

Owner / Representer: Patrick and Shaun Ransom			Location address: Kingfish Beach Rd, Southport 7109		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
241873/1	5269519	4.3 ha	14.0 Environmental Living	Landscape Conservation	Rural Living

Location of title.



LEGEND		
■ General Residential	■ Light Industrial	■ Community Purpose
■ Low Density Residential	■ General Industrial	■ Recreation
■ Rural Living	■ Rural	■ Open Space
■ Village	■ Agriculture	■ Future Urban
■ Local Business	■ Landscape Conservation	■ Particular Purpose
■ General Business	■ Environmental Management	■ Split*

*Split Zones please consult Draft-HVC-LPS data Appendix 61 and later 35F documentation.

**Light Blue Border shows owner's land in question.

Viewshed: 0% Coverage



Huon Valley Zoning Association's Viewshed Map:

LEGEND			
Suburb Boundary	5 - 8	18 - 20	Landscape Conservation Split Zone
HVZA-ViewShed	8 - 10	20 - 23	
No. of Viewpoints < 3	10 - 13	> 23	
3 - 5	13 - 15	Landscape Conservation	
	15 - 18		

*Light Blue Border shows owner's land in question.

**Landscape Conservation (LCZ) Borders indicate land within the Huon Valley Councils Endorsed 35F and Draft-LPS with LCZ full or split Zoning intent.

*** The HVZA-Viewshed indicates how visible parts of the subject title is from a viewshed based off of verified scenic road corridors. The colour shade represents how many viewpoints can see a portion of land. Further, explanation is to be provided to the TPC by HVZA.

Property Description

The Ransom family have lived in Southport for generations
Many went to war to fight for the place they loved and did not return, as evidenced by the Southport War Memorial



Shaun's grandfather was lucky enough to survive and on returning he bought the block of land in question.

This property has been in the Ransom family for 4 generations. It has been used for grazing cattle and other rural pursuits, camping for the family and so on.

It now belongs to Shaun and his son Patrick, having passed via Shaun's father and uncle.

It consists of a block of land which is not visible from any road or waterway, and therefore has **no landscape values**

40% of the land was cleared 7 years ago and planted with turnips for the neighbouring farmers cattle to graze on. Some remnant trees were left to provide the cattle with shelter. The statement that there is 100% vegetation cover is inaccurate as would be apparent if the statements had been ground truthed.







The neighbouring block, which is also slated for Landscape Conservation Zone, and is presumably part of the “contiguous bushland” is an active cemetery, where members of the Ransom family are laid to rest





On the other side is zoned Rural Living and this block is more naturally part of the rural living area around it.

The area of neighbouring bushland is due to be burnt by the Tasmanian Fire Service in the next few months as it presents a significant fire risk to the Southport Community.



Tasmania Fire Service

Bushfire Risk Unit

File No: TSS901BU

Patrick Lindsay Ransom

~~Byron Maurice Ransom~~ and Shaun Vernon Ransom

~~PO BOX 3028~~
~~BRIGHTON VIC 3186~~

42 Kingfish Beach Rd
Southport TAS 7109

Dear Landowner

Agreement to Undertake Fuel Reduction Burn at Kingfish Beach Rd

The Tasmania Fire Service (TFS) proposes to undertake a fuel reduction burn and associated works within the Kingfish Beach Road fire management unit, to reduce bushfire risk in the area. This burn is proposed to occur on your property at Kingfish Beach Rd, in the area shown in the attached map.

A burn plan has been prepared by the TFS that describes in detail the fuel reduction burn and associated works and activities that are proposed to take place on the Land. Please contact Jonathan Leaman if you wish to obtain a copy this plan.

The works and activities undertaken as part of the fuel reduction burn may include:

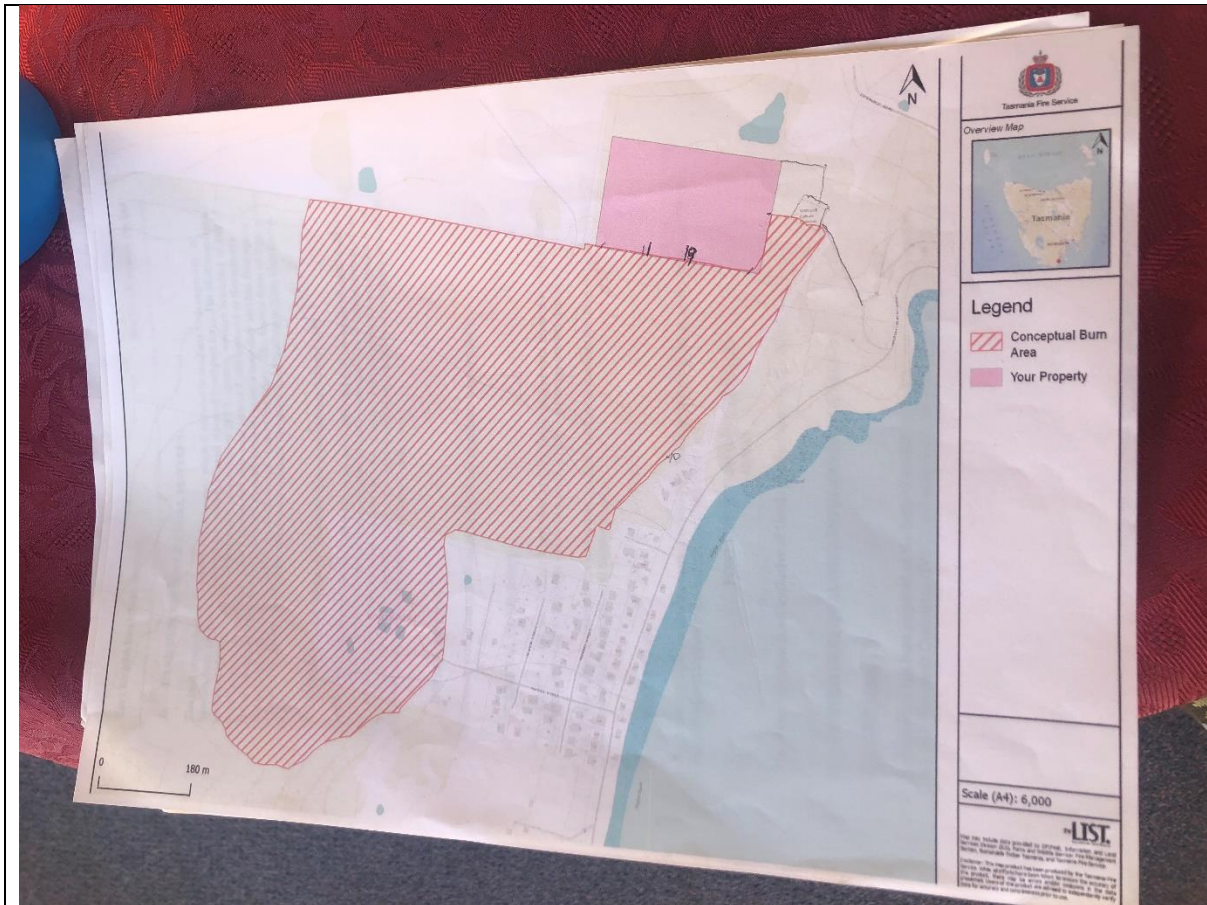
- a) all preparatory works the TFS considers necessary (for example, clearance of vegetation alongside roads, tracks, easements and fences or other assets, firebreak construction, edge burning, establishment of water points and erection of temporary signs);
- b) the fuel reduction burn itself; and
- c) a post burn assessment and ancillary activities.

The TFS is seeking your agreement to undertake the fuel reduction burn and associated works on your property. The burn will be undertaken under prescribed conditions (outlined in the burn plan) by qualified and experienced professionals – this may include staff of other agencies and contractors, working under the control and direction of the TFS. All safety measures will be in place, including pre-burn preparations and post-burn management of the site. Any risks associated with conducting the fuel reduction burn are managed so that the burn will only take place when it is considered safe to do so. This may mean that a burn cannot proceed as planned in a given season, but may be held over for the next year.

Headquarters/Southern Region Cnr Argyle and Melville Streets | GPO Box 1526 Hobart Tasmania 7001 | Phone (03) 6230 8600 Fax (03) 6234 6647
Northern Region 339 Hobart Road Youngtown Tasmania 7249 | Phone (03) 6336 5633 Fax (03) 6344 6801
North West Region 15 Three Mile Line | PO Box 1015 Burnie Tasmania 7320 | Phone (03) 6434 6700 Fax (03) 6433 1551

www.fire.tas.gov.au





This clearly demonstrates the importance of the property owners being able to manage the fire risk by managing fire breaks and slashing areas to prevent such catastrophic loss of the vegetation that exists.

Whilst the initial valuation states it has filtered water views this is inaccurate. At the time of the valuation the property was zoned as rural B and the family anticipated building a dwelling on the block. Note the description of the land when valued for transfer to Shaun as a "building allotment"

2. LAND DESCRIPTION & LEGAL MATTERS:

The land comprises a rectangular shaped parcel which is covered in medium bush regrowth. It benefits from an elevated aspect incorporating filtered views of Southport Bay. The allotment has a northern side line of 267.55 metres, southern side line of 267.51 metres, western boundary of 160.33 metres, eastern boundary of 160.93 metres and an overall area of 4.306 hectares and has frontage to unmade reserved roads along both its southern and western boundary. The easiest form of legal access appears to be via Maxwell Street which is an un-made Reserved Road leading to King Fish Beach Road.

The allotment is zoned "Rural B" under the Esperance Planning Scheme 1989.

We draw your attention to the fact that we have not been provided with an environmental audit, nor are we aware of the property valued being affected by soil contamination. If contamination of the land is found to exist this would seriously impact upon the assessed value resulting in a reduction of our valuation assessment. We therefore reserve the right to amend our valuation accordingly should the presence of contamination be established by soil analysis.

3. IMPROVEMENTS:

The allotment comprises vacant land devoid of any significant improvements.

4. GENERAL COMMENTS:

The subject property comprises a larger than average building allotment located in a far southern seaside holiday homes township which as a whole is subject average market demand.

In arriving at our assessment of current market value we have researched the market and had regard to sales transactions in the general Southport area.

5. VALUATION:

We are of the opinion that the market value of the freehold interest of the property, as at the date of inspection, and subject to the comments in this report is -

FORTY FIVE THOUSAND DOLLARS
(\$45,000)

The above valuation is net/exclusive of Goods and Services Tax, if applicable.

6. DEFINITIONS, QUALIFICATIONS AND DISCLAIMERS:

6.1. Definitions:

This valuation has been prepared on the basis of market value as defined by the International Valuation Standards Committee (IVSC), and endorsed by the Australian Property Institute, as follow

Current use of title

The block has been in the family, who live in Southport, for 4 generations. It has been used for camping and recreation, as well as grazing cattle. The neighbouring farmer has grazed cattle regularly over many years/generations. There are no cattle on it currently, but 40% that was cleared is kept slashed and maintained for fire management and general use.

Shaun and Patrick are father and son. Shaun and his wife live within a few hundred metres of the block. Shaun has had significant health problems and the plan was for Patrick, who is currently working away from home to raise money, to build a house on the block, so he could care for his parents as they age. Patrick plans to live as sustainably as possible on the land, continuing the family's connection to Southport whilst caring for his parents

Should Patrick be unable to build and care for his parents this would mean them having to move away from the area they have lived all their lives to be cared for at greater expense to the state.

How does the title not meet Council's proposed Zone

The block is not visible from any road or waterway and therefore does not contribute to any landscape values. It has no distinguishing landscape features.

The 35F report states it is 100% vegetation which is not correct, 40% of the block has been cleared, some scrub has regrown on parts. There is priority vegetation overlay which already protects the areas of bushland on the block. Therefore there is already adequate protection for those areas.

The report also states it is part of a large area of contiguous bush. This is incorrect, the block next to the title, which is shown as bush, is an active cemetery, and the blocks to the north are zoned as rural living. As mentioned the area of bush on one side is due to be burnt.

How does the title meet Requested Zone/s

The blocks around the title are zoned rural living, and this block should also be zoned as rural living. It fits more with the surrounding rural living area

It already has adequate protection with the priority vegetation overlay and other overlays protecting those parts which have significant trees etc.

It was previously zoned rural prior to the Interim planning scheme, with the intention for a residence to be built on it. It is described as a "building allotment" and should remain as such under the Rural living zoning.

Historically the intention has always been for it to have a residence, on a large rural block, consistent with rural living. Given that the block has been in the family for 4 generations we are well aware of how the block was used and the intentions for it.

Are you challenging a Natural Assets Code?		No
Are you challenging a Scenic Protection Code?	Yes	The block has no scenic values, it is not visible from any road or waterway
Are you challenging any other Overlay?	Yes	
<p><i>Previous Overlays:</i> Biodiversity Protection Area, Bushfire Prone Areas</p> <p><i>Proposed Overlays:</i> Bushfire-prone areas, Priority vegetation area</p> <p><i>This is not an all-inclusive list, just what was exhibited by Council in Appendix 61.</i></p>		

Additional Notes:

Rep 267. Appears to be zoned Rural B under pre-HVIPS2015
