

Disclaimer: This Huon Valley Zoning Association Template is to be used to assist the landowner in structuring their position to the Planning Authority. It is not to be understood as planning or legal advice and whilst the information provided in this template is within our best efforts as being correct, these details need to be verified by the landowner, themselves.

Owner / Representor Robyn and Peter Bishop			Location address 1371 NICHOLLS RIVULET RD		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
53508/3	7280041	0.38 ha	26.0 Rural Resource	Landscape Conservation	Rural
53508/5	7280041	0.41 ha			
53508/4	7280041	0.38 ha			
53509/1	7280041	9.90 ha			

Location of title.

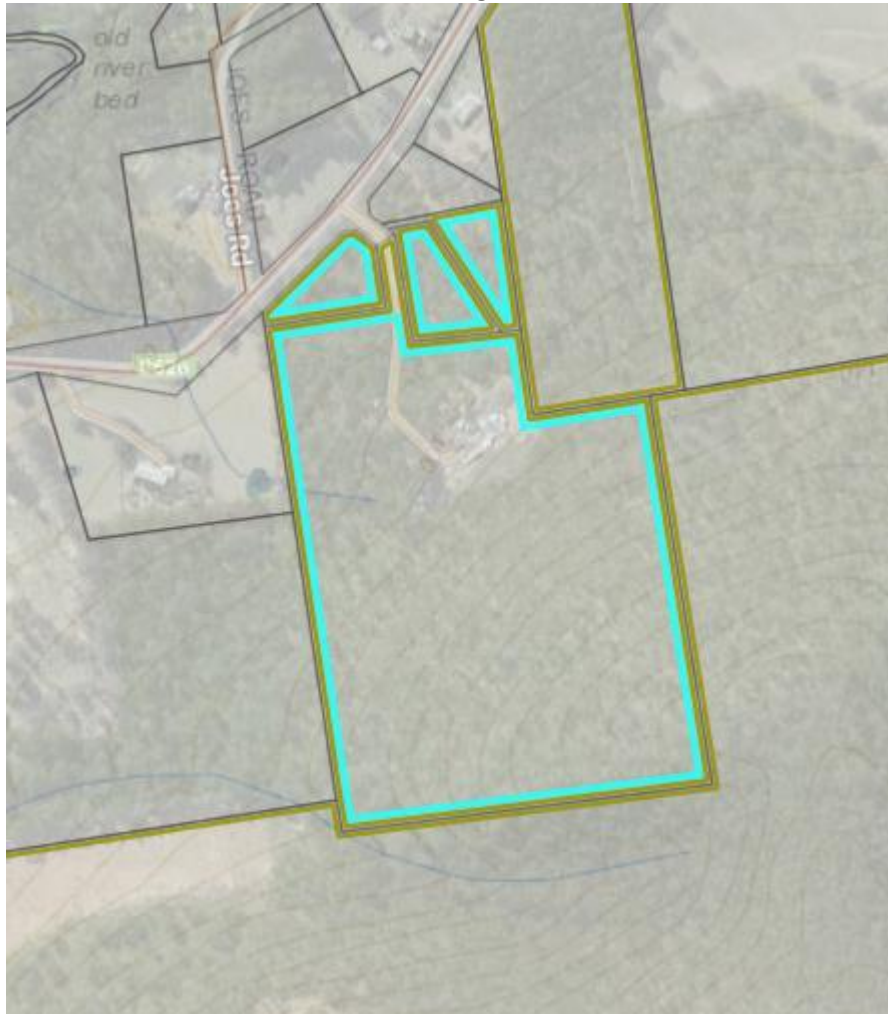


LEGEND		
■ General Residential	■ Light Industrial	■ Community Purpose
■ Low Density Residential	■ General Industrial	■ Recreation
■ Rural Living	■ Rural	■ Open Space
■ Village	■ Agriculture	■ Future Urban
■ Local Business	■ Landscape Conservation	■ Particular Purpose
■ General Business	■ Environmental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



Huon Valley Zoning Association's Viewshed Map:

LEGEND

HVC-LIST-HVZA-RAW	HVZA-ViewShed	6	17
VIEWShed	No. of Viewpoints	9	20
Landscape Conservation	<3	11	22
Landscape Conservation Split Zone	3	14	>25

*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 represent how many viewpoints can see a portion of land. Further, explanation is to be provided to the TPC by HVZA.

Property Description

Originally a 30 acre title, the property was subdivided for the purpose of housing in the 1990's. 5 one acre blocks were subdivided and I built a house on one of them. This house was sold and I built a new home on the 25 acres in 2000.

One of the blocks have been allocated to rural under the draft LPS and the other 3 have been drafted to be LCZ. Two of these blocks are internal. One cannot be seen from any viewpoint and another only from the bottom of our driveway.

The blocks are mostly covered in regrowth and are mostly only small trees. The landscape is sloping and soil depth is minimal.

Be specific and detailed as much as possible.

Include soil types if relevant, I have no idea except to say a good mix of clay and gravel.

Include landscape features

Include slopes ect

Include pictures if relevant



Pictures showing growth on two of the one acre blocks.

Current use of title

Our home is situated on title no: 53509/1

We currently use our property for general purpose living, collecting firewood, growing food and keeping animals.. A regular part of our fire safety plan is to burn off the undergrowth and fall any trees that become a danger to our home.

Current use of other titles.

At this stage we continue to do regular burn -offs of the undergrowth as they present a danger to our home if left and undergrowth is not controlled.

We also selectively remove firewood from these blocks as needed.

Intended use of other titles

These blocks were subdivided for the purpose of residential housing in the 1990's. It has always been our intention to sell them on our retirement which is now less than 12 months away.

How does the title not meet Council's proposed Zone

- The four one acre blocks
- LCZ 4 states that Landscape Conservation Zone should not be applied to land where the priority is for residential use and development, which these blocks were clearly designed for and approved of by the council.
- They do not have any scenic landscape value..
- there is no scenic Landscape overlay on this property.
- The size of the blocks makes them unsuitable for residential use if zoned LCZ as a minimum lot size under LCZ is 20 hectares for residential use.

Title 53509/1

- This block is clearly residential as our home is situated on it.

How does the title meet Requested Zone/s

Rural zone

- Allows for the intended purpose, and current use of the land.
- Has historically been zoned Rural.
- meets the purpose of the rural zone,
- These titles adjoin mostly rural blocks with residential dwellings on small acreages. The properties that border them were all zoned Rural Resource under the IPS 2015
- Rural Nicholls Rivulet is defined as an 'other small settlement' under STRLUS. The land surrounding these settlements is predominantly utilized for rural and agricultural lifestyles.
- The land is currently used for rural purposes – general purpose living, animal keeping, growing food and cutting firewood.

Are you challenging a Natural Assets Code?	Yes x	No
<p>If Yes, please provide evidence as to what you are objecting to and why. biodiversity protection overlay</p> <p>The species of eucalypt growing on this property is not listed in the Nature Conservation Act 2002, SCHEDULE 3A - Threatened native vegetation communities.</p> <p>The biggest area of Eucalypts on the property are situated above the house site on steep ground that is unsuitable for development – therefore will remain untouched and does not need LCZ to protect them as it could be protected with a scenic overlay.</p> <p><i>Waterways; this only exists after heavy rainfall and disappears within 6 hours of rain stopping. This run off will not be affected by any zoning and is on the title that already has established housing etc.</i></p> <p>Please see original submission</p>		
Are you challenging a Scenic Protection Code?	Yes	Nox
<p>there is no scenic protection code on this property</p>		
Are you challenging any other Overlay?	Yes	No
<p>If Yes, please provide what overlay and evidence as to what you are objecting to and why.</p> <p><i>Proposed Overlays:</i></p> <p><i>Bushfire-prone areas, - This is a bushfire prone area and the application of LCZ will increase the risk of bushfire to our home.</i></p> <p><i>Low landslip hazard band, - applies to the one- acre blocks and has not been evidenced on the property in the last 32 years.</i></p> <p><i>Medium landslip hazard band, - is the area above our home which is steep and will not be developed. It does not need LCZ to be applied for landslip reasons.</i></p> <p><i>Priority vegetation area, please see the original submission.</i></p> <p><i>The hill behind our home is an area that we do not touch. It is steep and allows for a great protection of the area, without the need for LCZ.</i></p> <p><i>Other nearby properties with all the same overlays have been zoned rural.</i></p>		

