

28 MAR 2022

File No:

Set ID:

To: General Manager, Huon Valley Council

HUON VALLEY PLANNING SCHEME

As amended by State Government to conform with State Planning Scheme

Representations thereto by Alan Quarmby, made on the basis of information supplied by HVC Planning Section personnel.

NB.

1. The Zone map provided is based on the Hythe Location Diagram of 1856. It is riddled with errors of parcel identification.
2. Different photocopiers reproduce Zone colourings differently.

Representations are made as follows:

1. All my land WEST of the Main Road is zoned Rural Residential A, except for a narrow strip zoned Utility. This zoning is redundant.

It is a relic of a subdivision of the 1856 Grant Lot N to Graves. The State Road Authority have confirmed they do not want it.

The Zone Utility should be updated to be Rural Residential Zone A. Diagram A.

2. In respect of No 2 Wilsons Road (formerly the Southport Post Office and then Farm Worker's Cottage):

From the information provided either oral or documentary, it is not possible to determine exactly the proposed zoning (more than one shade of pink).

Be that as it may, it is submitted that No 2 Wilsons Road as shown in Survey Diagram B should be zoned:

- (a) either Rural Residential A with building set backs determined in conformity with 11.4.2.AZ(b)

OR

(b) General Residential, whichever would facilitate the reconstruction of the earlier residence.

3. No representations are made about the Rural Zoning and Agricultural Zoning at Wilsons Road or Rural Residential Zone A of 96 Lady Bay Road.

Submitted by the Owner, Alan Quarmby. 96 Lady Bay Road, Southport 7109



Signed

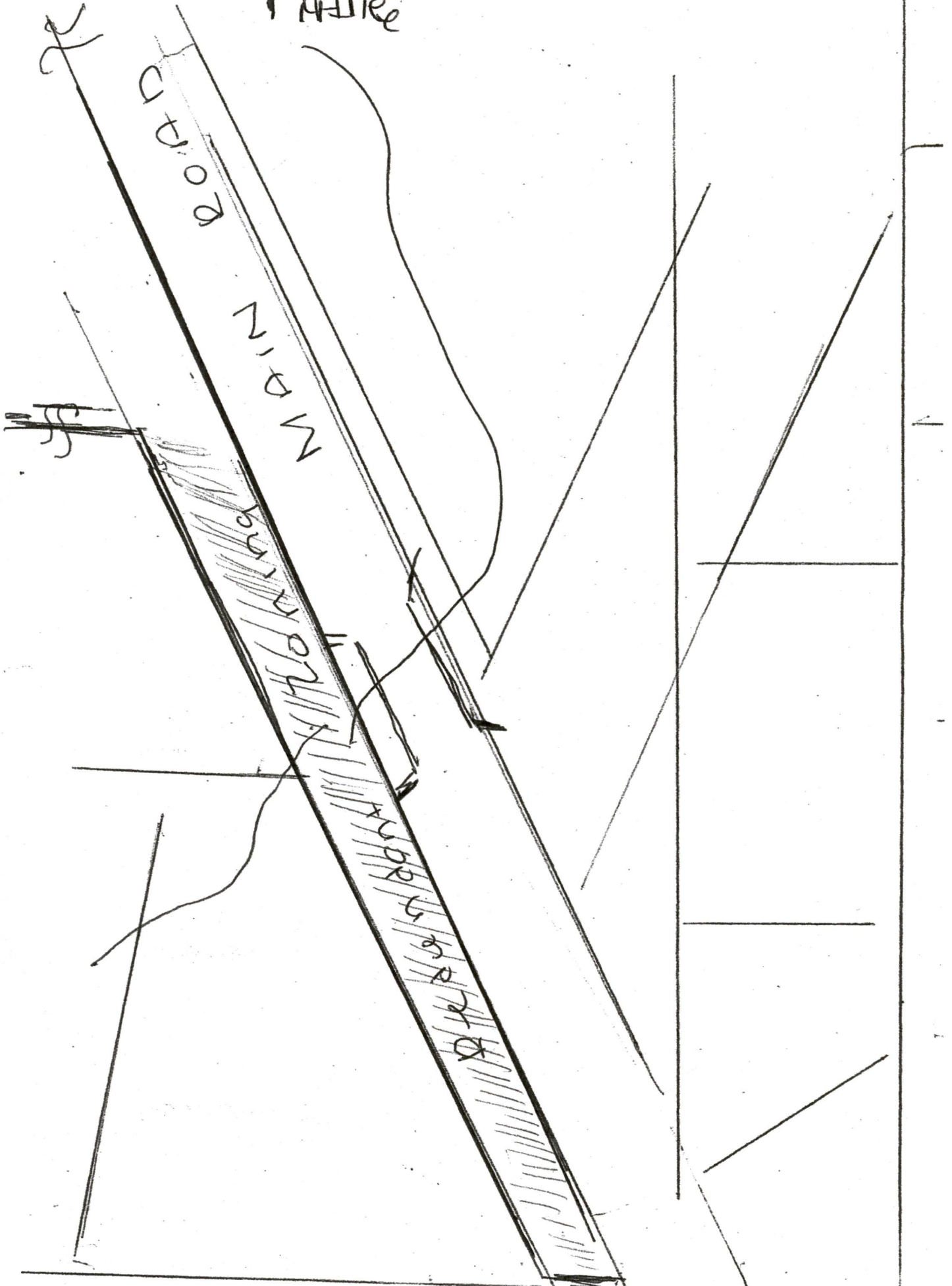
Alan Quarmby
22nd March 2022

23 MARCH 2022

DIA GRAM

A

THICK



TOWN OF SOUTHPORT

Grantee: Part of 5Ac. Gtd. to Jessie Graves.

Effective from:

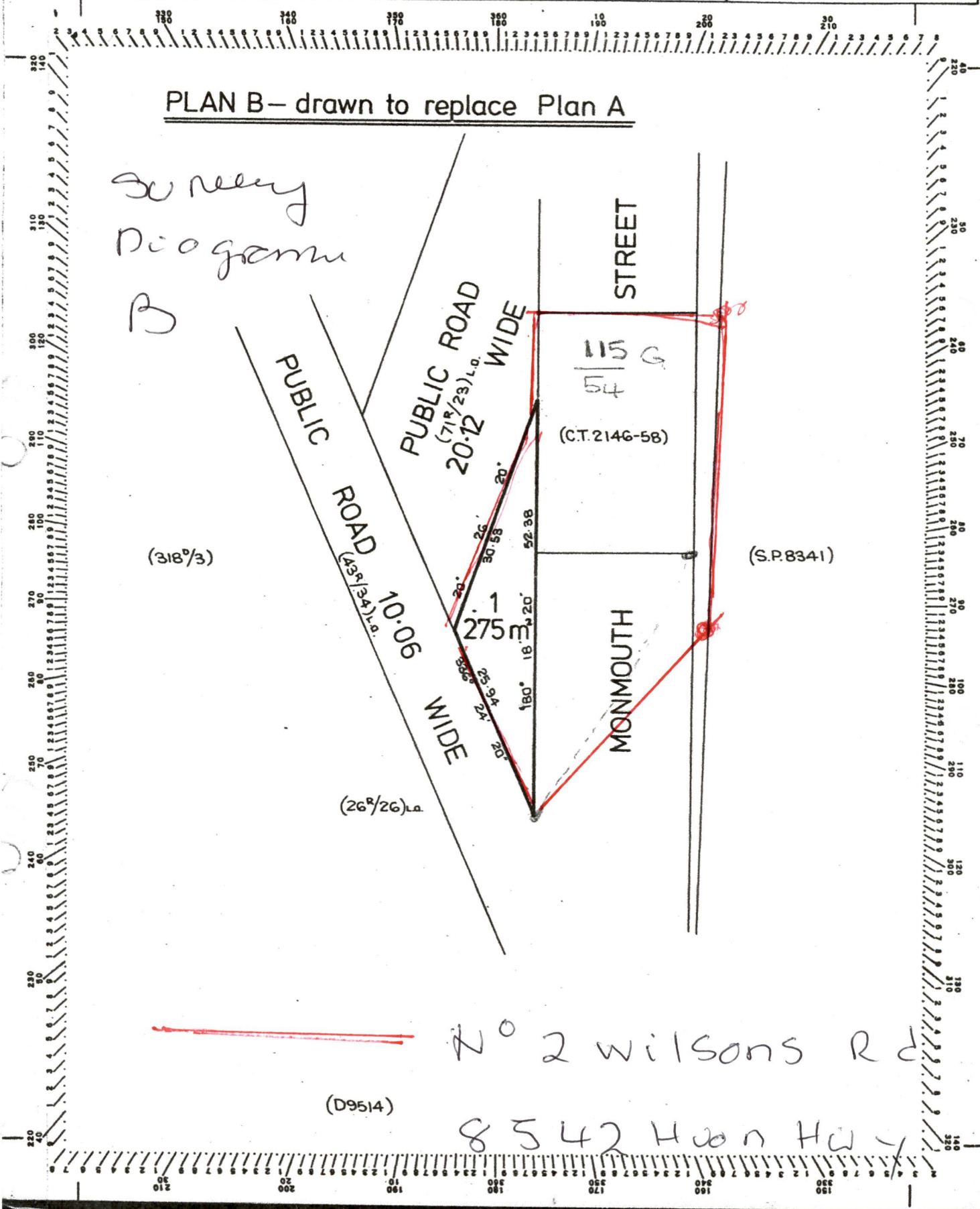
SCALE 1: 500

MEASUREMENTS IN METRES

Recorder of titles

PLAN B - drawn to replace Plan A

Survey Diagram B



(318°/3)

(26°/26) Ld

15/4 G
(C.T. 2146-58)

(C.T. 2146-58)

(S.P. 8341)

N° 2 Wilsons Rd

(D9514)

8542 Han Hwy

From: Helen Whitty
Sent: Wed, 30 Mar 2022 11:13:10 +1100
To: Information Management
Subject: Attention: General Manager re: amendment to representation to HV Planning Scheme
Attachments: Quamby003.jpg

Please find an amendment to the submission made by my neighbour Alan Quamby (of Southport) to the draft Planning Scheme.

Regards Helen

--

Helen Whitty

<https://www.linkedin.com/in/hwhitty/>

@hewhitty



Virus-free. www.avg.com



TO

GENERAL MANAGER
HUN JALLET PLANNING
SCHEME
STATE GOVT AMEND.

ERRATUM

1 FOR "RURAL RESIDENTIAL"
READ "RURAL LIVING"

2 AFTER GENERAL
RESIDENTIAL
INSERT OR LOW DENSITY
RESIDENTIAL.

Submitted

Alan Quarmby

Alan Quarmby

G6

Lady Bay Rd

Southport 7109

TO

GENERAL MANAGER

HUON VALLEY PLANNING

SCHEME

STATE GOVT AMEND.

ERRATUM

1 FOR "RURAL RESIDENTIAL"

READ "RURAL LIVING"

2 AFTER GENERAL

RESIDENTIAL

INSERT OR LOW DENSITY

RESIDENTIAL.

Submitted

Min Daang

Man Quoc Minh

96

Lady Bay Rd

Southport 7109

From: 40ascan@huonvalley.tas.gov.au
Sent: Wed, 30 Mar 2022 11:07:13 +1100
To: faxfwd
Subject: From " 0362833256"(Fax Message NO.0963)
Attachments: 20220330110713399.pdf

This E-mail was sent from "RNP5838791228AF" (MP C4504ex).

Queries to: 40ascan@huonvalley.tas.gov.au

To: General Manager, Huon Valley Council

HUON VALLEY PLANNING SCHEME

**As amended by State Government to conform with
State Planning Scheme**

**AMENDMENTS TO ORIGINAL SUBMISSION
FROM ALAN QUARMBY DATED 22.3.22**

ERRATA

Please amend my above submission as follows:

1. Please replace "Rural Residential" by "Rural Living".
2. Please add "or Low Density Residential" after "General Residential".

Submitted by the Owner, Alan Quarmby. 96 Lady Bay Road, Southport 7109
30th March 2022

Further that zoning ^{has} ~~has~~ been extended south across ~~ny~~ property no 2 wilsons rd to the jetty. this surely is a mistake to ^{be} corrected (parcels c and b on sketch), given that the zoning of the parcels on the west side of the main rd is general residential (above) then a fortiori so should those of no 2 wilsons rd ^{be} general residential rather than low density residential ^{ie}

^{a, b and c on sketch}

I look forward to hearing from you
yours sincerely

alan quarmby



HUON VALLEY COUNCIL
Action Officer:

26 APR 2022

File No:
Set ID:

15 Apr
2022

Mr ; ground hvc planning

Dear sir thank you for your prompt and most lucid reply, 5 august, heavy black type is much appreciated

1 from the zone colouring on the west side of the main rd I conclude that these are zoned general residential ie jetty house etc so my parcel with redundant zoning^{is} also

accordingly the submission must be read as update to general and not rural living zone a

R E S I D E N T I A L

2 zoning of wilsons rd is rural but of ^{main} ~~map~~ is utility

nb the main rd is not huon hwy since about 1990 huon hwy goes to hastings etc on upgrading

be that as it ^{may} rural zoning of the west half and low density ^R the east half is absurd

Mr I grounde hvc planning

f

dear sir I am informed by the
stateplanning that a zoning inner
residetialhas neen mandated under pd
41 this is between general low and
densuty I submit that inner
residential is the best acceptable
solution for the new zoning of no 2
wilsons rd as identified survey
plan provided

yours etc



alan quarmby

HUON VALLEY COUNCIL
Action
Officer:.....

10 May 2022

16 MAY 2022

File No:.....

Set ID:.....

Huon Valley Council

Main Rd Huonville

Mr grounde planning hvc

I refer to correspondence and our chat on Tuesday 18 many thanks for your help which has clarified the issues involved

1 zoning rural living of all land west of main rd is not an issue

2 zoning rural rural living agriculture east of main rd and along Wilsons Rd is not an issue but the zoning of the 44 parcels is an issue see sketch maps

supplied is an issue to me

HUON VALLEY COUNCIL
Action Officer:

30 MAY 2022

Your clarification of the meaning and intent of double zoning helps me to make the further submission

File No:

Set ID:

WHICH
DISPOSES OF THE ISSUES
IN DISPUTE: ON MY
BETTER UNDERSTANDING
OF DOUBLE ZONING AS

YOU EXPLAINED IT. IN
EFFECT IN A DOUBLE
ZONING THE TWO
ZONINGS HAVE EQUAL
STATUS. ONE IS NOT
EXCLUSIVE OF THE
OTHER SO AN OWNER
MAY PROCEED AT THEIR
DISCRETION USING
EITHER UNDER THE
CODE FOR THAT ZONE.
SO

3 IN RESPECT OF THE

3
PARCEL ON THE WEST
SIDE OF THE MAIN
RD ALL OF THE
PARCEL IS LOW DENSITY
INCLUDING THE STRIP
THAT EXTENDS TO
THE JETTY (SEE MAP)

BUT THE STRIP IS
ALSO UTILITIES AS
WELL AS LOW DENSITY.

I ACCEPT THAT

FURTHER

4

AS TO THE THREE
PARCELS (N^o 2 WILSONS
RD) THERE IS ONLY ONE
NOTICE FROM YOU.

THIS REFERS TO CT
17705/1 WHICH IS THE
CT FOR THE TRIANGULAR
PIECE, THAT PERHAPS
IS YOUR INTENTION FOR
THE WHOLE OF WILSONS
RD PARCEL ABC (Sec
MAP)

BE THAT AS IT MAY ⁵
CORRECT IDENTIFICATIONS
ARE : A IS 1770S/1
B IS GENERAL LAW
CHAY & ANOTHER, C IS
C IS CT 2146/58 AND
SP 8341.

SO MY SUBMISSION
IS THAT THE PARCELS
CT 1770S/1, GENERAL LAW
AND CT 2146/58
COMPRISING NO 2 WILSONS

RD BE UNIFORMLY
ZONED LOW DENSITY
RESIDENTIAL

NOTE THE ORIGINAL
1895 COTTAGE BURN T
DOWN IN 1995 WAS ON
BOTH CT 17705/1 AND
CT 2146/38 (SP 8341)

WITH THE CAR SHED ON
GENERAL LAW TITLE 250
COMMON SENSE PENDING
CONSOLIDATING.



I trust for a
 FAVORABLE OUTCOME
 THAT FINALISES THE
 LONG STANDING MATTER

APOLOGIES FOR THE
 HANDWRITING. AS YOU
 MAY NOTE, THE COMPUTER
 STUFFED UP

Yours etc

Alan Quarby

ALAN QUARBY

96 LADY BAY

RD

23 May

2022

SOUTHPORT

FaxPOST

FACSIMILE TRANSMITTAL SHEET



ABN 28 864 970 579

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From (Sender)

Name
Alan Quarmby

Address
96 Lady Bay Rd.
Southport. Postcode 7109

Contact Name Telephone Number
0427 863071 ()

E-Mail Fax Number
 ()

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 Yes Charge Account Number

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ALAN QUARMBY

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Total payable \$

Signature of Officer [Signature] Date 25/3/2022



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To: 62640399

From: Kingston 25-03-22:09:30

To: General Manager, Huon Valley Council

HUON VALLEY PLANNING SCHEME

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OR

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Submitted by the Owner, Alan Quarmby. 96 Lady Bay Road, Southport 7109



Signed

Alan Quarmby
22nd March 2022

28 APR 2022

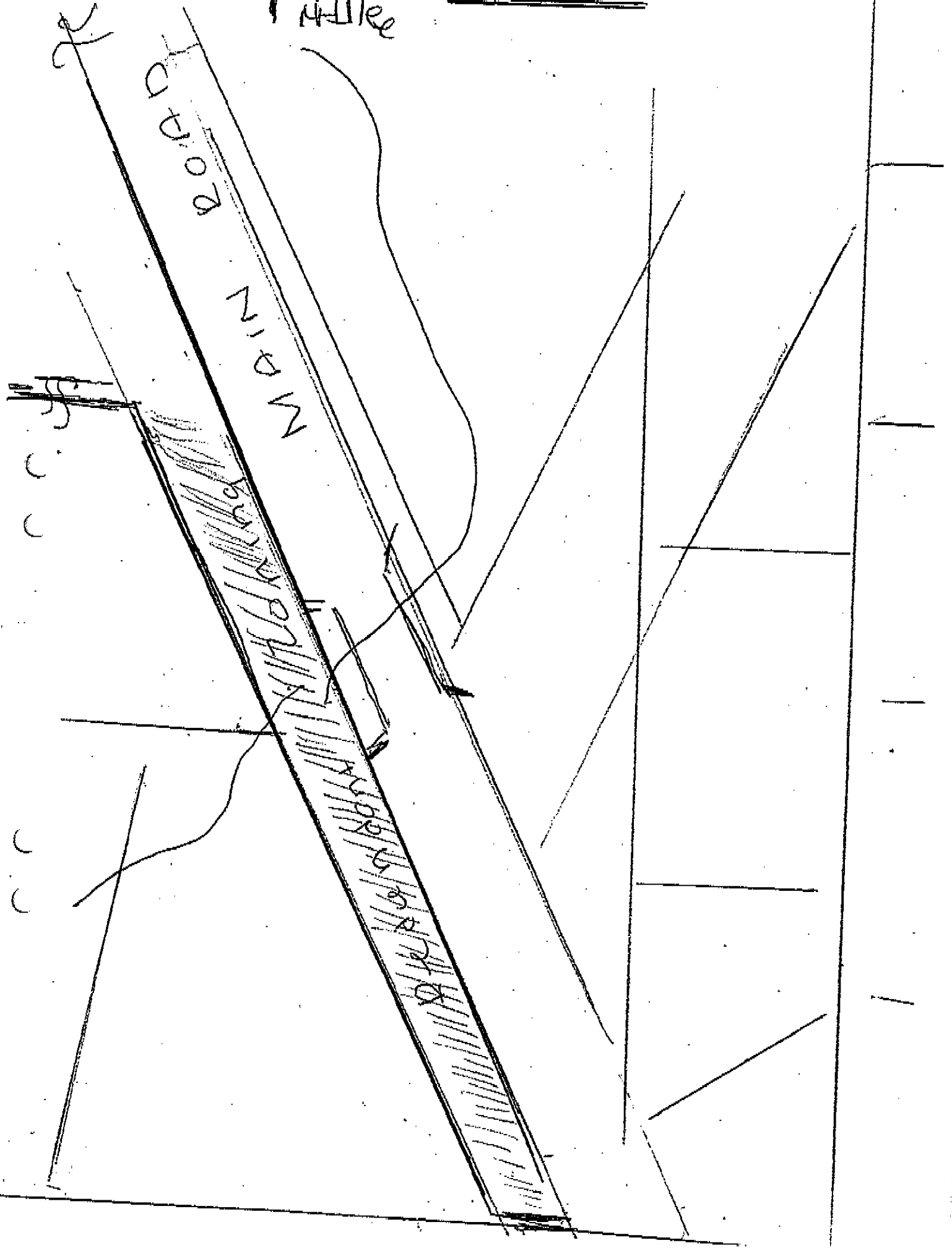
DIA SRAM

A

T Hille

2000

MIN



UNIV. 5/10/1951 (DESC.)

TOWN OF SOUTHPORT

Grantee: Part of 5Ac. Gtd. to Jessie Graves.

Effective from: _____

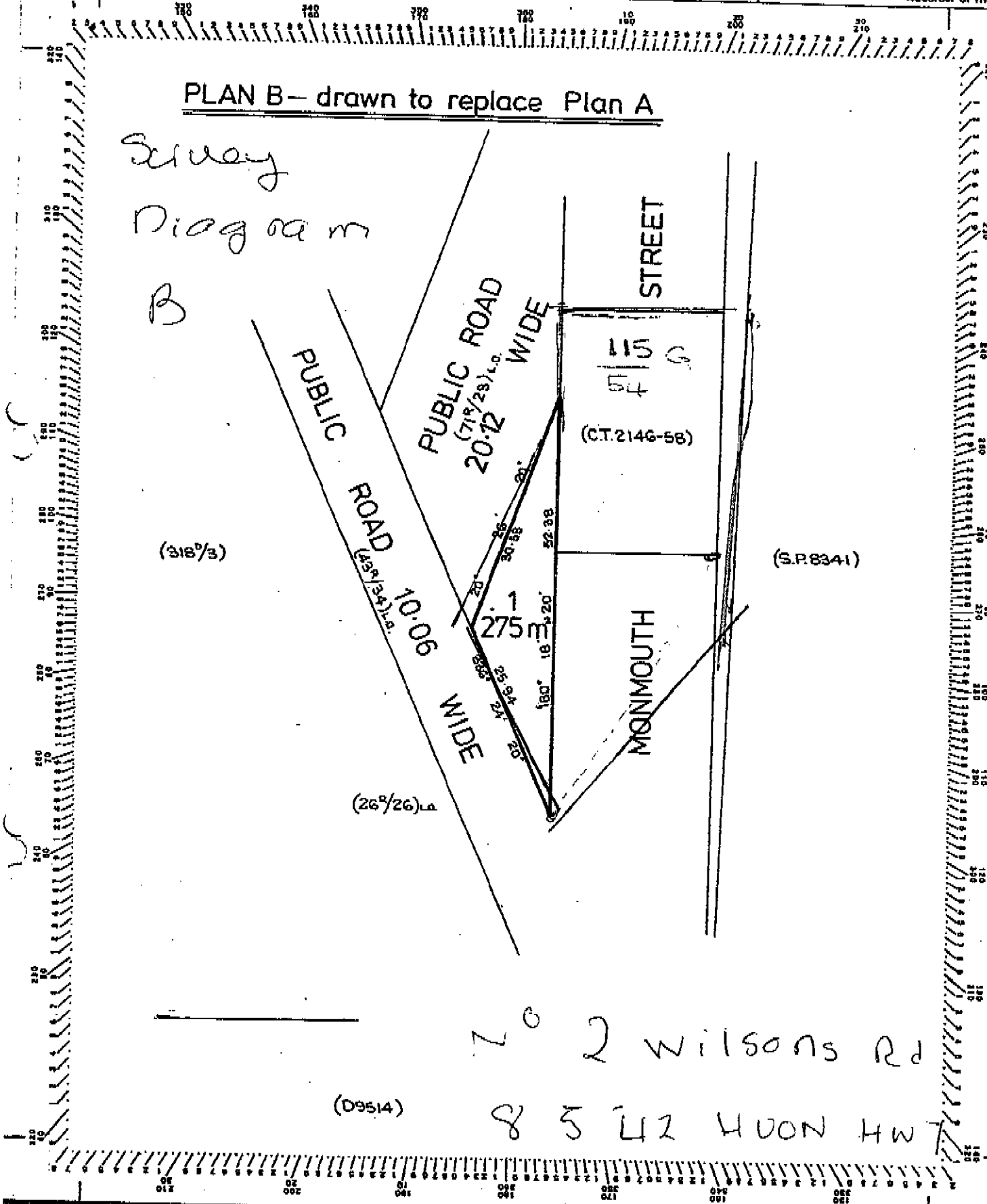
SCALE 1:500

MEASUREMENTS IN METRES

Recorder of titles

PLAN B - drawn to replace Plan A

Survey
Diagram
B



(318°/3)

(S.P.8341)

(26°/26) L.O.

20 2 Wilsons Rd

(D9514)

8 5 42 HUON HWY