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To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: LPS Submission
Attachments: LPS Submission 7 Heritage SAP.docx

Attention: General Manager

Please find attached a further submission to the Local Provisions Schedule.

Regards

Shane Johnson

Representation to the Huon Valley Local Provisions Schedule – Franklin Heritage Specific Area Plan

Purpose

This representation requests that the Planning Authority undertakes a review of the Franklin Heritage Specific Area Plan.

Justification

A review of the SAP has not been undertaken since being introduced in the Huon Valley Interim Planning Scheme. Whilst the purposes of the SAP are sound, the implementation of the provisions has not achieved the outcomes intended.

Inappropriate developments have been allowed. A clear example is at 42 New Rd., Franklin (see below).



The requirement for low, open fences on street frontages has in many cases been ignored.

The planning provisions inadvertently encourage tawdry architecture as developers may opt to meet the minimum standards of the performance criteria. There is no opportunity in the SAP for discretion to be applied that would encourage exceptional design.

There is no distinction between the heritage values to be retained along Main St. (Huon Highway) and the various lanes and the desired future character in greenfield or in-fill development.

Renovations that do not alter the footprint of a building are exempt. Therefore, there is no provision that prevents the use of inappropriate materials or design when existing buildings (including those with heritage or character values) are renovated (e.g. replacement doors and windows, external cladding).

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