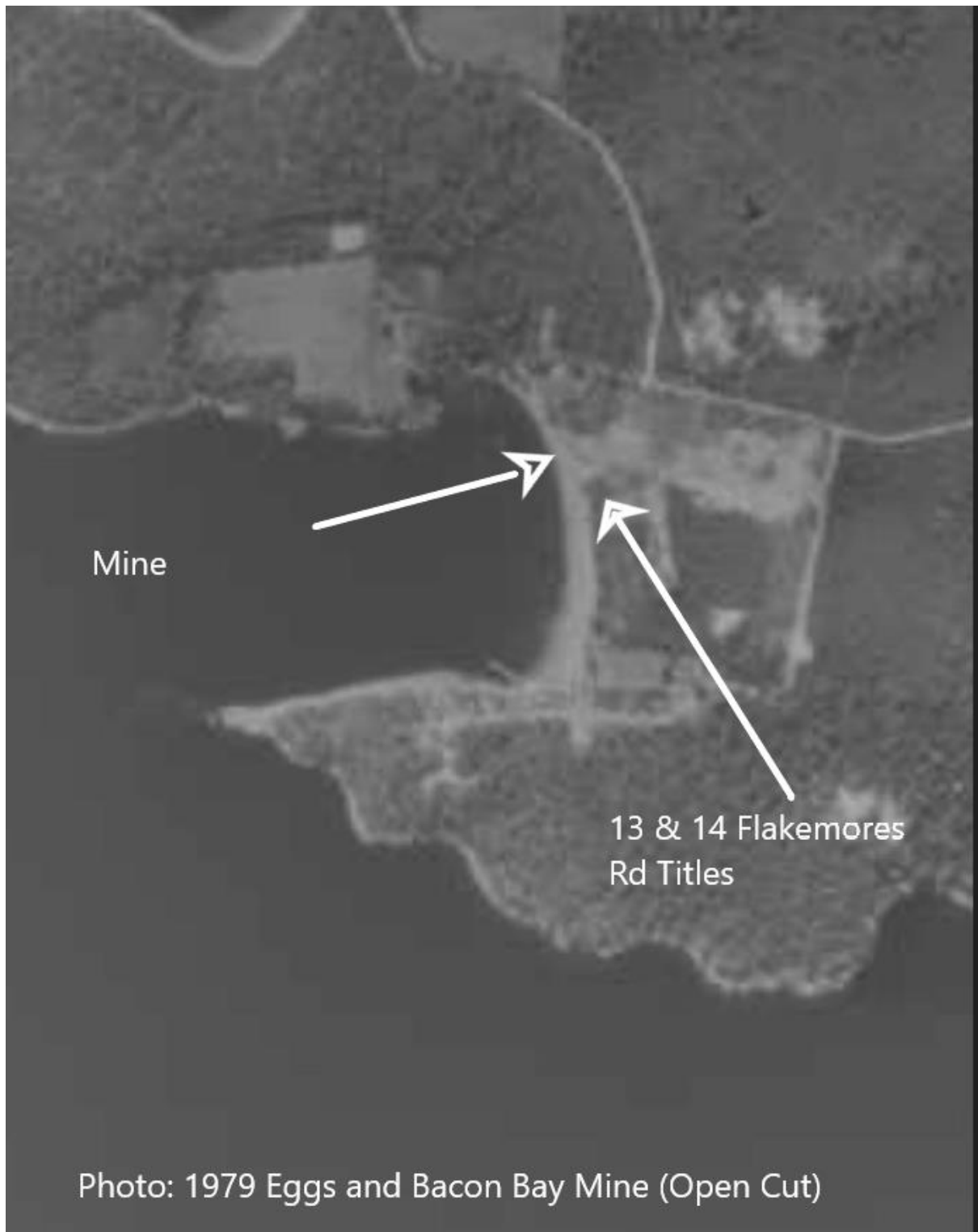
Are you challenging Natural Values Overlay?	Yes - Yes I am	No
<p>A Natural Values Assessment has been commissioned by RMCG. Initial indication suggest that the NVO is not appropriate across the whole of the property. I seek the TPC's magnanimous granting of submission of the NVA when made available. The outcomes detailed within the NVA report to be reflected in the NVO.</p>		
Are you challenging Scenic Overlay?	Yes	No
<p>Not applicable from my understanding.</p>		
Are you challenging any other Overlay?	Yes - Yes I am	No
<p>Coastal Inundation Hazard Overlay: There appears to be proposed a Medium Coastal Inundation Hazard band across the whole of this title. It's my understanding that there is an impending tidal surge to occur by the year 2032. I am concerned that this overlay, particularly if proven wrong, will have imposed unjustifiable barriers for amenity/development. This will have financial burdens placed on me. This is to say if there isn't a tidal event of the proportion projected within this overlay what bearing will this have for the researchers/government/council for adopting a faulty model? How was this Inundation conclusion reached?</p> <p>Future Coastal Refugia Area: This overlay seems to have been done via modelling. As per the TPC's information sheet on the Coastal Refugia Area Guidance Map. Eggs and Bacon Bay is not listed as one of the localities that was captured by the 2013 LiDAR surveys. Furthermore, this area sits within an old mining site (See picture further below). Therefore, I'm not entirely convinced of the level of rigour that was used to establish this overlay. Could Council/TPC please advise and consider removing this overlay.</p>		

Coastal Erosion Hazard:

The property does not face open ocean, and is therefore not subjected to vigorous waves. Could Council/TPC please justify this overlay?

Maximum Building Height Overlay (SAP?):

There seems to be a newly proposed overlay for the locality of Eggs and Bacon Bay that would have further restriction to building heights. Could Council verify and justify this? I am unaware of this Overlay being put to community/landholder for consultation.

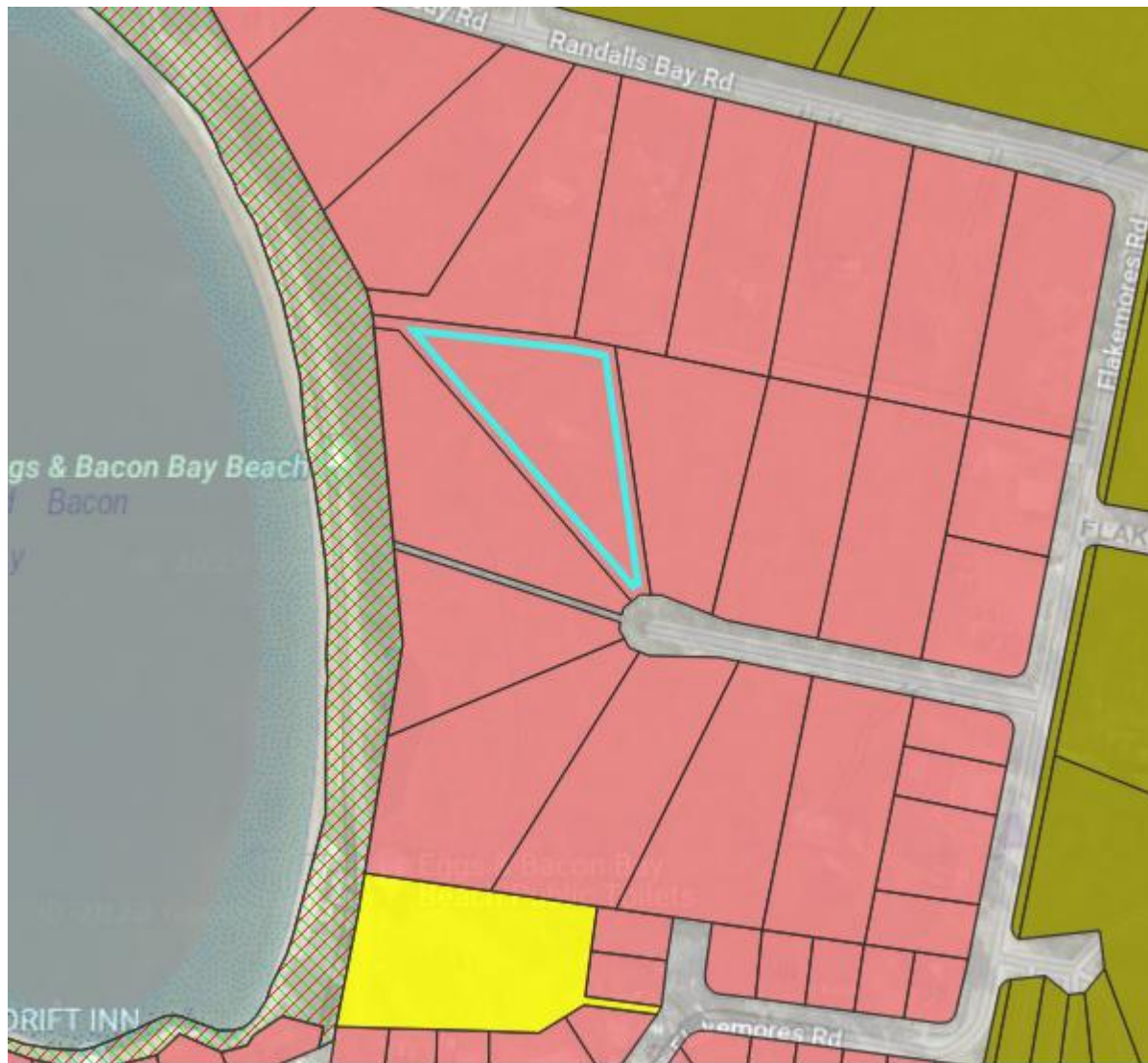


Additional Notes:

Property was proposed as Landscape Conservation Zone in the HVC's-Draft-LPS. Council's 35F changed their mind to set to Low Density Residential Zone. HVC notes additional overlays Coastal Erosion, Coastal Inundation, Priority Vegetation, Bushfire Prone Area, Waterway and Coastal Protection, and Future Coastal Refugia Area.

Owner / Representor: Stephen Bartels			Location address: Lot 13 Flakemores Rd, Eggs and Bacon Bay		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
8131/13	3590456	0.50 ha	12.0 Low Density Residential	Low Density Residential	Low Density Residential

Location of title.



LEGEND

General Residential	Light Industrial	Community Purpose
Low Density Residential	General Industrial	Recreation
Rural Living	Rural	Open Space
Village	Agriculture	Future Urban
Local Business	Landscape Conservation	Particular Purpose
General Business	Environmental Management	Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61.

**Light Blue Border shows owner's land in question.

Viewshed: ~100% Coverage



Huon Valley Zoning Association's Viewshed Map:

LEGEND

HVC-LIST-HVZA-RAW

VIEWShed

Landscape Conservation

Landscape Conservation Split Zone

HVZA-ViewShed

No. of Viewpoints

<3

3

6

9

11

14

17

20

22

>25

*Light Blue Border shows owner's land in question.

Property Description
Small block with Residential Amenity intent.

Small block with Residential Amenity intent.
--

Current use of title
Adjoins lot 14, which has a current DA for Residential Development.

Adjoins lot 14, which has a current DA for Residential Development.

How does the title not meet Council's proposed Zone

Previously proposed to be zoned LCZ. Council have re-considered and have applied Low Density Residential Zone. I fully support Low Density Residential Zone.
--

How does the title meet Requested Zone/s
--

I fully support Low Density Residential Zone.

Are you challenging Natural Values Overlay?	Yes – Yes I am	No
<p>A Natural Values Assessment has been commissioned by RMCG. Initial indication suggest that the NVO is not appropriate across the whole of the property. I seek the TPC's magnanimous granting of submission of the NVA when made available. The outcomes detailed within the NVA report to be reflected in the NVO.</p>		
Are you challenging Scenic Overlay?	Yes	No
<p>Not applicable from my understanding.</p>		
Are you challenging any other Overlay?	Yes – Yes I am	No
<p>Coastal Inundation Hazard Overlay: There appears to be proposed a Medium Coastal Inundation Hazard band across part of this title. It's my understanding that there is an impending tidal surge to occur by the year 2032. I am concerned that this overlay, particularly if proven wrong, will have imposed unjustifiable barriers for amenity/development. This will have financial burdens placed on me. This is to say if there isn't a tidal event of the proportion projected within this overlay what bearing will this have for the researchers/government/council for adopting a faulty model? How was this Inundation conclusion reached?</p> <p>Future Coastal Refugia Area: This overlay seems to have been done via modelling. As per the TPC's information sheet on the Coastal Refugia Area Guidance Map. Eggs and Bacon Bay is not listed as one of the localities that was captured by the 2013 LiDAR surveys. Furthermore, this area sits within an old mining site (See picture further below). Therefore, I'm not entirely convinced of the level of rigour that was used to establish this overlay. Could Council/TPC please advise and consider removing this overlay.</p>		

Coastal Erosion Hazard:

The property does not face open ocean, and is therefore not subjected to vigorous waves. Could Council/TPC please justify this overlay?

Maximum Building Height Overlay (SAP?):

There seems to be a newly proposed overlay for the locality of Eggs and Bacon Bay that would have further restriction to building heights. Could Council verify and justify this? I am unaware of this Overlay being put to community/landholder for consultation.



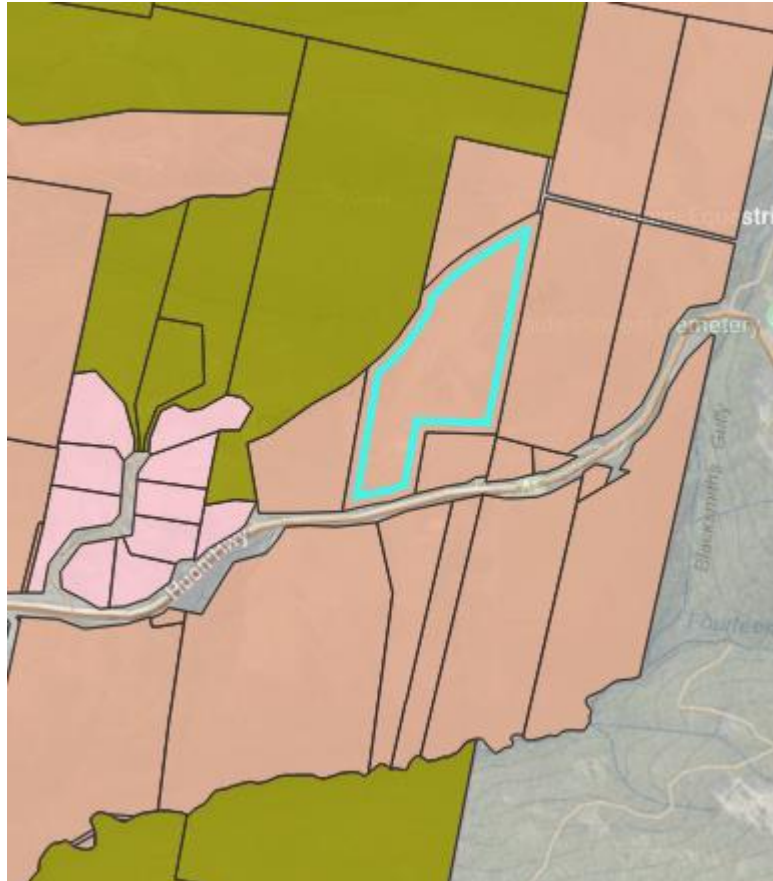
Photo: 1979 Eggs and Bacon Bay Mine (Open Cut)

Additional Notes:

Property was proposed as Landscape Conservation Zone in the HVC's-Draft-LPS. Council's 35F changed their mind to set to Low Density Residential Zone. HVC notes additional overlays Coastal Erosion, Coastal Inundation, Priority Vegetation, Bushfire Prone Area, Waterway and Coastal Protection, and Future Coastal Refugia Area.

Owner / Representor: Stephen Bartels			Location address: 1580 Huon HWY, Lower Longley		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
160523/1	3074849	11.89 ha	26.0 Rural Resource	Rural	Rural

Location of title.

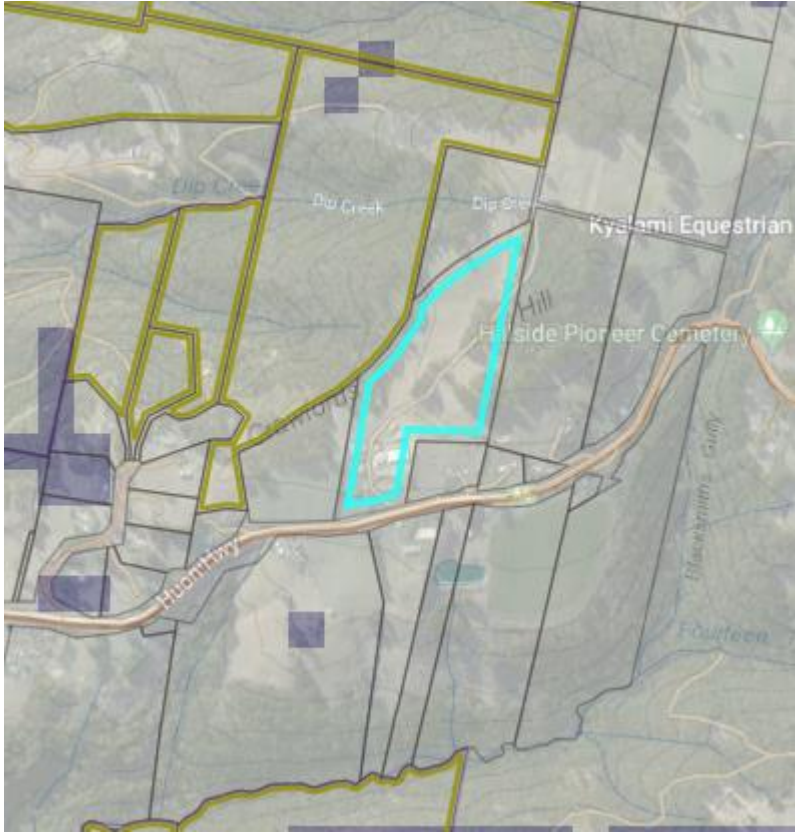


LEGEND		
■ General Residential	■ Light Industrial	■ Community Purpose
■ Low Density Residential	■ General Industrial	■ Recreation
■ Rural Living	■ Rural	■ Open Space
■ Village	■ Agriculture	■ Future Urban
■ Local Business	■ Landscape Conservation	■ Particular Purpose
■ General Business	■ Environmental Management	■ Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61.

**Light Blue Border shows owner's land in question.

Viewshed: 0% Coverage



Huon Valley Zoning Association’s Viewshed Map:

LEGEND	
HVC-LIST-HVZA-RAW	HVZA-ViewShed
VIEWShed	No. of Viewpoints
Landscape Conservation	<3
Landscape Conservation Split Zone	3
	6
	9
	11
	14
	17
	20
	22
	>25

*Light Blue Border shows owner’s land in question.

Property Description

Farm land, house's, lots of improvements and seafood processing factory.
--

Current use of title

As above

How does the title not meet Council's proposed Zone

I fully support Rural.

How does the title meet Requested Zone/s
--

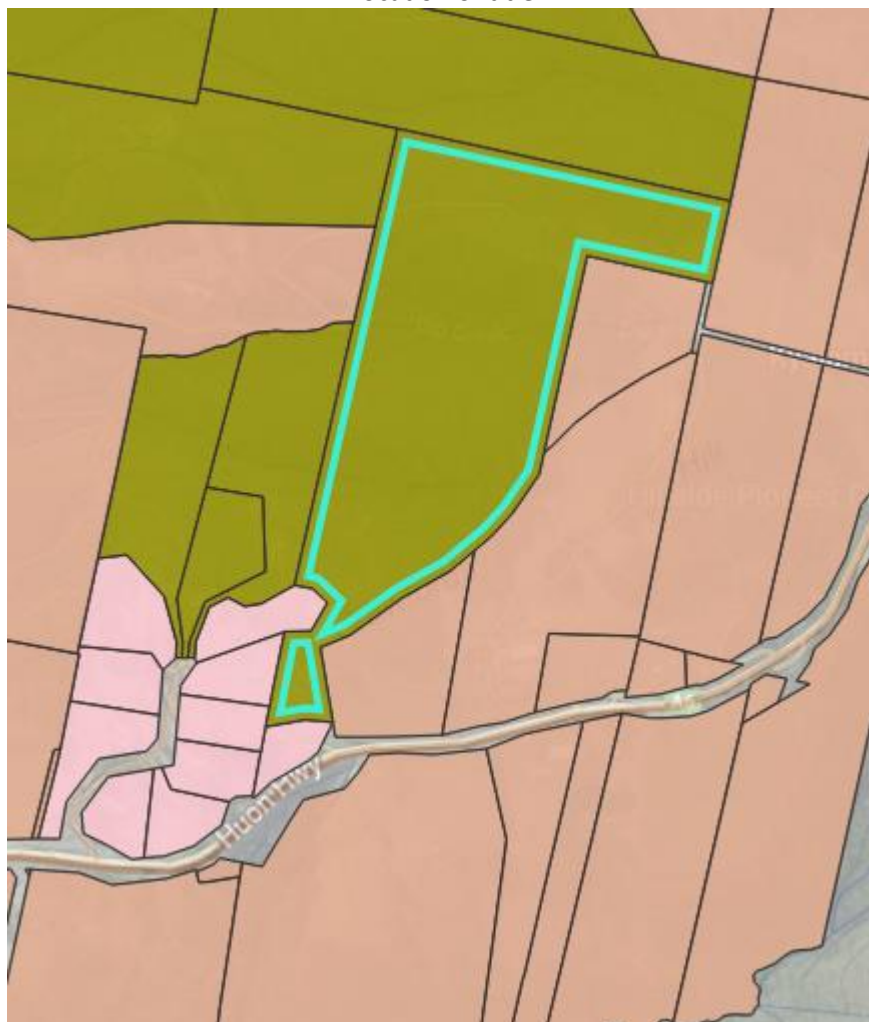
I fully support Rural.

Are you challenging Natural Values Overlay?	Yes – Yes I am	No
<p>The proposed Priority Veg Overlay is based off inaccurate data. To attain a broad coverage Council have use potential habitat of various and sundry mammals that have not been evidenced. Aka ground truthed within the area identified. Furthermore, these are animals and by definition are not part of flora. Modelling is based of REM mapping and I have had a Forest Practices Officer on site who has identified only a several trees which will be dealt with in a Forest Practices plan, that is being generated.</p>		
Are you challenging Scenic Overlay?	Yes	No
<p>Not applicable.</p>		
Are you challenging any other Overlay?	Yes	No
<p>None that I'm aware of.</p>		

[illegible]

Owner / Representer: Stephen Bartels			Location address: Lot 4 HUON VIEW RD, Lower Longley		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
160523/4	3074865	28.55 ha	26.0 Rural Resource	Landscape Conservation	Rural

Location of title.

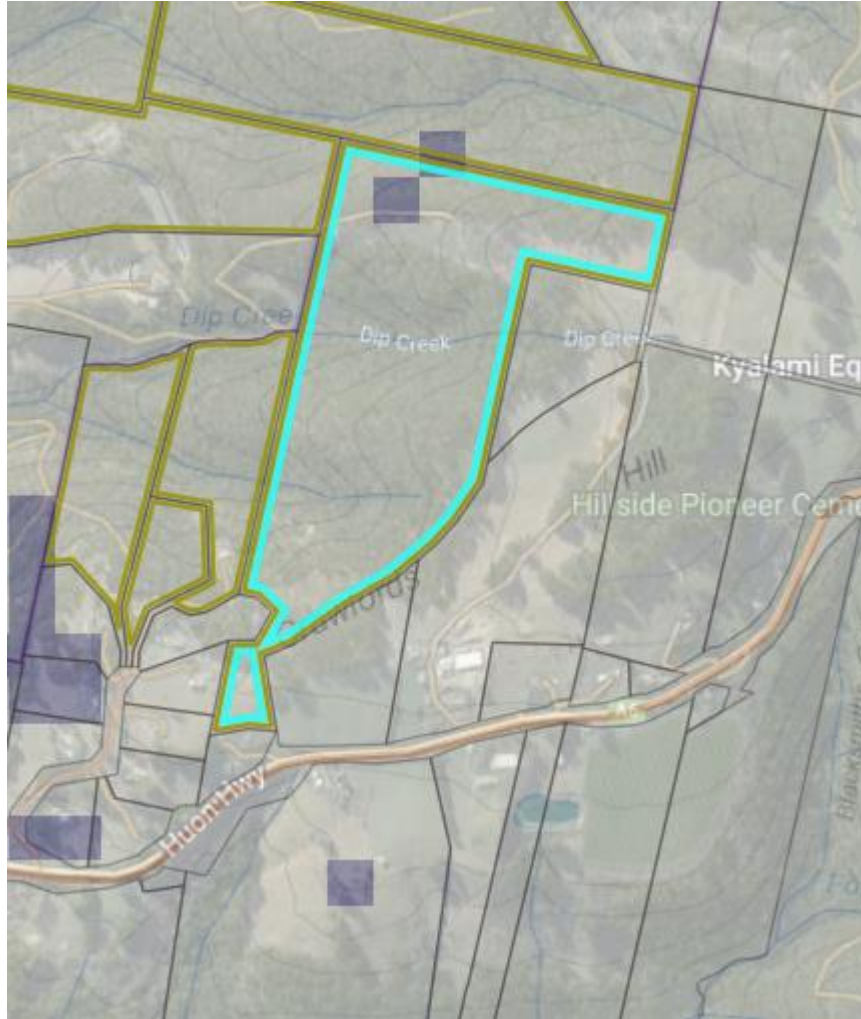


LEGEND		
■ General Residential	■ Light Industrial	■ Community Purpose
■ Low Density Residential	■ General Industrial	■ Recreation
■ Rural Living	■ Rural	■ Open Space
■ Village	■ Agriculture	■ Future Urban
■ Local Business	■ Landscape Conservation	■ Particular Purpose
■ General Business	■ Environmental Management	■ Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61.

**Light Blue Border shows owner's land in question.

Viewshed: ~2.57% Coverage



Huon Valley Zoning Association's Viewshed Map:

LEGEND

HVC-LIST-HVZA-RAW

VIEWShed

Landscape Conservation

Landscape Conservation Split Zone

HVZA-ViewShed

No. of Viewpoints

<3

3

6

9

11

14

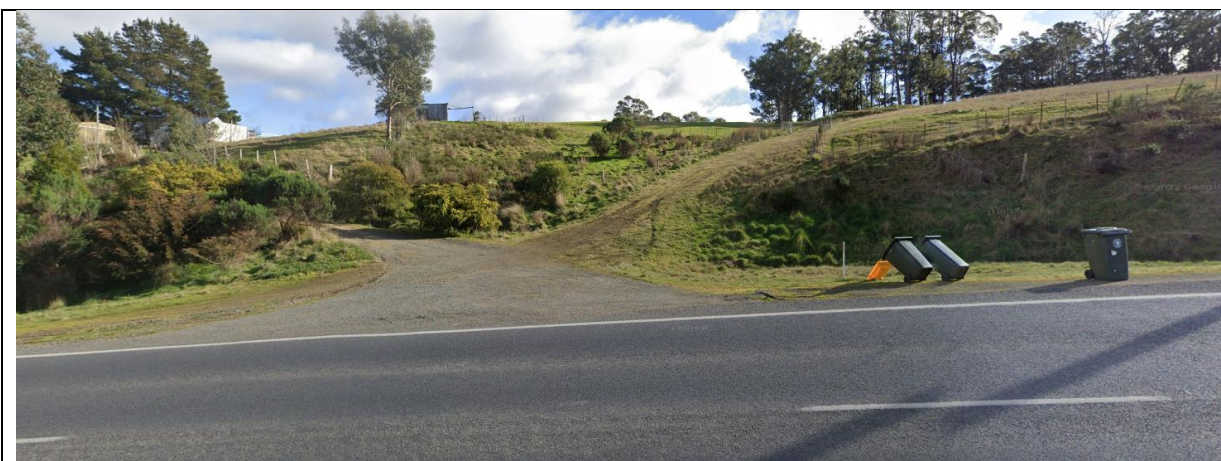
17

20

22

>25

*Light Blue Border shows owner's land in question.



Above photo is reflective of approximately this section of the property. And is already covered by a Scenic Corridor Overlay. The majority of the property falls on the otherside of the ridge and is not visible at all.

Property Description

Be specific and detailed as much as possible.

Title is ~28.55ha and whilst the aerial/satellite photos show only ~71% Vegetation coverage, not >80% coverage.

The majority of the block sits within a valley and only supports a viewshed coverage (HVZA Viewshed map of Approx 2.57%) with only a small area of frontage visible from the highway. This is already covered by a Scenic Rd Corridor overlay.
--

Trisected by two seasonal streams.

Current use of title

Property has pre-existing rural use.

Property is more than 20 ha

Previously zoned 26.0 Rural Resource so the most appropriate zone to transition to is Rural Zone and not Landscape Conservation zone.

Owner does not support Landscape Conservation Zone.

This property forms part of the landowner's retirement investment and is concerned that LCZ will significantly devalue his future retirement and family's benefit.
--

Farm insurance policies may also be void if zoned outside of a Rural use and legal action against Council will be considered.

Has permanent cattle and horse use. With moderate head of cattle and larger band of horses ~18 head with a current contract for lease and agistment.
--

Clearly this property is used primarily for rural purposes and not primarily used for landscape values preservation (especially when Council have not identified any landscape values by way of ground truthing and strategic assessment. This is further demonstrated by the above google street view where only a small part of the property can be seen).
--

How does the title not meet Council's proposed Zone

Be specific and detailed as much as possible.

Only ~71% Vegetation coverage, not >80% coverage. Doesn't meet LCZ1

Not visible by public in any large capacity.

LCZ2- is not met as the property has pre-existing farm improvements and use as mentioned in above sections

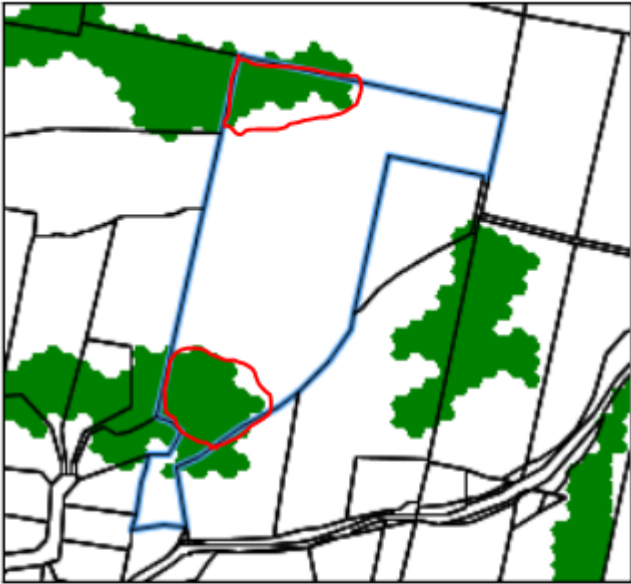
LCZ3 is met but is of little relevance due to the rural use.

LCZ 4 is not applicable

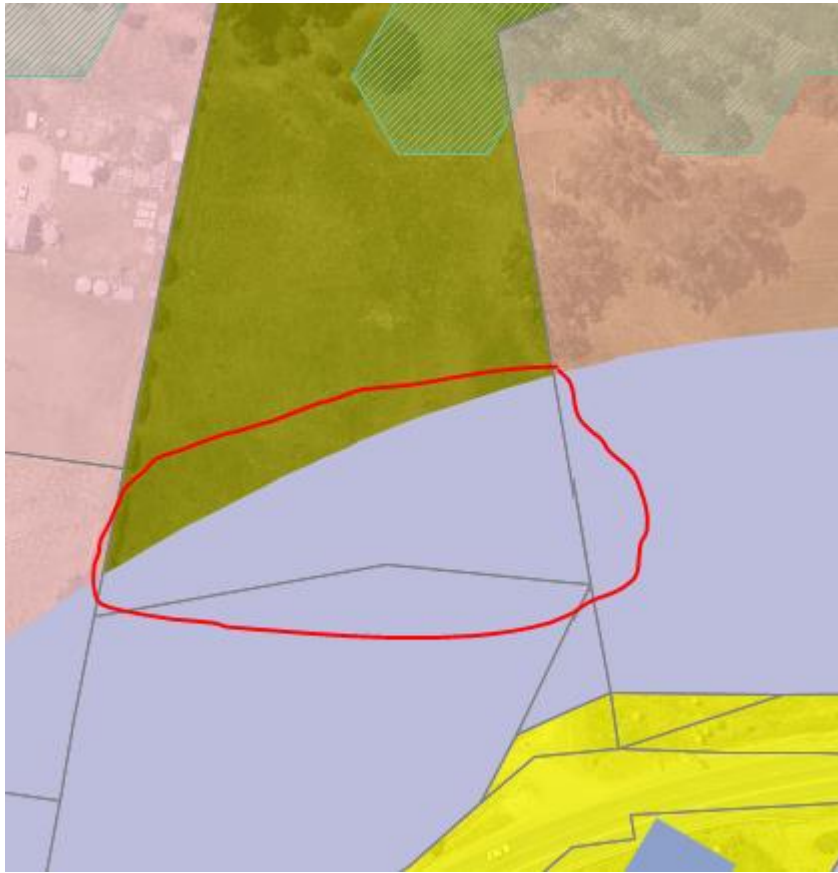
How does the title meet Requested Zone/s
--

Be specific and detailed as much as possible.

Please see the above detailing of rural use, Cattle, Horses, pastures, Firewood processing, farm improvements by way of fencing, gates, dams, various troughs, fenced off and petitioned paddocks, a small potato crop etc.

Are you challenging Natural Values Overlay?	Yes - Yes I am	No
<p>The proposed Priority Veg Overlay is based off inaccurate data. To attain a broad coverage Council have use potential habitat of various and sundry mammals that have not been evidenced. Aka ground truthed within the area identified. Furthermore, these are animals and by definition are not part of flora. Modelling is based of REM mapping and I have had a Forest Practices Officer assessing the quality of the vegetation. Below shows areas within the red outlines that are in fact cleared paddocks.</p>  <p>Relative Reservation</p> <ul style="list-style-type: none"> • (DAS) Eucalyptus amygdalina forest and woodland on sandstone • (DGL) Eucalyptus globulus dry forest and woodland • (DTO) Eucalyptus tenuiramis forest and woodland on sediments <p>It is requested that the PVO be retreated to reflect the below sighting.</p>		
Are you challenging Scenic Overlay?	Yes	No - no

If Yes, please provide evidence as to what you are objecting to and why.



Scenic overlay identified in the above picture is acceptable.

Are you challenging any other Overlay?

Yes

No

None that I am aware of.

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings on the page.

Owner / Representer: Stephen Bartels			Location address: Huon HWY, Lower Longley		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
53362/1	3074806	4.11 ha	26.0 Rural Resource	Rural	Rural

Location of title.



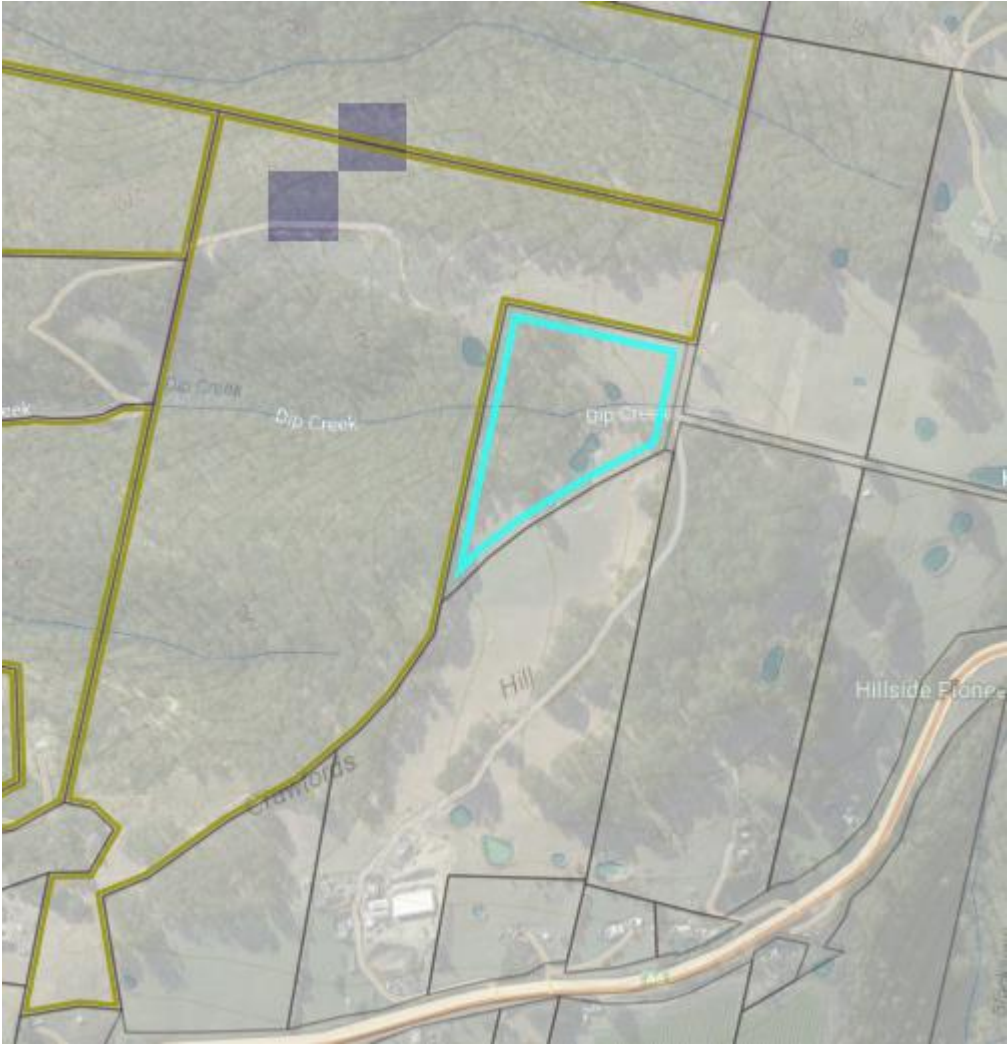
LEGEND

General Residential	Light Industrial	Community Purpose
Low Density Residential	General Industrial	Recreation
Rural Living	Rural	Open Space
Village	Agriculture	Future Urban
Local Business	Landscape Conservation	Particular Purpose
General Business	Environmental Management	Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61.

**Light Blue Border shows owner's land in question.

Viewshed: 0% Coverage



Huon Valley Zoning Association’s Viewshed Map:

LEGEND	
HVC-LIST-HVZA-RAW	HVZA-ViewShed
VIEWShed	No. of Viewpoints
Landscape Conservation	<3
Landscape Conservation Split Zone	3
	6
	9
	11
	14
	17
	20
	22
	>25

*Light Blue Border shows owner’s land in question.

Property Description

Paddock.

Current use of title

General farming.

How does the title not meet Council's proposed Zone

I fully support Rural.

How does the title meet Requested Zone/s
--

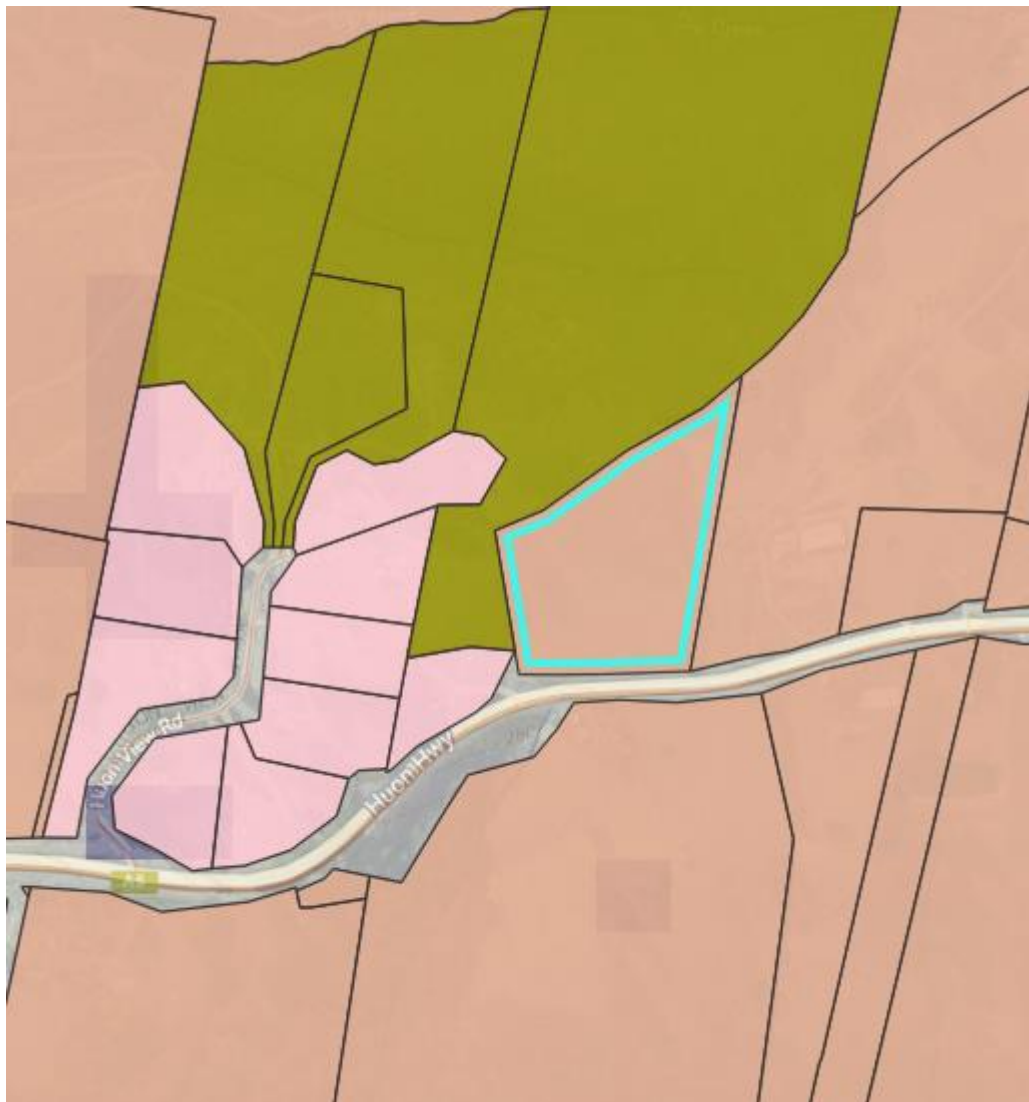
I fully support Rural.

Are you challenging Natural Values Overlay?	Yes	No
None that I am aware of.		
Are you challenging Scenic Overlay?	Yes	No
None that I am aware of.		
Are you challenging any other Overlay?	Yes	No
None that I am aware of.		

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings on the page.

Owner / Representer: Stephen Bartels			Location address: Huon HWY, Lower Longley		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
53352/2	3074806	4.41 ha	26.0 Rural Resource	Rural	Rural

Location of title.

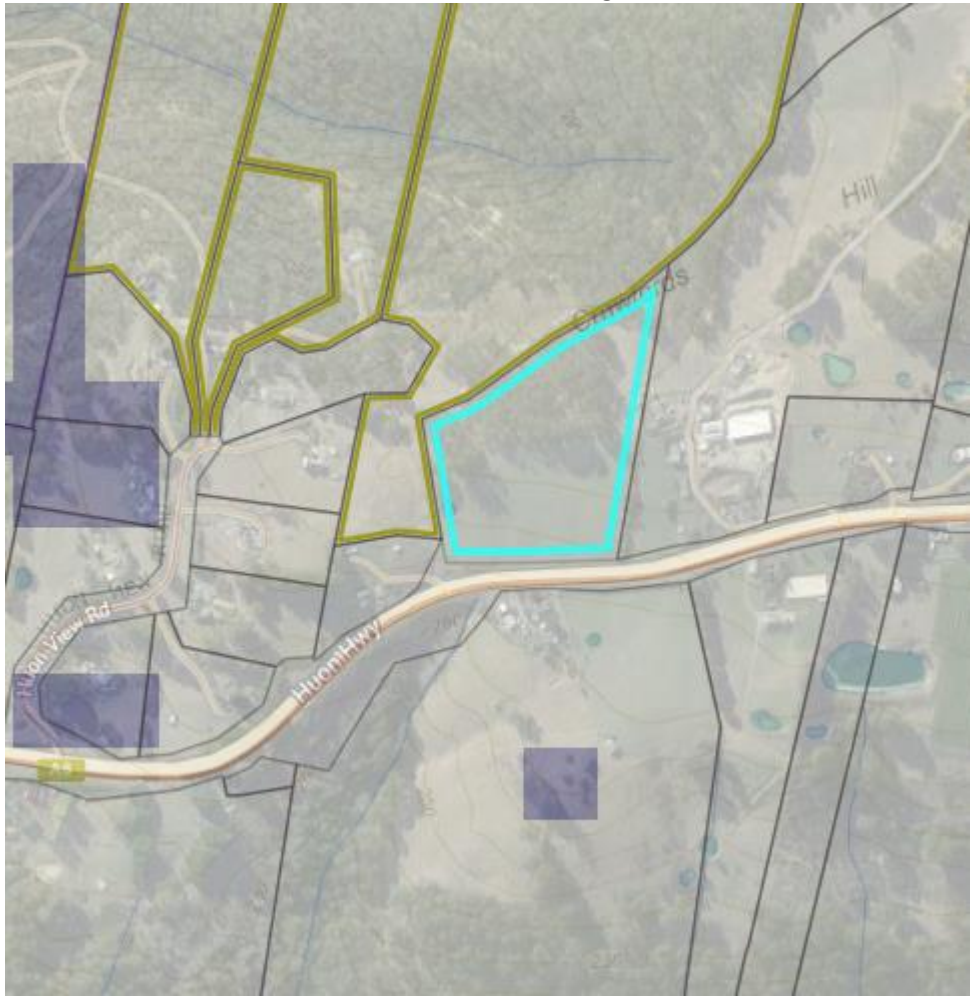


LEGEND		
■ General Residential	■ Light Industrial	■ Community Purpose
■ Low Density Residential	■ General Industrial	■ Recreation
■ Rural Living	■ Rural	■ Open Space
■ Village	■ Agriculture	■ Future Urban
■ Local Business	■ Landscape Conservation	■ Particular Purpose
■ General Business	■ Environmental Management	■ Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61.

**Light Blue Border shows owner's land in question.

Viewshed: 0% Coverage



Huon Valley Zoning Association's Viewshed Map:

LEGEND	
HVC-LIST-HVZA-RAW	HVZA-ViewShed
VIEWShed	No. of Viewpoints
Landscape Conservation	<3
Landscape Conservation Split Zone	3
	6
	9
	11
	14
	17
	20
	22
	>25

*Light Blue Border shows owner's land in question.

Property Description
Mainly paddock, general farming

Current use of title
General farming, rural.

How does the title not meet Council's proposed Zone

I fully support Rural.

How does the title meet Requested Zone/s
--

I fully support Rural.

Are you challenging Natural Values Overlay?	Yes	No
None that I am aware of.		
Are you challenging Scenic Overlay?	Yes	No
None that I am aware of.		
Are you challenging any other Overlay?	Yes	No
None that I am aware of.		

[illegible]

Owner / Representer: Stephen Bartels			Location address: Huon HWY, Lower Longley		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
160522/1	3074806	8.49 ha	26.0 Rural Resource	Rural	Rural

Location of title.



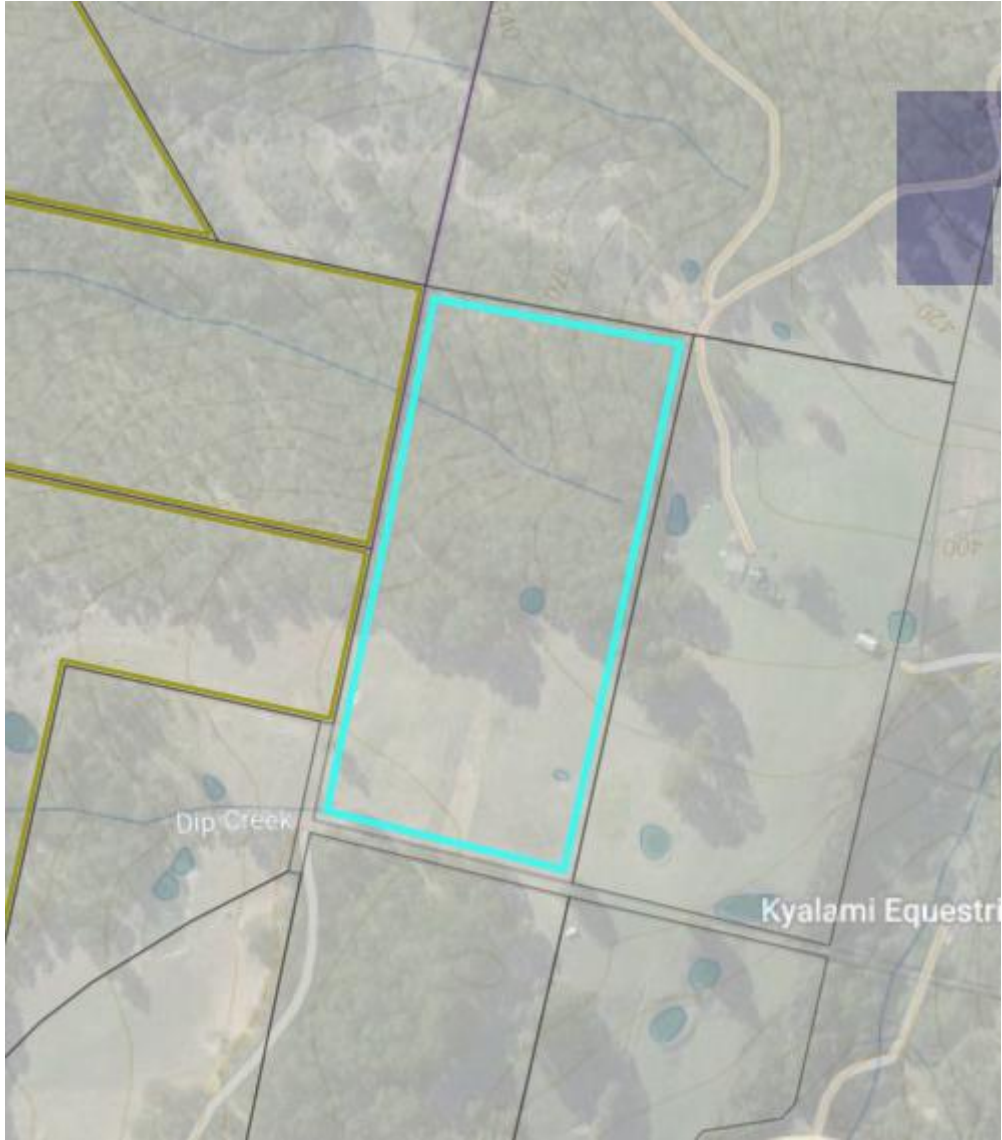
LEGEND

General Residential	Light Industrial	Community Purpose
Low Density Residential	General Industrial	Recreation
Rural Living	Rural	Open Space
Village	Agriculture	Future Urban
Local Business	Landscape Conservation	Particular Purpose
General Business	Environmental Management	Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61.

**Light Blue Border shows owner's land in question.

Viewshed: 0% Coverage



Huon Valley Zoning Association's Viewshed Map:

LEGEND	
HVC-LIST-HVZA-RAW	HVZA-ViewShed
VIEWShed	No. of Viewpoints
Landscape Conservation	<3
Landscape Conservation Split Zone	3
	6
	9
	11
	14
	17
	20
	22
	>25

*Light Blue Border shows owner's land in question.

Property Description

Half paddock, half bush

Current use of title

General farming ,rural.

How does the title not meet Council's proposed Zone

I fully support Rural.

How does the title meet Requested Zone/s
--

I fully support Rural.

Are you challenging Natural Values Overlay?	Yes – Yes I am	No
<p>The proposed Priority Veg Overlay is based off inaccurate data. To attain a broad coverage Council have use potential habitat of various and sundry mammals that have not been evidenced. Aka ground truthed within the area identified. Furthermore, these are animals and by definition are not part of flora. Modelling is based of REM mapping and I have had a Forest Practices Officer assessing the quality of the vegetation. A Forest Practices plan is being implemented.</p>		
Are you challenging Scenic Overlay?	Yes	No
<p>None that I am aware of.</p>		
Are you challenging any other Overlay?	Yes	No
<p>None that I am aware of.</p>		

[illegible]