

From: "LIV ATTAIN" <liv@attaindigital.agency>
Sent: Wed, 27 Apr 2022 18:49:18 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Cc: "Gary Skinner" <gary@garmond.com.au>
Subject: LPS Planning Changes - 21 Smiths Road Surges Bay 7116 - Agriculture Zoning
Attachments: Fwd: Authority to Act

To Whom it May Concern,
Huon Valley Council
Property: 21 Smiths Road Surges Bay 7116
Owner: Gary Skinner - AngleBay Pty Ltd
Proposed Zone: Agriculture
Applying for: Significant Agriculture

The owner of the land has not received any notifications, and as such have not had adequate opportunity to engage a planner, to properly review what the zoning changes mean for their property in regards to the new scheme compared to the old.

I attach an email detailing their authority for me to contact you on their behalf. They are also copied on this email communication.

Without the contribution of a certified planner they do not feel they can confidently submit the detailed submission with the level of expertise required for something as important as the Zoning of their land moving forward.

This email serves to advise they are applying for the correction to be made that this parcel of land be zoned under the Tasmanian Planning Scheme as Rural Zone - as it was under the previous zoning.

We believe the application of Rural Zone best meets the Zone Purpose Statements from the HVIPS 2015 zoning of this land compared to Agriculture. Several of the surrounding properties of similar size and scope have been zoned Rural and the block is a failed apple farm from many decades ago the area, it is worth noting was originally highlighted as a planning site for the town of Surges Bay. The slopes of the land do not lend themselves for the strict limitation of Agriculture. Correcting the application of this new zoning name to the property will allow the owners to continue along the use of this land for its current purpose, and future uses, without the limitations afforded under the current proposed zoning.

We request this letter/ email be accepted by Council as the submission/ representation to the LPS planning changes and that we 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 the mentioned property.

Best regards
Olivia Jones

SMITHS RD SURGES BAY

📍 **lon:** 146.991072 **lat:** -43.211585

▼ Titles

1 ⋮

PID 2667693

Parcel Address 21 SMITHS RD

CT 143213/2

Tenure Type Freehold Title

Locality SURGES BAY

Improvements DWELLING

Area 186802.999

▼ Overlays

Landslip Hazard

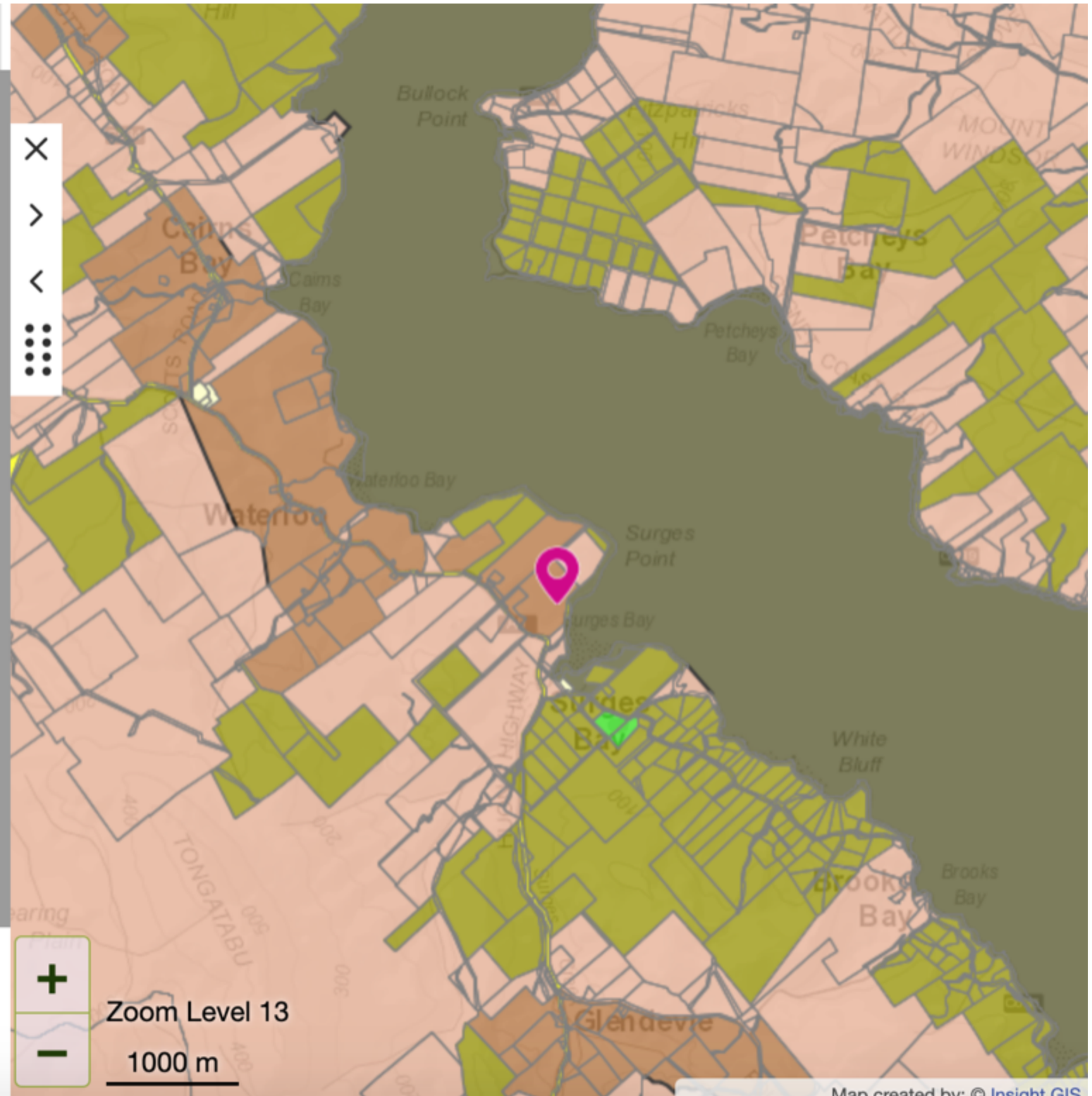
Scenic Road Corridor

Bushfire Prone Areas

Coastal Erosion Hazard

Waterway and Coastal Protection

NOTE: Additional codes are not mapped and may be triggered



Map created by: © Insight GIS

SMITHS RD SURGES BAY



Overlays

- Landslip Hazard
- Scenic Road Corridor
- Bushfire Prone Areas
- Coastal Erosion Hazard
- Waterway and Coastal Protection

NOTE: Additional codes are not mapped and may be triggered based on description

Links

Priority Veg Report

Zones

1



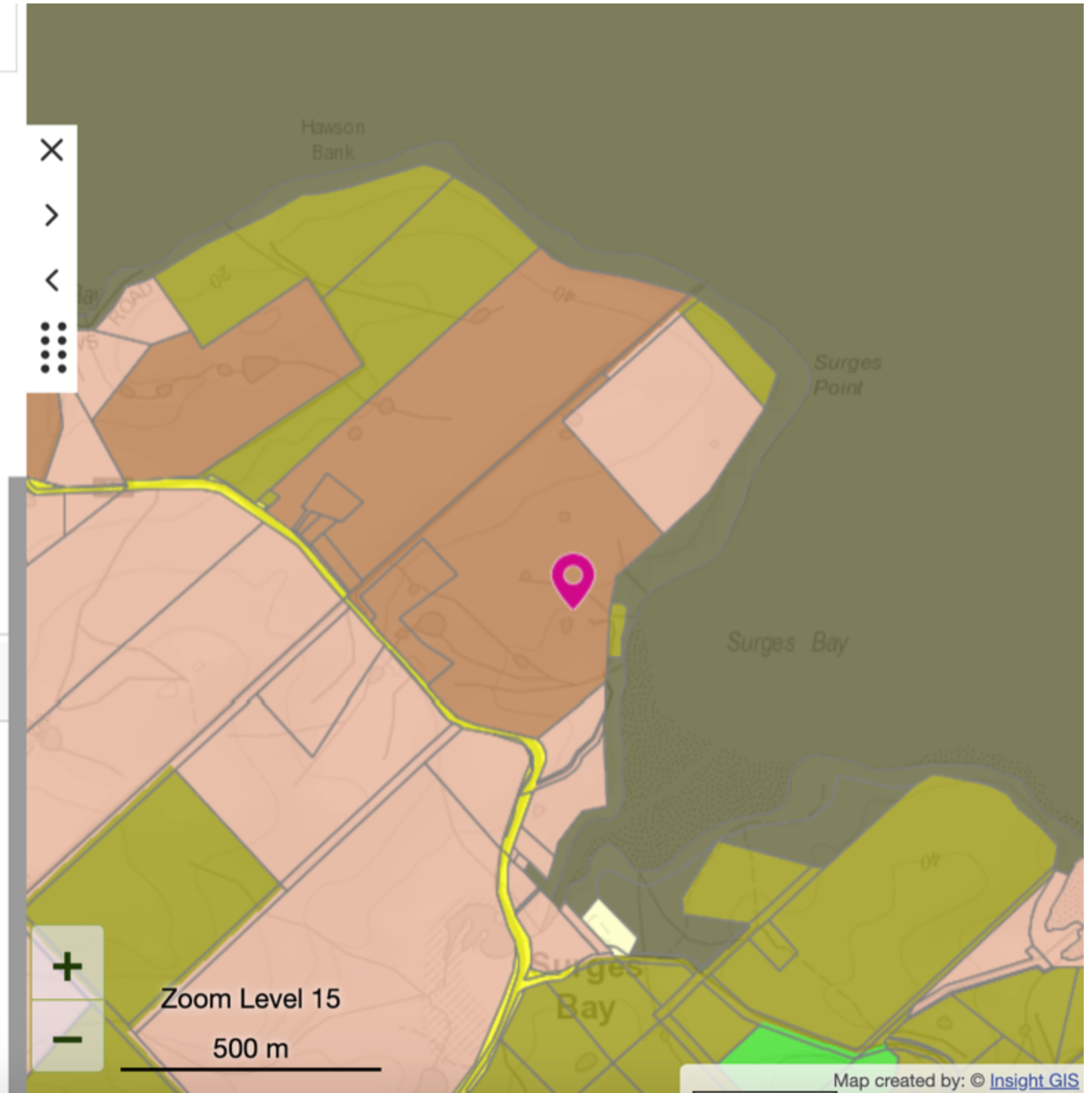
LPS_NO : Huon Valley Local Provisions Schedule

ZONE_NO : Agriculture

ZONE_SUBGRP :

NOTES :

TABLE : lps_planning_zones



Liv Jones

Attain Digital Agency | General Facilitator of Glitter Distribution
liv@attaindigital.agency
Phone: 0410 941 305



From: "Gary Skinner" <gary@garmond.com.au>
Sent: Wed, 27 Apr 2022 16:09:41 +1000
To: "liv@fitfamfarm.com" <liv@fitfamfarm.com>
Subject: Fwd: Authority to Act

Begin forwarded message:

From: Gary Skinner <gary@garmond.com.au>
Subject: Authority to Act
Date: 27 April 2022 1:12:34 pm AEST
To: LIV Jones

To whom it may concern.

This is to certify that Olivia Jones is authorised to act on behalf of Anglebay the owner of property numbers 7681881. 709453. 2667693. in the matter of classification currently being undertaken by the Huon Valley Council.
Gary Skinner. Director Anglebay P/L.

Gary Skinner *Managing Director*

t +61 3 9338 0044 **f** +61 3 9338 3938

GARMOND PTY LTD Unit 5/ 34 • Carrick Drive • Tullamarine • VIC 3043

gary@garmond.com.au www.scandice.com.au



please don't print this e-mail unless you really need to.

Gary Skinner *Managing Director*

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please don't print this e-mail unless you really need to.

From: "LIV ATTAIN" <liv@attaindigital.agency>
Sent: Wed, 27 Apr 2022 18:33:06 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Cc: "Gary Skinner" <gary@garmond.com.au>
Subject: LPS Planning Changes - 12 Smiths Road Surges Bay 7116 - Landscape Conservation
Attachments: Fwd: Authority to Act

To Whom it May Concern,
Huon Valley Council
Property: 12 Smiths Road Surges Bay 7116
Owner: Gary Skinner - AngleBay Pty Ltd
Proposed Zone: Landscape Conservation
Applying for: Rural Zoning

The owner of the land has not received any notifications and as such have not had adequate opportunity to engage a planner, to properly review what the zoning changes mean for their property in regards to the new scheme compared to the old.

I attach an email detailing their authority for me to contact you on their behalf. They are also copied on this email communication.

Without the contribution of a certified planner they do not feel they can confidently submit the detailed submission with the level of expertise required for something as important as the Zoning of their land moving forward.

This email serves to advise they are applying for the correction to be made that this parcel of land be zoned under the Tasmanian Planning Scheme as Rural Zone - as it was under the previous zoning.

We believe the application of Rural Zone best meets the Zone Purpose Statements from the HVIPS 2015 zoning of this land compared to Landscape Conservation, and correcting the application of this new zoning name to our property will allow the owners to continue along the permitted path of using this land for it's current purpose, and future uses, without the limitations afforded under the current proposed zoning. I have attached the previous zoning and proposed zoning for your easy reference. Furthermore I have attached a portion of the Priority Vegetation report which indicates there is no significant vegetation present on this property.

We request this letter/ email be accepted by Council as the submission/ representation to the LPS planning changes and that we 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 the mentioned property.

Best regards
Olivia Jones

Identify Results

Disclaimer X

5 features found in 3 layers

<i>Property Address</i>	12 SMITHS RD SURGES BAY TAS 7116
<i>Property ID</i>	7099453
<i>Title Reference</i>	153006/1

▼ Tasmanian Interim Planning Scheme Zoning (2 features)

Feature	
<i>Zone Number</i>	26
<i>Zone</i>	26.0 Rural Resource
<i>Scheme Code</i>	124
<i>Planning Scheme</i>	Huon Valley Interim Planning Scheme 2015
<i>Scheme Date</i>	31/08/2015
<i>Comments</i>	
<i>Disclaimer</i>	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on

POI: GDA94 MGA55 : 499375E, 5215635N

Identify Options

∨ Zones

2



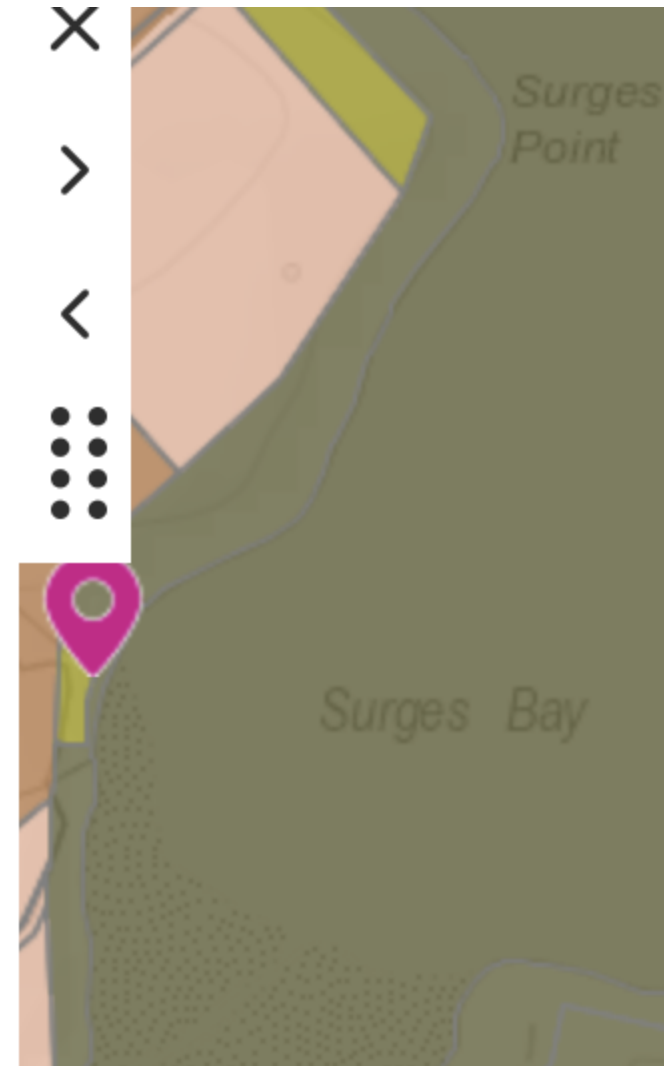
LPS_NO : Huon Valley Local Provisions Schedule

ZONE_NO : Landscape Conservation

ZONE_SUBGRP :

NOTES :

TABLE : lps_planning_zones



Threatened Fauna and Significant Habitat



These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999). Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat

Liv Jones

Attain Digital Agency | General Facilitator of Glitter Distribution
liv@attaindigital.agency
Phone: 0410 941 305



From: "Gary Skinner" <gary@garmond.com.au>
Sent: Wed, 27 Apr 2022 16:09:41 +1000
To: "liv@fitfamfarm.com" <liv@fitfamfarm.com>
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To whom it may concern.

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Gary Skinner. Director Anglebay P/L.

Gary Skinner *Managing Director*

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Gary Skinner *Managing Director*

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please don't print this e-mail unless you really need to.

From: "Justine Brooks" <justine.brooks@pda.com.au>
Sent: Tue, 31 May 2022 16:40:03 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Cc: "gary@garmond.com.au" <gary@garmond.com.au>; "Allan Brooks" <allan.brooks@pda.com.au>
Subject: LPS Submission obo Mr Gary Skinner
Attachments: 49587 LPS Submission G Skinner Huon (002).pdf
Importance: High

Dear Huon Valley Council

Thank you for the opportunity to participate in the LPS process. I have attached an LPS submission prepared and lodged on behalf of Mr Gary Skinner.

The submission relates to the properties with the gazetted address of 12 & 21 Smiths Road, Surges Bay (CT: 143213/2 & 153006)

Do not hesitate to contact me should you require additional clarification or information about any matter contained within the correspondence.

Kind regards,



Justine Brooks MEnvPIg GDBA GCM MPIA
Director | Planning Manager

Phone: +61 (03) 6331 4099 | Mobile: 0429 201 271
justine.brooks@pda.com.au

PO Box 284, 3/23 Brisbane Street, Launceston TAS 7250

31st May, 2022

The General Manager
Huron Valley Council
40 Main Road
HUONVILLE TAS 7109

Emailed: hvc@huonvalley.tas.gov.au

Dear Sir

Representation to the Huon Valley Council Submission re: Local Provision Schedules

On behalf of: Gary Skinner
Property Address: 12 & 21 Smiths Road, Surges Bay
CT: 143213/2 & 153006/1

Representation:

The land is situated at Surges Bay and is currently zoned Rural Resource. Under the Tasmania Planning Scheme, the subject land is proposed to be zoned Agricultural (CT:143213/2) & Landscape Conservation (CT:153006/1). We believe that the Agricultural zone/Landscape Conservation is not the most suitable option for this property and that the subject site should be zoned Rural. As part of the Zoning application 8A guidelines, the following reasons are provided as to why it should be zoned as Rural relative to this submission.

Zone Application Guidelines

RZ1: The Rural Zone should be applied to land in non-urban areas with limited or no potential for agricultural as consequence of topographical, environmental, or other characteristics of the area, and which is not more appropriate included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.

The subject land is in a non-urban area with limited to no potential for agriculture as shown with the land capability class 5. It is unsuited for cropping and limited pastoral use. There is low valued vegetation onsite and the zones of Environmental Management or Landscape Conservation Zone would not be a more appropriate zone to Rural.

RZ3: The Rural Zone may be applied to land identified as 'Land Potential Suitable for Agriculture Zone' layer, if:

- a) *It can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;*

HOBART:

C.M. Terry, BSurv (Tas.), M.SSSI (Director)
H. Clement, BSurv (Tas.), M.SSSI (Director)
M.S.G. Denholm, BGeom (Tas.), M.SSSI (Director)
T.W. Walter, Dip. Surv & Map (Director)
M. Westerberg, M.E.M., M.I.E. AUST., C.P.ENG. (Director)
D. Panton, B.E. F.I.E. AUST., C.P.ENG. (Consultant)
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

KINGSTON:

A.P. (Lex) McIndoe, BSurv (Tas.), M.SSSI (Director)
M.M. Stratton, BSurvSpSc, GradDiplLandSurv (Tas.) (Associate)

LAUNCESTON:

J.W. Dent, OAM, B. Surv (Tas.), M.SSSI (Director)
M.B. Reid, BGeom (Hons) (Tas.), M.SSSI (Director)
J.M. Brooks, MEnvPlg, M.PIA (Director)

BURNIE/DEVONPORT:

A.W. Eberhardt, BGeom (Tas.), M.SSSI (Director)
A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Consultant)

OFFICES ALSO AT:

- 16 Emu Bay Rd, Deloraine, TAS 7304 (03) 6362 2993
- 6 Queen St, Burnie, TAS 7320 (03) 6431 4400
- 77 Gunn St, Devonport, TAS 7310 (03) 6423 6875
- 127 Bathurst St, Hobart, TAS 7000 (03) 6234 3217
- 6 Freeman St, Kingston, TAS 7050 (03) 6229 2131
- 10/16 Main Rd, Huonville, TAS 7109 (03) 6264 1277
- 3 Franklin St, Swansea, TAS 7190 (03) 6130 9099

- b) It can be demonstrated that there are significant constraints to agricultural use occurring on the land

The subject land is identified in the 'land potentially suitable for agricultural zone' but is listed as potentially constrained (Criteria 2b). This is due to the size of the title, the poor quality and low land classification (5 & 6) and being surrounded by smaller lifestyle blocks. These factors severely limit the agricultural potential of this land.

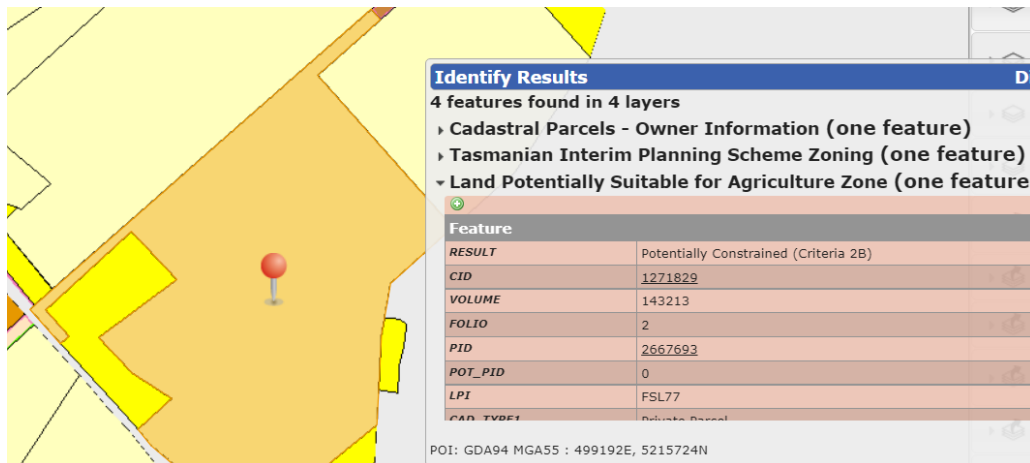


Figure 1: ListMap layer: Land Potentially Suitable for Agriculture Zone

Table 5 Results on the constraints analysis

Unconstrained	Potentially Constrained (Criteria 2A)	Potentially Constrained (Criteria 2B)	Potentially Constrained (Criteria 3)
<ul style="list-style-type: none"> - an area greater than the Criteria 1 size thresholds; or - an area less than the Criteria 1 thresholds, but adjoining another title with an area greater than the Criteria 1 size thresholds and a capital value of less than \$50,000/ha. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of greater than \$50,000/ha; and - not adjoining a residential zone. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of less than \$50,000/ha; - not adjoining a title with an area greater than the Criteria 1 size thresholds; and - not adjoining a residential zone. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of less than \$50,000/ha, or not adjoining a title with an area greater than the Criteria 1 size thresholds; and - adjoining a residential zone.

Figure 2: Constraints analysis – Agricultural Land Mapping Project- Background Report

These reasons why it should be zoned Rural are found in AZ6 of the zone application guidelines which indicate that alternative zoning may be considered for land identified in the 'land potentially suitable for agricultural zone'.

AZ6: Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternative zone if:

e) it can be demonstrated that:

- i) The land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone
- ii) There are significant constraints to agricultural use occurring on the land.

i) As show with mapping from the List (diagram on next page), the land has limited potential for agricultural use and is not integral to a larger farm holding within the agricultural zone.

ii) As mentioned previously there are significant constraints on the subject land for agricultural use to occur.



Figure 3: Land Capability mapping for subject site, and adjoining titles

CLASS 5

This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6

Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

Figure 4: Land Capability Hand Book definition of class 5 & 6

LCZ4: The landscape Conversation Zone should not be applied to:

- a) Land where the priority is for residential use and development: or
- b) State-reserve land.

The small title (CT:153006/1) is associated with the previously mentioned adjoining land with access and associated buildings. Due to this, the same zone should be applied to both titles.

Yours faithfully
PDA Surveyors

Allan Brooks