



From Channel Highway  
appo. 4.7 kilometres.  
Only visible for 20 metres of road.





Save



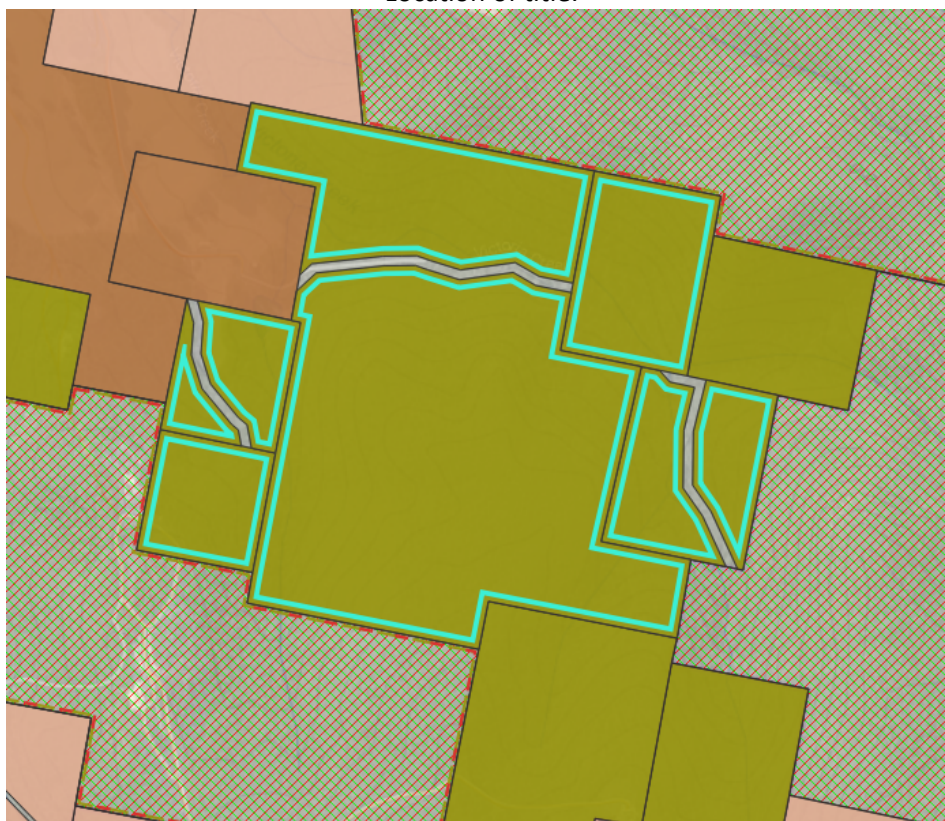
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Disclaimer: This Huon Valley Zoning Association Template is to be used to assist the landowner in structuring their position to the Planning Authority. It is not to be understood as planning or legal advice and whilst the information provided in this template is within our best efforts as being correct, these details need to be verified by the landowner, themselves.

Owner / Representor: Nigel Goodwin			Location address:153;67 Goodwins Rd Upper Woodstock		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
147364/1 245056/1 147364/3 120775/1 147364/2 147364/4	2558323	10.11 ha 16.90 ha 6.27 ha 10.28 ha 6.10 ha 52.57 ha	26.0 Rural Resource	Landscape Conservation	Rural

Location of title.

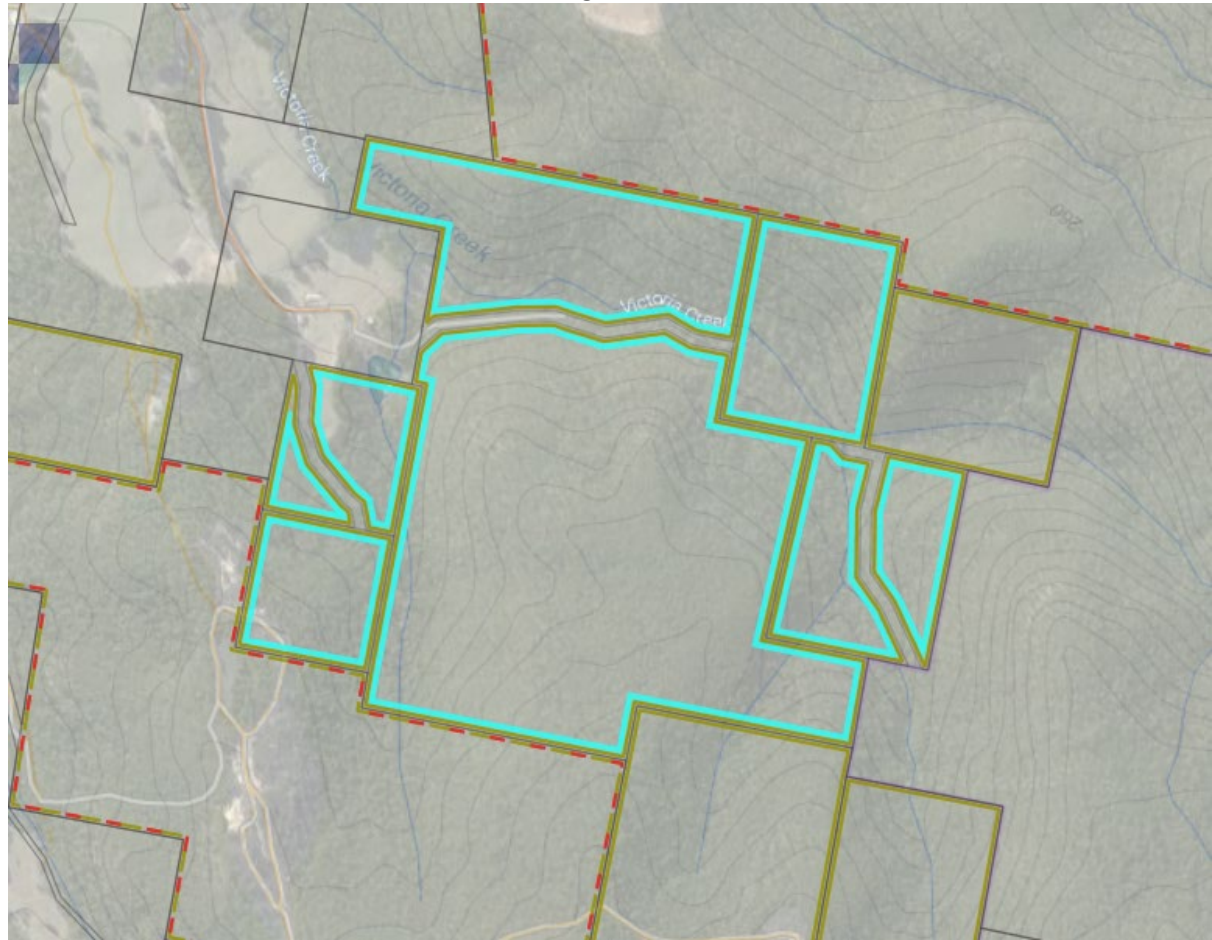


LEGEND		
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> General Residential	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Light Industrial	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Community Purpose
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Low Density Residential	<span style="display:inline-block; width:15px; height:15px; background-color:darkpurple; border:1px solid black;"></span> General Industrial	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Recreation
<span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Rural Living	<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> Rural	<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> Open Space
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Village	<span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> Agriculture	<span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> Future Urban
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Local Business	<span style="display:inline-block; width:15px; height:15px; background-color:olive; border:1px solid black;"></span> Landscape Conservation	<span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span> Particular Purpose
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> General Business	<span style="display:inline-block; width:15px; height:15px; background-color:darkolive; border:1px solid black;"></span> Environmental Management	<span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border:1px solid black;"></span> Split*

\*Split Zones please consult Draft-HVC-LPS data Appendix 61 and later 35F documentation.

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

Viewshed: 0% Coverage across all titles selected



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 17

9 20

11 22

14 >25

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

\*\*Landscape Conservation (LCZ) Borders indicate land within the Huon Valley Councils Endorsed 35F and Draft-LPS with LCZ full or split Zoning intent.

\*\*\* The HVZA-Viewshed indicates how visible parts of the subject title is from a viewshed based off of verified scenic road corridors. The colour shade represent how many viewpoints can see a portion of land. Further, explanation is to be provided to the TPC by HVZA.

Property Description
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<p>The six blocks mentioned above are mostly connected to each other and consist of steep grades from both sides of Victoria Creek, which has almost a permanent flow except for mid to late summer, where it tends to stop altogether. Away from the Creek, there are less steep grades of land with access via tracks put in place by previous owners prior to 1960s where selective logging occurred for apple box timber.</p>
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<p>Most of the land can only be seen from the adjacent hills but cannot be seen from the Channel Highway on from the Pelverata Rd.</p>
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<p>The largest hill within the area has mostly Brown Peppermint trees on it, the other areas have Stringy Bark. All the land involved was completely burned in 1967 and although the Stringy Bark trees survived, the few Blue Gums didn't, and have still not reappeared.</p>
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Current use of title
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<p>The land was purchased by my father between 1946 and 1960 where he became an apple orchardist until 1975. He then cleared suitable land and bred beef cattle. I assisted him with this and continue to still do the same. It's a small beef operation with approx.. 25Ha of cleared land for pasture but the areas of bushland is used for winter grazing and shelter for the livestock.</p>
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How does the title not meet Council's proposed Zone
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As the land cannot be seen from any major travel route and has no skyline visible, it has no landscape value, therefore does not meet LCZ1.
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This can be demonstrated by the "view shed" supplied by HVZA, attached.
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How does the title meet Requested Zone/s
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These titles has been used for many years as part of a rural farming operation and should be permitted to continue. If like for like was applied it could be.
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