

**From:** no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>  
**Sent:** Tue, 24 May 2022 14:28:21 +1000  
**To:** hvc@huonvalley.tas.gov.au;malcoboyle@gmail.com  
**Subject:** Planning Representation - Malcolm and Karin Boyle - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

<b>I/We (name)</b>
Malcolm and Karin Boyle
<b>Are you lodging as a Individual, Company or Organisation</b>
Individual/s
<b>Of Address</b>
8648 Huon Highway
<b>Town or Suburb</b>
Southport
<b>Postcode</b>
7109
<b>Email</b>
<a href="mailto:malcoboyle@gmail.com">malcoboyle@gmail.com</a>
<b>Phone Number</b>
0409413802
<b>Comments</b>
Please see attached files . *Signed representation to council with reasons and references. *Site plan *Certificate of completion pages 1 and 2.
<b>File</b>
<ul style="list-style-type: none"><li>• <a href="#">Boyle-Cert-Completion-2-of-2.pdf</a></li><li>• <a href="#">Boyle-Cert-Completion-1-of-2.pdf</a></li><li>• <a href="#">Boyle-Approved-Site-Plan.pdf</a></li><li>• <a href="#">Representation-to-council-re-zoning-signed.pdf</a></li></ul>
<b>Submit Application</b>
<ul style="list-style-type: none"><li>• Yes Submit</li></ul>

Malcolm and Karin Boyle  
Property Owners  
8648 Huon Hwy  
Southport 7109  
Tasmania

HUON VALLEY COUNCIL  
25 MAY 2021  
COUNCIL MEMBER SERVICE

24<sup>th</sup> May 2022

HUON VALLEY COUNCIL  
Action  
Officer: .....

25 MAY 2022

Contact details: Malcolm 0409413802 email: [malcoboyle@gmail.com](mailto:malcoboyle@gmail.com) File No: .....

Set ID: .....

We, Malcolm and Karin Boyle make the submission that the zoning of "property" (8648 Huon Hwy Southport) as Landscape Conservation Zone is incorrect for reasons listed below.

Application of "The Landscape Conservation Zone" states –

*LCZ1- The application of 80% native vegetation coverage coupled with the presence of either the Natural Assets or Scenic Landscape Code overlay as the first level of selection meets the intent of this guideline in that most of the property is constrained but there may be some potential for small scale use or development.*

**Reasons against LCZ1 categorisation-**

- \*The "property" has approximately 10 % tree cover with those trees all planted by the owner with little or No Native vegetation.
- \*The "property" has two dwellings and five sheds on a land size 0.8094 ha.
- \*The existing Bushfire management Plan requirements for the "property" have natural vegetation cleared to 25m around residences. Low branches are to be cut below two metres from the ground and grassy areas to be kept low to reduce fire risk.

**LCZ 4**

*The Landscape Conservation Zone should not be applied to:  
(a) land where the priority is for residential use and development*

**Reasons against LCZ4 categorisation –**

- \*The "property" is used for residential use and services are limited.

We believe the correct categorisation of the "property" is Rural Living Zone as application of the "Rural Living Zone" states-

**RLZ**

*The purpose of the Rural Living Zone is:*

*11.1.1 To provide for residential use or development in a rural setting where:*

- (a) services are limited; or*
- (b) existing natural and landscape values are to be retained.*

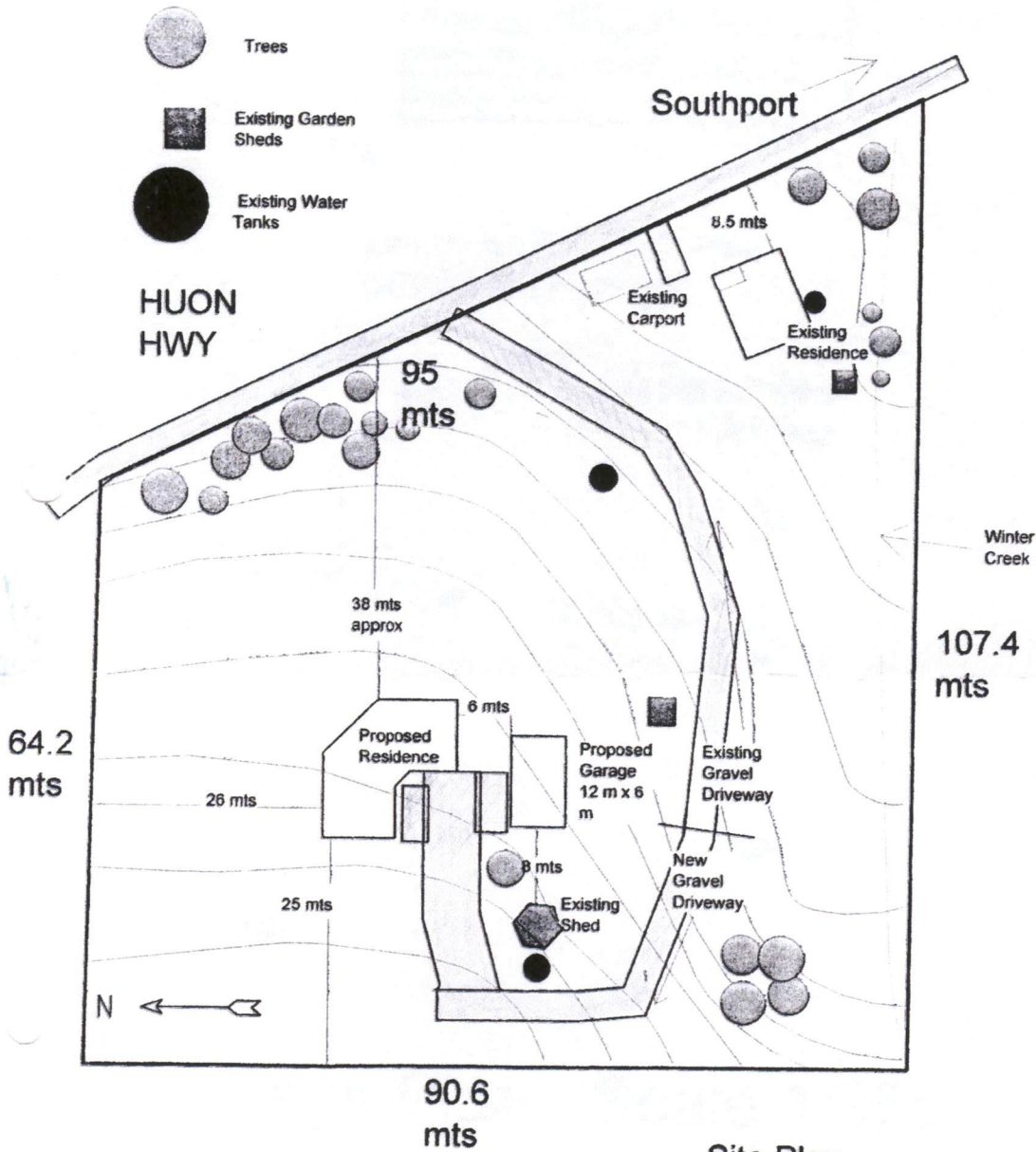
Yours sincerely,



Malcolm Boyle



Karin Boyle



Site Plan  
 Scale 1:750  
 Proposed New Residence and  
 Garage  
 Malcolm and Karin Boyle  
 8648 Huon Hwy  
 Southport

<b>HUON VALLEY COUNCIL</b>	
<b>SPECIAL PLUMBING PERMIT DOCUMENT</b>	
This document is one of the documents relevant to the permit issued for the special connection as identified by:	
Permit No.	SPP - 69/2005
Date Permit Issued	19/7/05
Authorised Officer	<i>[Signature]</i>

## CERTIFICATE OF COMPLETION – BUILDING WORK

Section 104  
Section 104

Form **20**

To: Mr M R Boyle and Mrs K G Boyle  
8648 Huon Highway  
SOUTHPORT TAS 7109

### Permit Authority/Building Surveyor details:

Permit Authority/  
Building Surveyor: Michael Bartlett  
Huon Valley Council  
  
PO Box 210  
HUONVILLE 7109

Permit Number: BA-130/2005

Phone: (03) 6264 0300  
Fax: (03) 6264 0399  
Email: hvc@huonvalley.tas.gov.au

### Details of building work:

Type of work: Permit work  Notifiable work  (X one applicable.)

Property Address: 8648 Huon Highway, Southport Tas 7109  
Certificate of Title CT-62552/1

Type of work: New Building (new building / alteration / addition / repair / demolition / re-erection / other)

Use of building: Dwelling & Garage (main use) Building class: 1a & 10a

### Builder details:

Builder: Owner Category:   
Business name:   
Business address:   
Licence No:   
Email address:   
Phone No:   
Fax No:

### Certificate details:

As the following permit and certificate have been issued in relation to the above building work –

Permit or Certificate description:	Permit or Certificate No.	Date:	Issued By:
Occupancy Permit (Delete if not required)	BA-130/2005	29-2-2012	G Reardon
Certificate of Final Inspection	BA-130/2005	12-12-2017	L Tyers

