

From: "Smith Family" <blueridge1@skymesh.com.au>
Sent: Tue, 31 May 2022 16:18:59 +1000
To: hvc@huonvalley.tas.gov.au
Subject: Draft Huon Valley Local Provisions Schedule - Representation
Attachments: Representation_Smith_PID5864457.pdf

The General Manager
Huon Valley Council.

Attached, in accordance with the submission requirements detailed on the Huon Valley Council website, is a representation relevant to the draft Huon Valley Local Provisions Schedule as it affects Property ID 5864457.

Regards

Steve Smith

S & V Smith
PO Box 166
Snug, Tasmania, 7054

The General Manager
Huron Valley Council
PO Box 210, Huonville, TAS, 7109

Representation - Draft Huon Valley Local Provisions Schedule

1. This representation is submitted under Section 35 E (1) of the *Land Use Planning and Approvals Act 1993* and relates specifically to Huon Valley Municipality Draft LPS relevant to:
 - a. Property ID (PID) 5864457.
 - b. CT 251581/1 (Attachment A).
 - c. Location: 813 – 933 Nicholls Rivulet Road, Nicholls Rivulet, Tasmania, 7112.
2. We object to the proposed re-zoning of the subject property to “Landscape Conservation Zone” (LCZ) and request inclusion in the “Rural Zone”.

Background

3. The following key information is relevant to this representation.
 - a. We have owned and occupied the subject property for approximately 40 years.
 - b. There are two dwellings and an ancillary dwelling built on the property, along with associated outbuildings. Neither dwelling is fully consistent with proposed dwelling development standards for the proposed Landscape Conservation Zone (detailed in *State Planning Provisions Section 22*) in terms of exterior finish, building height, etc.
 - c. Dwellings are located at opposite ends of the property, each with separate access from Nicholls Rivulet Road. These dwellings are also connected via an internal 4WD road of approximately 900m in length.
 - d. The property has an approximate 0.8-kilometre road frontage along Nicholls Rivulet Road.

- e. Situated at the eastern end of the property, a former Department of Main Roads quarry (now partly, privately owned/Crown Land) occupies land formerly part of this title.
- f. In addition, a small plot of land, isolated by the quarry entrance, but associated with the subject property, also fronts Nicholls Rivulet Road.
- g. High voltage power transmission lines run through the north-eastern part of the property along an area adjacent to Nicholls Rivulet Road, and along Nicholls Rivulet Road parallel with the boundary.
- h. The entire property, together with all adjacent properties is currently zoned “Rural Resource” under the Huon Valley Municipality Interim Planning Scheme, with the following planning code overlays:
 - Bushfire Prone Area.
 - Attenuation Area.
 - Waterway and Coastal Protection Areas.
 - Biodiversity Protection Area.
 - Landslide Hazard Area.
- i. There is no environmental covenant applicable to the subject property.

Representation

4. This representation - objection to proposed Landscape Conservation zoning and request for inclusion in Rural zoning - is based on the following:

Inconsistency in Zone Application

5. The application of Landscape Conservation zoning within the Huon Valley Municipality is not consistent across properties proximate to the subject property. Specifically:

- a. Adjoining property (PID 2580723; CT 143107/2) is currently zoned Rural Resource, has the same set of zone codes applied as apply to our own property, as well as bearing the same Land Capability rating as detailed in the D’Entrecasteaux Land Capability Survey Report. That property has, however been zoned “Rural” under the new scheme. It is worth noting that AK Consulting’s *“Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones”* states that..... *“Titles that have characteristics that are suitable for either the Rural or Agriculture Zones (based on State Government’s – Zone Application Framework Criteria) should be zoned based on surrounding titles with the chief aim of providing a consistent land use pattern”*. This is a principle that does not appear to be applied uniformly.
- b. An operational quarry adjoining our property (PID 5864465; CT 66677/1) is currently zoned Rural Resource. The quarry is bordered by our own property on two sides and partly on a third. It is difficult to reason why this area should be proposed for

the Rural zone, while immediately adjoining and adjacent properties are supposedly only fit for Landscape Conservation.

- c. A property close by (PID 2579415; CT 142764/1) is identified in TASVEG as “vacant land”. That property is currently zoned Rural Resource, has no obvious infrastructure or development/use associated with it, is covered in native vegetation and has a similar set of zone codes appended, including biodiversity protection, bushfire and landslip provisions, and the same Land Capability rating as detailed in the D’Entrecasteaux Land Capability Survey Report as the subject property. That property is however, zoned “Rural” under the new scheme.
- d. Property ID 5864545; CT 210697/1 is a 24.9 Ha property listed with a Nicholls Rivulet Road address. Under the proposed Tasmanian Planning Scheme, the property has multiple zone codes appended, including:
 - Bushfire Prone Areas.
 - Landslip Hazard.
 - Waterway and Coastal Protection.
 - Priority Vegetation Area.

The property adjoins a large block of properties proposed for Landscape Conservation zoning and is identified in a Priority Vegetation Report with full coverage as “Threatened Fauna and Significant Habitat – Tasmanian Devil” and there are no apparent developments on the property (as also indicated by the Priority Vegetation Report).

Despite the range of zone codes, absence of development, proximity to other properties zoned Landscape Conservation and virtually full coverage as threatened fauna habitat, this property is proposed for “Rural” zoning.

6. In general, Huon Valley Municipality application of the new zones is also not consistent with the approach adopted by other councils. For example:
 - a. The *Central Highlands Municipality Local Provision Schedule – Supporting Report – 20 July 2021* notes that... “*the Landscape Conservation Zone is not used in the Central Highlands LPS*”. That approach seems to be driven by a preference to retain scope for rural/agricultural uses to the extent possible.
 - b. Glamorgan Spring Bay Municipality, where the published approach to zoning changes was to:
 - *Convert...“the old scheme into the new Scheme using like for like zones where we could. So, land in a General Residential Zone in the old scheme is in General Residential under the new scheme, Light Industrial is Light industrial etc”;* and
 - *All land that was in an Environmental Living Zone (ELZ) is now in a Landscape Conservation Zone as the ELZ is not available under the SPPs. Private land that was in an Environmental Management Zone (EMZ) is now*

in the Landscape Conservation Zone as the SPP EMZ does not allow for private dwellings....”

- c. Kingborough Municipality, where at a Kingborough Community Forum General Meeting on 5 June 2021 it was noted by the Manager, Development Services that:
 - *“for Council this was primarily about assigning zones and overlays aligning as much as possible to the current scheme”.*
- d. Tasman Council Section 35G Notice of 30 June 2021, states that:
 - *“The Landscape Conservation Zone applies to areas where residential use is the most prevalent use, which is in part due to the translation of the Environmental Living Zone; and that*
 - *There is no consideration of residential amenity and the potential impacts of discretionary use to established residential amenity”.*
- e. Glenorchy City Council stated that:
 - *We converted the old scheme into the new Scheme using like for like zones where we could. So, land in a General Residential Zone in the old scheme is in General Residential under the new scheme, Light Industrial is Light Industrial etc.*

7. Within the Huon Valley Municipality, the principle of “like for like” conversion (i.e. conversion of land that is currently zoned “environmental living”, “environmental management” or has a formal conservation covenant applied) would appear to have been overridden by the strategic objective of creating the largest possible Landscape Conservation zone, but without proper reference to current zoning or adequate regard for past, current or potential use or development.

8. Clearly, the intended application of Landscape Conservation status is to land that can have virtually no practical value beyond a discretionary, restricted (single dwelling) residence and which “contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation”. However, modelling of possible species presence or habitat is vague and qualified in the Priority Vegetation Overview, as having “highly variable” reliability. Such “data” is therefore not necessarily, a reasonable or reliable basis upon which to generate lasting, punitive re-zoning action.

9. *Table 12 of the Huon Valley Council LPS Supporting Report (November 2021) supports this conclusion, stating that.... “It is important to note that modelling is based on best available data. Portions of the Huon Valley, especially those with limited road access or in remote areas, have had limited sampling and are somewhat data deficient”.* In essence, a methodology requiring broad assumptions of questionable validity.

10. There is no conservation covenant applicable to the subject property, and we are not aware of any such covenant being applicable to adjacent properties.

Inconsistency with Specific Landscape Conservation Zone Provisions

11. In our view, Landscape Conservation zoning is not appropriate to the subject property in that:

- a. Landscape Conservation zone provisions impose a “discretionary” single dwelling limitation. This is inconsistent with the fact that the property already has two approved dwellings and an ancillary dwelling (refer copy of Annual Rates Notification – Attachment B).
- b. Furthermore, these dwellings are situated at eastern and western ends of the property, with separate access arrangements, utilities, etc. Both residences are self-sufficient, have cleared living and grazing areas around and adjacent to them, as well as underground pipelines running from remotely located dams.
- c. Neither dwelling is fully consistent with proposed Landscape Conservation Zone, dwelling development standards (detailed in *State Planning Provisions Section 22*) in terms of exterior finish, building height, etc. Building height of one dwelling well exceeds 6m with a white exterior and construction more in line with proposed Rural Zone provisions, where maximum height is 12m and no restrictions are listed on exterior building finishes. The other dwelling is also light coloured in its exterior finish.
- d. While we note that *Guideline No.1 – Local Provisions Schedule Zone and Code Application* states that..... “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”, it is important to note that, with an area of just 37.6 Ha, the subject property is significantly less than the allowable minimum lot size for subdivision within the proposed Landscape Conservation zone (50 Ha). It is also inappropriate to categorize our property in this respect, given that our land is bounded partly on one side by a quarry and on two sides by vacant unoccupied bushland – markedly different uses in comparison to our property.
- e. The *D’Entrecasteaux Land Capability Report* as referred to in Section 2.4.5.2 of the *Supporting Report for the Huon Valley Draft Huon Valley Local Provisions Schedule – November 2021* entitled “*Application of the Rural Zone and the Agriculture Zone Areas*” notes that the whole of the subject property (and surrounding properties) has some agricultural suitability, being considered suitable for limited grazing. This has been well-demonstrated, in that the property has been used for grazing cattle, sheep, goats and horses over many decades, often on native grasses, in “bush” runs but also in improved areas. Sheep and horses are currently grazed on the property. In fact, it is evident that much of the property had been previously cleared, prior to our purchase of the property. Perusal of aerial photos from previous decades clearly establish this.
- f. Evident zeal to maximise the area of land under Landscape Conservation zoning, resulted in the subject property being excluded from any consideration/study in

relation to agricultural worth, prior to those studies occurring. Our view is that such exclusion was incorrect and unreasonable, in that:

- There are multiple hectare areas of the property that are well suited to agricultural use, including for growing blueberries, cultivation and production of essential oils, flowers and grazing of livestock. The property currently supports sheep, horses and chickens.
 - Blueberries are currently grown at the eastern end of the property, both as a production crop and potentially as mature stock for producing nursery stock.
 - Consultation with a Kingborough commercial flower grower confirms that areas of the subject property, would be well suited to the commercial production of protea and leucadendrons. The establishment of a cut flower farm is a project that we are currently considering as property owners. The proposed zoning would prevent this occurring, thereby reducing our potential to create an income source from our property. Such produce is mostly manually managed and picked.
 - Sheep, cattle, goats and horses have grazed across multiple hectares in various areas of the subject property over the past 40 years, with livestock (including sheep and horses) currently grazing. The proposed zoning fails to consider the true extent of previous use and development (refer to Attachment D) which extends across the full width of the property, including:
 - the presence of existing fences and fence lines (temporary electric fences are erected as required);
 - a long-established 4WD road - connecting eastern and westerns ends of the property, as an avenue for the movement of vehicles, stock and horses from end to end as required – refer to Attachments C and D; and
 - some areas that have been previously cleared, now have regrowth, but have the potential for again being used for livestock production.
- g. The presence of an adjacent, approved quarrying operation and nearby timber mill on private land, would also seem somewhat incongruous in the context of conservation land management practices.

12. Overall, it is apparent that past and present property usage and the relative limits of substantial native vegetation coverage is not readily, accurately determined from aerial/satellite photographs. Where previous clearing and land use has occurred, we have often retained large trees, creating an impression of greater vegetation coverage than is really the case. Regrowth in some areas, further compounds the difficulty of accurate land use determination.

13. Perceived current or even past-land use, gained from aerial photographs and computer modelling, is an unreliable and unreasonable basis upon which to determine future zoning.

Other Zone Considerations

Biodiversity

14. Priority Vegetation Reports, sourced from TASVEG, seem to have been a significant consideration in the application of the “Landscape Conservation” tag to the subject property and in particular an association between vegetation and “threatened species” – specifically the Swift Parrot and the Tasmanian Devil. It should be noted that a significant proportion of the property is not classed as containing priority vegetation (which appears to be based mainly on the presence of Blue Gum (*Eucalyptus Globulus*), the majority of which is located in the southern portion of the property at higher elevations, where agricultural pursuits and development are much less likely. Otherwise, Stringy Bark is prevalent.

15. The Priority Vegetation Report for the subject property also states that data relating to supposed significant habitat on the property is of “highly variable” reliability. The report also notes that inclusion of this property as a “threatened fauna habitat”, is based on “*presumed likely species extinction*”, but then states that.... “*however, not all sites are important or occupied*”. In simple terms, these reports are based on broad “modelling” of “corrected” and manipulated data which may have minimal validity in real-world terms. This is not a firm foundation upon which to base the imposition of a detrimental planning zone.

16. Meanwhile, no meaningful evidence of impact (positive or negative) on perceived threatened species is presented. Review of the Natural Values Atlas (referred to in the Priority Vegetation Report specific to the subject property) finds no reports of endangered species associated with the subject property within the last two years. As an illustration of potential unreliability, Observation ID 4093492, dated 14 July 2021, reported the sighting of *Paropsis delittleia* in a chicken coop, GPS located where there is no human habitation within at least a kilometre, and certainly no chicken coops.

17. It is distressing to realise that 40 years of not abusing this land, adopting an approach of only selectively removing vegetation and minimising impact, while engaging in grazing and limited agriculture, is effectively punished by the application of a new and highly restrictive planning zone. A zone that effectively precludes practical land use and disenfranchises future generations, while doing little to actually improve the local environment.

18. It is also relevant to question the advisability of siting conservation focussed areas for threatened species, directly along road frontage to relatively poorly maintained main roads with high levels of use.

Landslide Hazard Overlay

19. Under the current interim planning scheme, the whole of the subject property is identified as being at either low or moderate risk of landslip. In reality, there have been no incidences of landslip on this property in the last 40 years at least.

Bushfire Prone Area Overlay

20. In recent years, bushfires impacting or potentially impacting this property have arisen from either non-resident human or vegetation / powerline contact activity.

21. The subject property has some 800m of road frontage and a significant area under high voltage power lines crossing the property. In addition, power lines also run along Nicholls Rivulet Road parallel to our property. The result is an area of native vegetation, mostly re-growth, sandwiched between two sets of live lines. The impact of this sort of arrangement was well-demonstrated by a fire started by a treefall on to power lines adjacent to this property in September 2019. That fire threatened our home, but also nearby properties and if not controlled, could have devastated the large area of native vegetation between our property and Woodbridge. The affected parcel of land has not recovered and many aspects of it will not regenerate. It is pocketed with dead shrubs, trees and large ground holes where tree stumps have completely burnt out. It is considered a dangerous area, given the continuing likelihood of trees and limbs falling due to dead wood.

22. While Tas Networks undertake very modest trimming of some trees, we manage the “under-line” growth, a reduction in the volume of native vegetation within this area would be sensible and allow development of a more appropriate buffer between a proven potential fire source and a more remote area that might be appropriately considered for conservation purposes, behind our property. This would also support safer living within areas where residential arrangements already exist and have in fact multiplied over the last few years on neighbouring properties. In our view, imposing more stringent vegetation preservation requirements in an area such as this is increasing the level of risk for all who live in the area.

Rural Zoning

23. Rural Zoning as requested, recognises areas with agricultural constraints, so as to enable potential business diversification through use and development. Rural zoning retains sufficient influence and discretion for any municipality to limit excessive or inappropriate clearing of vegetation, but to allow and support appropriate development and future use. Re-zoning of our property to Landscape Conservation, would limit the ways in which this property might be utilised in the future, for example in producing an income from our property through horticulture/floriculture or agriculture, it also prevents us from raising livestock as a food source. It would effectively prevent us from using our land as we currently do and have been using it for the last 40 years. It is also relevant to note that, as affected ratepayers, we received no communication regarding the likely impact of this planning scheme on our property or our future until an anonymous letter drop occurred.

24. There is no doubt that some areas of the subject property are not suited to agriculture and should retain native vegetation, but there are already cleared, previously cleared, and areas with potential for future clearing that can be well utilised and may be in the future – particularly for grazing and potentially for horticultural development.

25. In October 2019, we sought advice from Huon Valley Council regarding the possibility of removing vegetation from approximately 4 Ha of land adjacent to Nicholls Rivulet Road and adjoining an already cleared area at the eastern end on the property. This was intended as the first step in establishing a cut flower farm. Advice received at that time was that we would need to make a formal application for planning approval. Our circumstances at that time did not support engaging in a more complex and costly approval process. We were not however, aware of the approach of a zoning regime that would make progressing such a proposal even more complex, or potentially impossible and we elected to shelve that proposal for later consideration.

Rural Zone Compatibility

26. The subject property adjoins other properties proposed for Rural zoning on three sides.

27. *FACT SHEET 4 – TASMANIAN PLANNING SCHEME – RURAL AND AGRICULTURE* outlines the following intentions for the Rural Zone, which are clearly better aligned with the past, present and future of our property:

- a. The Rural Zone provides for the remaining rural land where there is limited or no potential for agriculture. The Rural Zone provides for all agricultural uses to occur in conjunction with a range of rural businesses and industries.
- b. The Rural Zone importantly acknowledges that significant areas of Tasmania’s rural land provide a variety of other activities beyond agriculture, all of which significantly contribute to Tasmania’s economic growth.
- c. Both the Rural and Agriculture Zones remove barriers to agricultural industries by:
 - providing a consistent application of these zones to protect our key agricultural areas through the Agriculture Zone and removing significant barriers to other activities in other rural areas through the Rural Zone;
 - protecting the right to farm in Tasmania’s key agricultural areas...;
 - providing contemporary and practical planning rules, in particular the recognition that land size is not the key to success of agricultural industries;
 - not dictating what farmers grow and how they grow it;
 - achieving a balance between development control and allowing industry, business and communities to flourish with minimal regulation.
- d. Both the Rural and Agriculture Zones provide a clear pathway for agricultural uses, with appropriate uses largely being “No Permit Required”.

- e. The Rural Zone also provides for the protection of agricultural land and agricultural uses by ensuring that discretionary uses, including Residential use, minimise the conversion of agricultural land and are compatible with agricultural use.
- f.subdivision in the Rural Zone provides for the creation of lots for public use, utilities and irrigation infrastructure, the consolidation of lots. The Rural Zone provides additional opportunities for subdivision by providing a permitted minimum lot size of 40ha and for a variety of outcomes which support activities that require a rural location, such as agriculture, Resource Processing and Extractive Industries.

Other Future Uses

28. Aside from potential uses being considered along the lines of horticulture/floriculture and agricultural type activities, our daughter is currently studying Veterinary Science and is hoping to establish a veterinary practice in the future – ideally on this property, potentially providing a much-needed service in a rural community. This type of activity would be a prohibited activity under Landscape Conservation provisions but would be a permitted use if zoned Rural.

29. It should also be noted that this property is and will continue to be used for a variety of activities that are perhaps not within the definition of “passive” recreation, including motorcycle riding, horse riding and rock climbing (with required insertion of climbing hardware, etc).

30. It is our intent that past uses of this land will continue into the future, including the raising and grazing of livestock (sheep, cattle, goats, chickens, etc.) and the full range of lawful uses and pastimes that have always been pursued.

Strategic Objectives

31. From a strategic perspective, it is evident that Landscape Conservation zoning is driven (at least in part) by ...*“placing additional importance on protecting not only core habitat areas but natural ecological corridors between them that allow for species dispersion”* (Table 12 of the Huon Valley Council LPS Supporting Report (November 2021)). In our view, that strategic objective would still be very well supported, should the subject property be zoned Rural, with a significant swath of properties behind our location proposed for Landscape Conservation, covered with native vegetation and with no evident development or use. Attachment E refers.

32. AK Consulting’s *“Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones”* notes that...*“When delineating zone boundaries Councils need to have a clear objective of the desired outcome for each area of land, whilst bearing in mind the State’s zone objectives. For example, the State prefers poorer quality land in the Rural Zone, however, many dairying operations and vineyards are also on poorer quality land”*. AK Consulting also state that...*“where the current or potential scale of the agricultural use is unlikely to achieve ‘medium to large-scale’ the Rural Zone may be more appropriate as it provides for a greater range of uses.”* These descriptors are easily consistent with significant proportions of the subject property. It is

apparent that Huon Valley Municipality application of Landscape Conservation zoning is not fully consistent with AK Consulting's understanding of "the State's" strategic preferences.

33. The *Central Highlands Council Local Provisions Schedule Supporting Report* notes that "*the Southern Tasmanian Regional Land Use Strategy (STRLUS) was declared in October 2011, but was largely based on 2006 census data*" "*unfortunately it has not been subject to a substantive review and is therefore somewhat out-of-date*". This again highlights the relative lack of substance underpinning regional land use strategy.

Future Landscape Maintenance and Safety

34. Trees – particularly eucalypts – drop a huge volume of bark and frequently split, drop large limbs or fall. Such occurrences represent risk to us as property owners, to our visitors and to livestock. Tree falls also damage fences, powerlines, roadways and tracks. Excessive growth may also create issues with underground Telstra cables running from Nicholls Rivulet Road through this property.

35. If we are no longer able to selectively remove trees and vegetation that represents a physical danger, are council or the Tasmanian Planning Commission accepting responsibility for compensation of those who may be injured as consequence of inability to undertake appropriate preventative measures?

Communication about the Planning Scheme

36. It is a fact that, as property owners within the Huon Valley Municipality, we had no knowledge of any proposal that would limit our future prospects for appropriate land use i.e. grazing, horticulture, etc. Accurate or inaccurate, the letter drop made by an unnamed entity to Huon Valley ratepayers was in fact, the only advice received directly (until mid-May when the council provided an uninformative form letter).

37. It is unreasonable, that in this electronic age, a major change of this nature affecting every rate payer in the municipality has not received adequate communication of proposed action by council. Banks, health funds, schools, and even retailers are able to communicate promptly and directly with every relevant customer/client.....apparently councils are not so capable.? Even though they are capable of issuing rates notices every quarter. The very late written advice received from council (dated 3 May 2022 but received on 17 May 2022) represents too little effort, too late.

38. Why did the Huon Valley Council not initially make direct contact with affected property owners? The disappointing lack of genuine effort is unfortunately suggestive of a desire to achieve an unpopular objective with minimal opportunity for disagreement, raising doubts about the ethical validity of the entire process.

39. Interestingly, recent information posted by the Huon Valley Council (HVC Presentation of 18 March) indicates that the Tasmanian Planning Commission specifically advised against specifically providing advice/information to affected property owners, so as to avoid "muddying

the waters” and to “just get it done, get it through”. The impression is one of a highly disingenuous approach that casts the entire “planning” process in a poor and ethically impoverished light to such an extent that the validity of the entire “scheme” is open to question.

Conclusions

40. In line with the Tasmanian Planning Commission’s consideration of representations:

Is the representation consistent with:	Yes/No/NA
the STRLUS	Yes – although noting that there are issues with the currency/relevance of the STRLUS as it stands (as identified by Central Highlands Council).
State Policies	Yes
the Guidelines	Yes
TPC Drafting Instructions/Practice Notes	Yes
Local Strategy/Policy	Yes – But the representation takes issue with the application of strategy and policy without appropriate consideration of the practical impact of decisions.
a “like for like” conversion of the CIPS2015	Yes – Proposed Landscape Conservation zoning represents a significant departure from current Rural Resource available use – current and future.
Natural Justice issues	Yes – Proposed Landscape Conservation zoning without consultation or even adequate consideration of circumstances at ground level would represent a clear breach of natural justice principles. The practical and financial impact would be significant and continuing for generations.
Does the representation relate to the drafting/content of the SPP’s?	No – only the interpretation and application of those provisions.
Does the merit of the representation warrant modification to the exhibited LPS?	Yes

41. Consideration of proposed zoning changes affecting the subject property suggests that:

- a. Inclusion of the subject property in a “Landscape Conservation” zone is inconsistent with documented Landscape Conservation Zone provisions.
- b. The information provided above clearly supports a view that there is no substantive basis for allocation of Landscape Conservation zoning to the subject property.
- c. There is clear basis for allocation of Rural zoning.

Requested Amendment

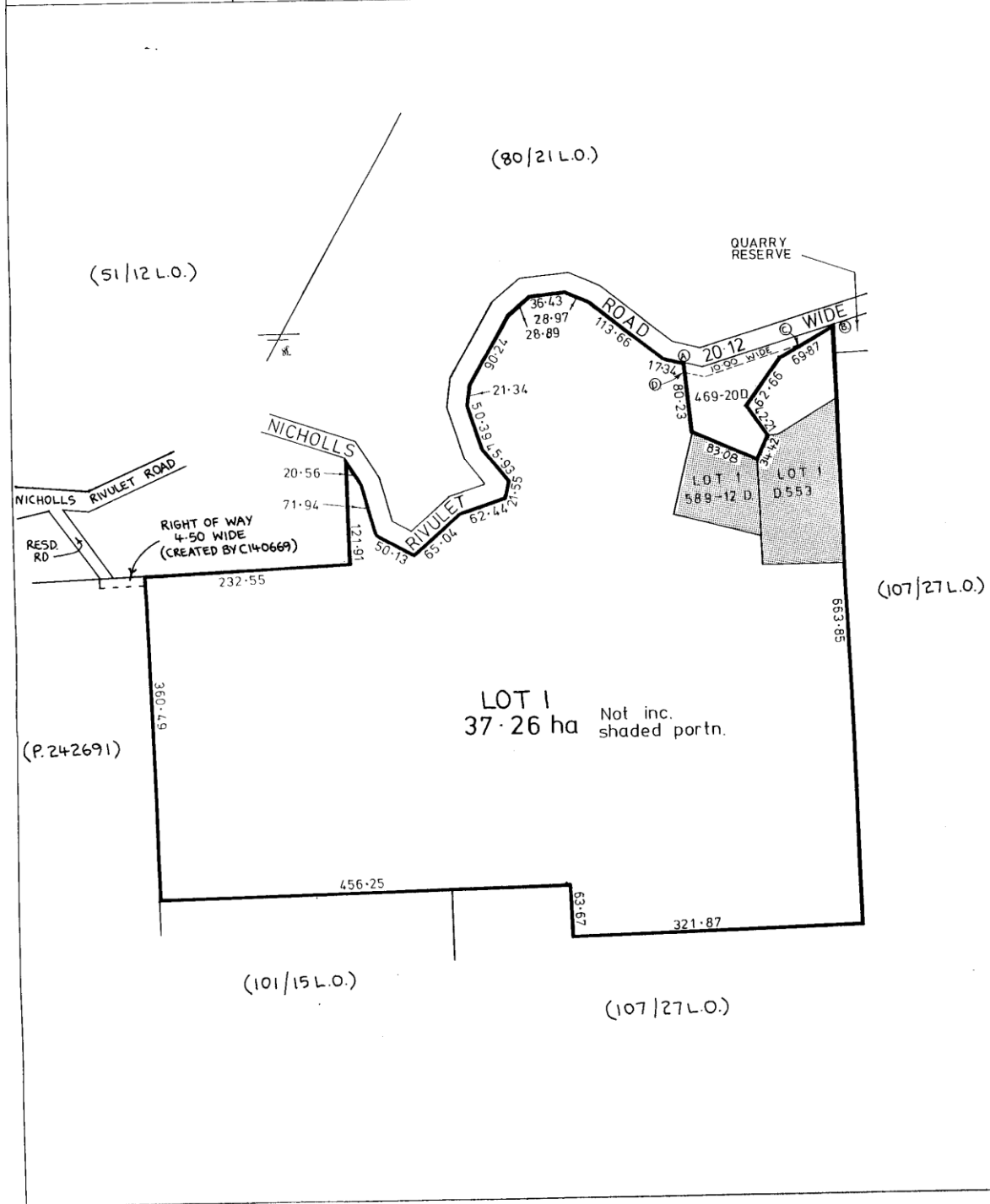
42. Amendment of the Huon Valley Municipality Draft LPS relevant to Property ID (PID) 5864457 to reflect Rural zoning is requested.

Attachments:

- A. Copy of Title Folio Plan CT 251581/1; Property ID (PID) 5864457.
- B. Copy of Rates Notice for 2021/22 for 813 Nicholls Rivulet Road, Nicholls Rivulet.
- C. Copy of LISTmap Hillshade Grey Basemap.
- D. Overview of CT 251581/1 – Cleared (including previously cleared) and/or Grazed Areas
- E. Overview of Proposed Landscape Conservation Zone and “corridor” relative to CT 251581/1.

OWNER FOLIO REFERENCE CT 3419/92 GRANTEE	PLAN OF TITLE LOCATION BUCKINGHAM - CONINGHAM		Registered Number P 251581
	FIRST SURVEY PLAN No. - COMPILED BY LTO SCALE 1: 4000 LENGTHS IN METRES		APPROVED - 3 DEC 1998 <i>Michael Dine</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 115 (5022-34)	LAST UPI No. FNZ85	LAST PLAN No. -	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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S.A.O.



HUON VALLEY COUNCIL

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Mr S Smith
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1000850
R1_1873

Notice of Rates and Charges for Financial Year 1 July 2021 to 30 June 2022

Local Government Act 1993
Jason Browne, General Manager

Rates Instalment Reminder Notice

Date of issue: 23 Sep 2021
Assessment No. 15164 7

Property Valuation Details			
Property ID:	5864457	Area:	37.99 ha
Location:	813 Nicholls Rivulet Road, NICHOLLS RIVULET TAS 711	Land Value:	160000
Improvements:	2 Houses & Ancillary Dwelling	Capital Value:	450000
		Adjusted Factor Capital Value:	585000

Particulars of rates and charges	Rate	Value for rating	Amount
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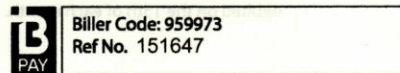
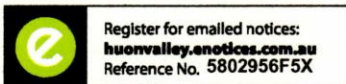
Second Instalment Due: 29 Oct 2021
Amount Due: \$45.80



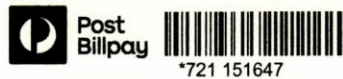
Any payments made after 23 September 2021 may not be reflected on this notice.

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Total Amount
	\$45.80	\$466.00	\$466.00	\$977.80
	29 Oct 2021	31 Jan 2022	29 Apr 2022	

Second Instal. Amount: \$45.80
Second Instal. Due: 29 Oct 2021
Assess No. 15164 7
Property No. 5864457
Name: Mr S Smith



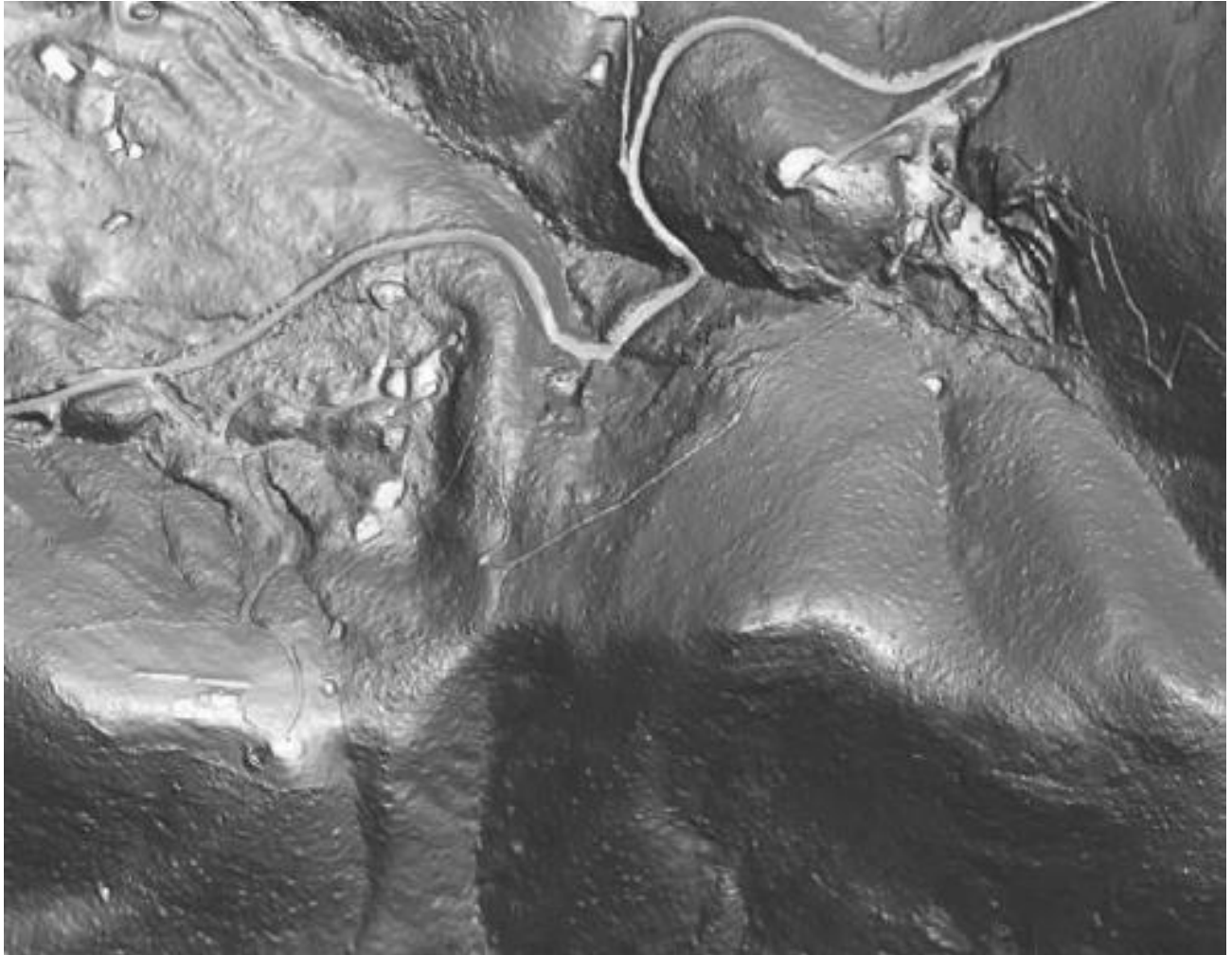
BPAY* this payment via internet or phone banking.
BPAY View* view and pay this bill using internet banking.
BPAY View registration No. 151647



See overleaf for more payment options.

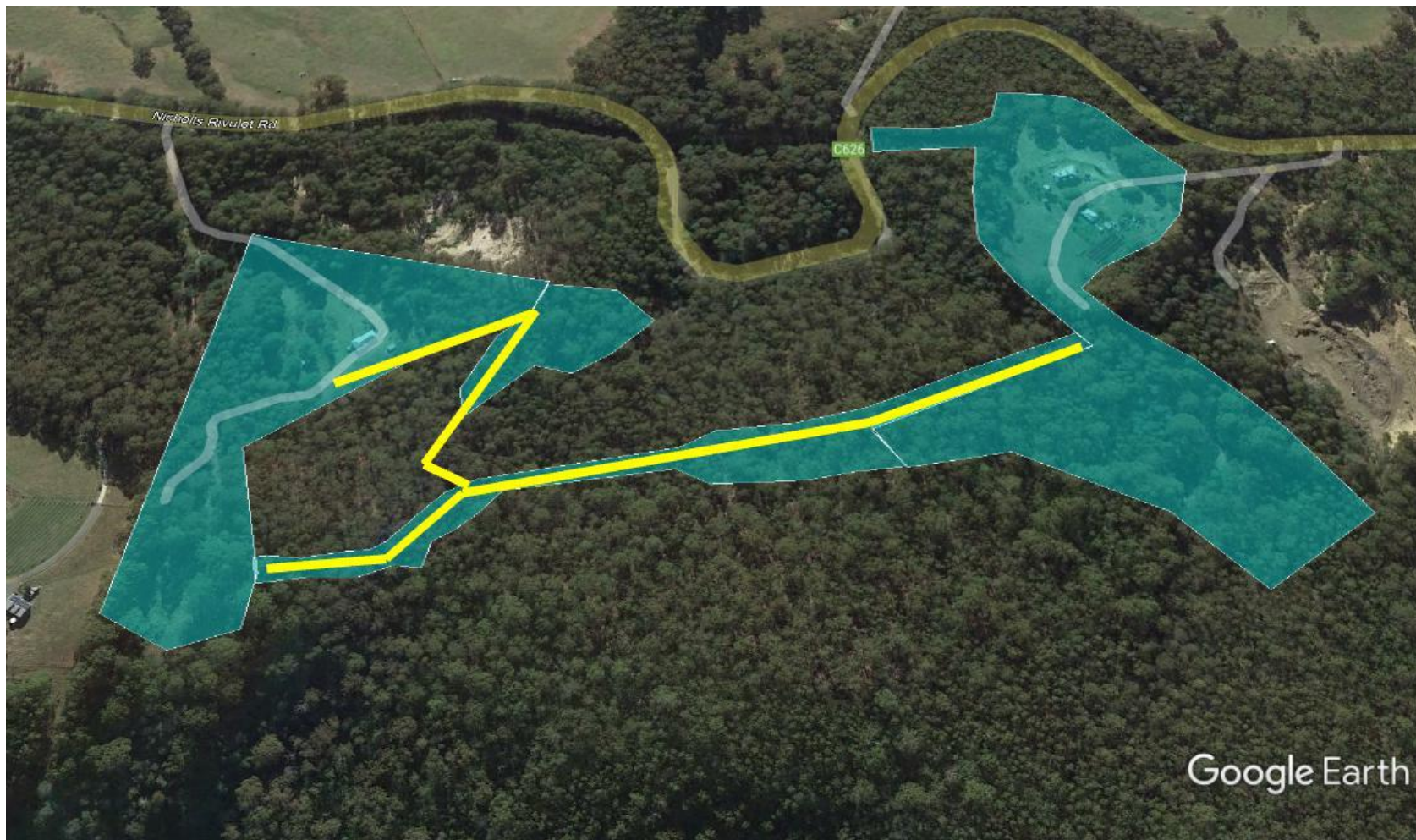
List Map Hillshade Grey Basemap

Existing 4WD road can be clearly seen running across the entire property from NE to SW.



Overview of CT 251581/1 – Cleared (including previously cleared) and/or Grazed Areas

Note: internal 4WD road is highlighted in yellow. This road is approximately 3 metres in width.



Proposed Landscape Conservation Zone and “corridor” relative to CT 251581/1

* identifies subject property.

