

BECKER

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: Dan Becker			Location address: 172 GOODWINS RD, Upper Woodstock		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
142648/2	2558315	19.32 ha	26.0 Rural Resource	Landscape Conservation	Preference 1: <i>Rural Living Zone</i> Preference 2: <i>Split Rural Zone and Rural Living Zone</i>
142648/1	2558315	10.12 ha			

Location of title.



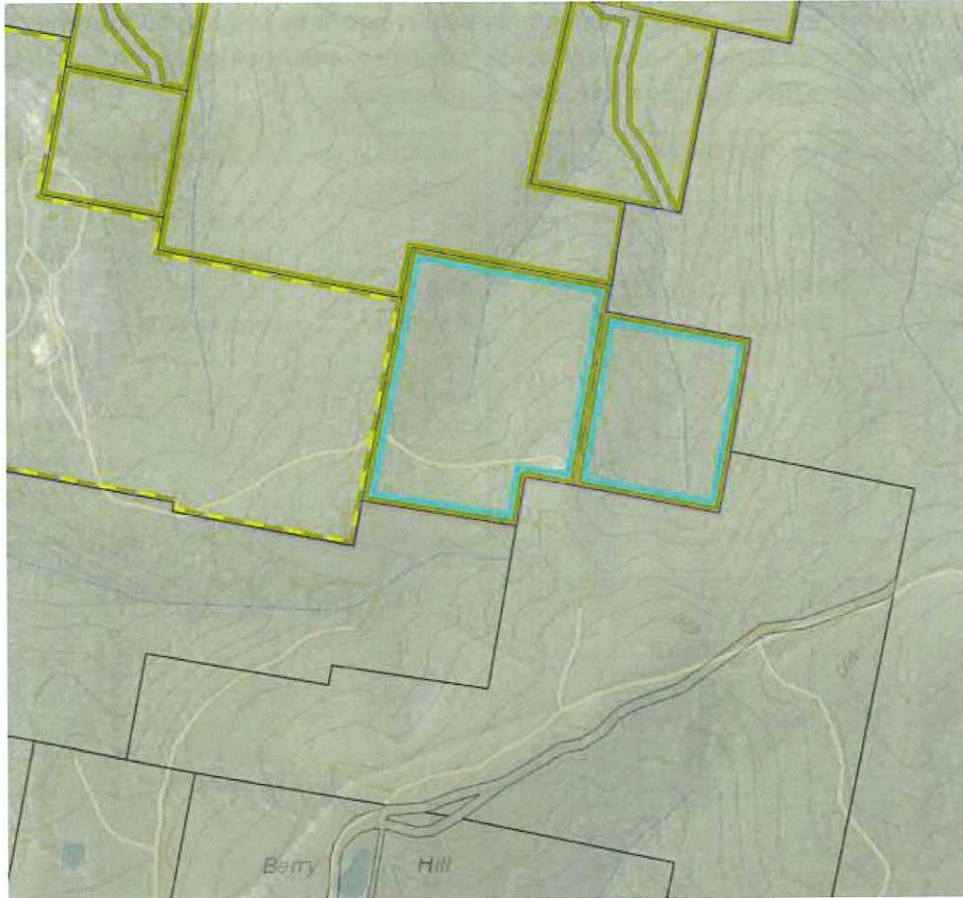
LEGEND

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 and later 35F documentation.

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

Viewshed: 0% Coverage



Huon Valley Zoning Association's Viewshed Map:

LEGEND

Suburb Boundary	5 - 8	18 - 20	Landscape Conservation Split Zone
HVZA-ViewShed	8 - 10	20 - 23	
No. of Viewpoints	10 - 13	> 23	
< 3	13 - 15	Landscape Conservation	
3 - 5	15 - 18		

*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 represents how many viewpoints can see a portion of land. Further, explanation is to be provided to the TPC by HVZA.

Property Description

- 30.17ha of undulating land with cleared areas and a primary residence



Current use of title



We have purchased 172 Goodwins road with the intention of relocating from interstate (Western Australia) and forging a new life for our small family. We wish to;

- Pursue an organic orchid
- Extensive vegetable garden
- Graze livestock
- Explore other means of income and self-sustainability off our land.

- Likely clear a portion of our land for these pursuits, as the nature of our block is heavily treed
- Given our land also has winter water courses and is steep in areas, these cleared areas would also need to be thoughtfully designed and maintained in the interests of preserving the natural beauty of the land.

We are gravely concerned that the zoning change will not allow us to move forward with these plans which for obvious reasons will have a huge impact on our family's future, income potential and lifestyle.



How does the title not meet Council's proposed Zone

-Intended/priority use is residential and development, which is stipulated as a reason for the LCZ not to be applied, see below.

Zone	Zone Purpose	Zone Application Guidelines
		<p>LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.</p> <p>LCZ 4 The Landscape Conservation Zone should not be applied to:</p> <p>(a) land where the priority is for residential use and development (see Rural Living Zone); or</p> <p>(b) State-reserved land (see Environmental Management Zone).</p> <p><i>Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary.</i></p> <p><i>Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.</i></p>

How does the title meet Requested Zone/s

RLZ 1 The Rural Living Zone should be applied to:

- (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g., hobby farming), but priority is given to the protection of residential amenity; or
- (b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies

RLZ 4 The Rural Living Zone should not be applied to land that:

- (a) is suitable and targeted for future greenfield urban development;
- (b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or
 - Not wishing to challenge Natural Assets overlay (Priority vegetation and Waterway protection)
- (c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

Are you challenging a Natural Assets Code?	Yes	No
Are you challenging a Scenic Protection Code?	Yes	No
Are you challenging any other Overlay?	Yes	No

Additional Notes:

No Rep in 35F

Pre IPS 2015 zone appears to be Rural Zone