

From: "Jane Gallichan" <jane.gallichan@yahoo.com>
Sent: Tue, 31 May 2022 14:41:08 +1000
To: "hvc@huonvalley.tas.gov.au" <hvc@huonvalley.tas.gov.au>
Cc: "Wes Gallichan" <wgallichan@yahoo.com.au>
Subject: Draft Huon Halley Local Provisions Schedule for 50 Carters Road, Port Huon
(title reference:154092/4)
Attachments: Representation to TPS Zoning for 50 Carters Road Port Huon.docx

Hello,

Please find attached a joint letter of representation from me and my husband regarding our property at 50 Carters Rd, Port Huon in response to your letter dated 3 May and doc reference #2863299

I look forward to hearing from you.

Kind regards,
Jane

Tuesday, 31 May 2022

hvc@huonvalley.tas.gov.au

To whom it may concern,

Re: Draft Huon Valley Local Provisions Schedule

I am making a representation with regard to the Draft Huon Halley Local Provisions Schedule for 50 Carters Road, Port Huon (title reference:154092/4) in response to the letter from Huon Valley Council dated 3 May with reference number: 2863299.

The current and proposed zone for the property is shown below.

Interim Planning Scheme	Tasmanian Planning Scheme
Rural Resource	Rural

My husband and I as co-owners of the property have concerns about the proposed zoning as rural.

The concerns are:

1. The rural zoning is inconsistent with the zoning of adjacent properties.
Specifically, the entire front boundary (with view over Port Huon is zoned "General Residential". To develop our property in accord with the purpose of the Rural Zone would place our property in conflict with adjacent properties as it is highly unlikely that any developed use is unable to satisfy clause 20.1.1 (d) minimises adverse impacts on surrounding areas. Additionally, it is unlikely that use or development would be of a scale and intensity that is appropriate for the location given the boundary with General Residential.
2. The rural zoning is inconsistent with current and expected future use.
The property was originally part of a larger farm that has been subdivided. It is not suitable for profitable agriculture use due to orientation (south facing slope) and scale (6ha). Given the surrounding properties are zoned General Residential, Low Density Living or Rural B it is evident that the nature of the activities on these properties are not for agricultural or commercial use for profit. We, and our neighbours, would be considered hobby farmers at best. I am not aware of one profitable farm in the vicinity. Agricultural use (rural zoning) is likely to place us and our neighbours in conflict as those uses may compromise the function of surrounding settlements (Rule 20.1.3)
3. Property size inconsistent with rural Zoning
Our property is only 6ha and therefore appears to be inconsistent with the intent of the zoning provision to maintain larger scale properties. This view is supported by Rule 20.5.1 Lot design, which states that properties must not be less than 40ha.
does not does not comply with size

The map below shows the location of our property and adjacent zoning

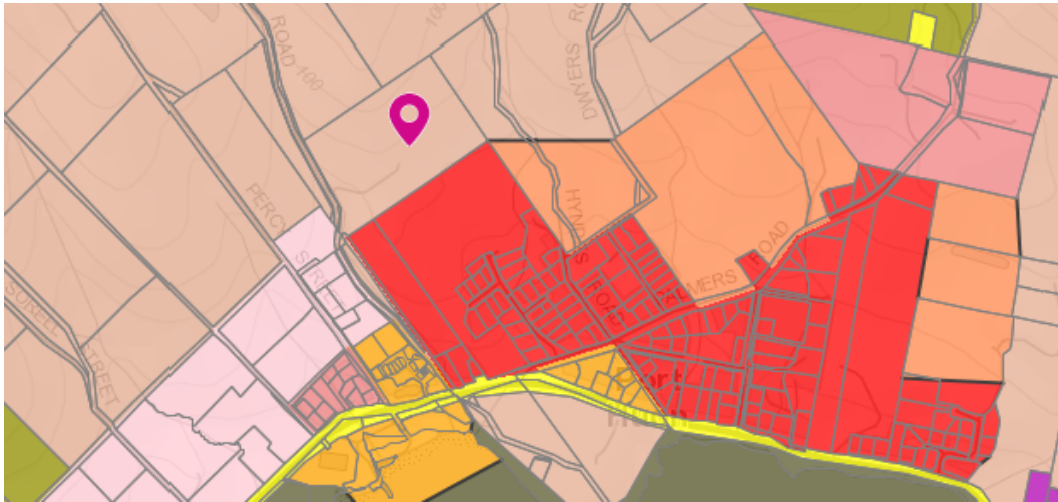


Figure 1: 50 Carters Road showing zoning of adjacent properties

As can be seen from the map above, Rural Zoning typically has a transition to other zones of smaller lot size and use characteristics, for example transitioning through Rural Living (Zone B) or Low Density Living. This is not so in our case.

It is our view that our property is consistent with “Low Density Living” to provide a transition from the higher density “General Residential” to less intense use.

We therefore respectfully request a rezoning to Low Density Living from the current Rural Zoning.

We have formed this view based on the following:

1. The current use of the property is consistent with the purpose of Low Density Residential Specifically:
 - 10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development; and
 - 10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.
2. The ability to subdivide the existing property at some future date will provide;
 - a. high quality blocks that have beautiful views over Port Huon;
 - b. is more consistent and aligned to the adjacent “General Residential” Zone;
 - c. will be proximate to full water supply service, a reticulated sewerage system and the public stormwater system.

Unfortunately, we were unable to secure the services of a planning consultant in preparing our submission as they have all been fully booked. We hope our attempt to address the key points are sufficient and we appreciate your consideration of the above request.

Yours sincerely,

JE and WJ Gallichan

Contact: Jane.gallichan@yahoo.com or 0400 159 664