

From: "Christine Clark" <christine_clark@live.com.au>
Sent: Mon, 30 May 2022 21:18:08 +1000
To: "hvc@huonvalley.tas.gov.au" <hvc@huonvalley.tas.gov.au>
Subject: To the General Manager- Huon Valley Council- Draft Huon Valley Local Provisions Schedule
Attachments: Draft HUon Valley local provisions schedule.pdf

To the General Manager of the Huon Valley Council.

Please find attached my representation for the Huon Valley councils- Draft Huon Valley Local Provisions Schedule.

Kind regards
Robert Clark.

Robert Benjamin Clark

25, Norms Road, Glen Huon, Tas7109

Phone: 0418300375

Christine_clark@live.com.au

► **The General Manager, Huon Valley
Council**

Draft Huon Valley Local Provisions Schedule

Name: Robert Benjamin Clark,

Norms Road, Glen Huon-Lot 1 of plan 210040
(property ID 5700575)

and

Norms Road, Glen Huon-Lot 1 of plan 244379
(property ID 1575383)

To the General Manager, Huon Valley Council.

I am writing to you today as the current property holder at Norms Road Glen Huon.

My Submission today is regarding both of my properties:

Norms road Glen Huon -Lot 1 of plan 210040 (property ID 5700575)

and

Norms Road, Glen Huon, Lot 1 of plan 244379 (property ID 1575383)

I have recently been made aware of changes to the zoning in and around the huon valley where I have noted my current property address is being rezoned

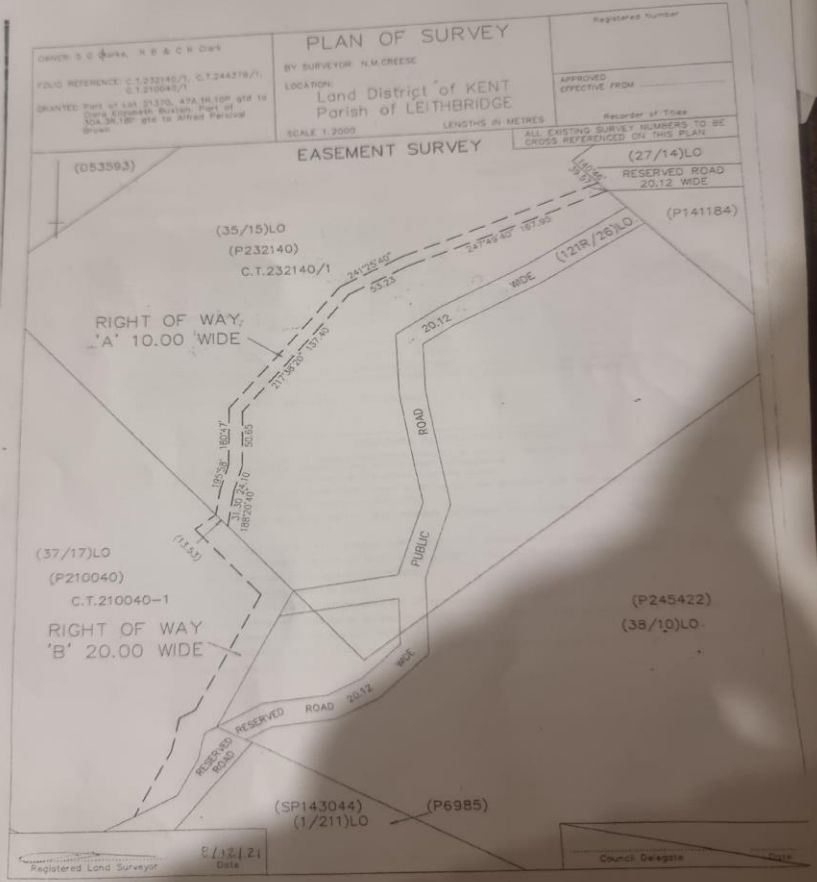
The current zone of my properties are rural resource where it is proposed to change to landscape conservation.

I believe we have not had adequate opportunity to engage a planner, to properly review what the new zone means to our property. From my own research and understandings, I do not believe the new rezone is applicable to my property and current circumstances, and therefore do not accept these changes.

Prior to my knowledge of the zoning changes, the future plans for the block were to eventually build a house, over the past few years we have slowly cleared an area to potentially build a future house.

We have also engaged in a surveying company to change the right of way and access road to the property in a more accessible way, time and money has already been invested into this project. As shown in picture,(a, b, c) including the surveying report and invoice for surfacing of the road.

155-R12C



Pic a

SURVEY NOTES
SHEET 1 OF 4 SHEETS

REGISTERED NUMBER:
LENGTHS IN METRES

GROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY
Owner: S. G. O'NEIL, P-123456789, R. B. & C. K. CLARK

SURVEY CERTIFICATE
I, Nicholas Mark, Clerk of Court, being a Registered Land Surveyor, do hereby certify that the nature of the case admits:
(a) the survey was taken under full compliance from surveys taken under my supervision, and
(b) this survey and accompanying survey notes comply with the requirements of the Survey Act and the regulations made thereunder.
The report of the survey and the original notes are hereby certified as true and correct.
Signature: _____ Date: 8/12/24

Field Reference: C1/221140/1, C1/221140/2, C1/244379/1, C1/210040/1
Purpose of Survey: Easement Survey

Survey Commenced: 18/02/2020	Survey Completed: 27/07/2020	Surveyors Ref: 19223
Horizontal Datum: GDA94	Bearing Datum: MGA94	Combined Scale Factor: 0.99995448
MGA94 COORDINATE ORIGIN		
SURCOM Mark ID: E 495055.597	N 5237096.072	EPJ D.018
AUSPOS Local coordinated mark: E	N	Measurement Duration: 4.79hrs
NETX Local coordinated mark: E	N	COMS provider: EPJ
Stage base station CHSS SURCOM Check Mark ID: E	SURCOM: E	Measured: E
	Measured: E	EPJ
Local coordinated mark: E	A E	N
	E	EPJ

MGA94 BEARING ORIGIN: If bearing origin is determined from SURCOM marks or CHSS observations, state the line adopted (station identifiers and bearing between) and ground station comparison (where appropriate).
MGA Datum per Calc obs (1) - STIPWAT : 85°21'12"

BOUNDARY REINSTATEMENT REPORT

(Where not documented in the body of these survey notes, describe all evidence, including statements by interested parties, comparisons and other information relevant to the reinstatement of boundaries.)

- All boundaries are open and all corners are OPA unless otherwise stated.
- Unless otherwise noted, the age of old marks shown in this survey are consistent with their attributed origin.
- Method of survey is total station traverse and RIK GPS.
- Old post (Tops) at (A1) and Steel post at (A2) adopted. (A2) fixed per (27/04) from (A1). (A1) fixed per (27/04) from (A1).
- Steel post at (A10) and post at (A11) adopted. C/C (B3) - (A10) adopted to re-establish (A28) from (B3).
- Old star & stones per (P6985) adopted at (A23), (A24) & (A25). C/C (A23)-(A12) adopted. bearings adjusted, distances proportionate to re-establish road boundaries per (12/18/28).
- (A10) joined to (A19). (A24) joined to (A10).
- Mark found at (S0167298-020) is an old spike not CP as inferred by (SP143044).
- OP found at (S0167298-A2) appears to be 40yrs and not originate from (19/74) as indicated on (SP143044). Origin is unknown however is consistent with the age of (P6985).
- (S0167298) notes no mark at (113) ((A27) by this survey) however this survey found the old star at this location per (P6985). No mark was found at (A28) ((019) on (S0167298)).

Pic b

Original
TAX INVOICE * / STATEMENT *
(* DELETE AS APPROPRIATE)

DATE 27-4-22

TO BOB CLARK

ORDER NO.

ABN (of Recipient)

FROM GEOFF WELH EARTHWORKS

ABN (of Supplier) 49 853 970 307

QTY	DESCRIPTION	PRICE	G.S.T.	TOTAL
	SODDY AND DELIVER 357 BREKKE TO NORHS RD GLEN HUON	700.00	700.00	7700.00
	EXCAVATE ORZUEWAY INSTALL ORAZINS, SPREAD BASEROCK	3960.00	3960.00	4356.00

TOTAL INCLUSIVE OF G.S.T. 2056.00

Total includes G.S.T. of 1096.00

Pic c.

whilst we are still trying to learn about what the changes will mean for us, we are concerned that our future retirement plans may be affected, that our blocks may be devalued and that hard earned time and money will be wasted, leaving us with invaluable property, and future inheritance for our children worthless. We are also concerned that should the current zoning change, should we not get pre planning approval in time it may cost us thousands of dollars in the future to be able to do what we wish with our own property.

By copy of this email/letter I am requesting council to accept my representation (submission) to the LPS planning changes and that I now be included in the opportunity to provide more detail and undertake a face-to-face review with the Tasmanian Planning Commission (TPC) In the near future to review any zone impacts or changes to my property.

Kind regards,
Robert Clark.

Robert Benjamin Clark

5/30/2022