

From: "Geoffrey Swan" <gswan@activ8.net.au>
Sent: Sat, 28 May 2022 18:22:13 +1000
To: hvc@huonvalley.tas.gov.au
Cc: gswan@activ8.net.au
Subject: LPS Representation SWAN
Attachments: Representation to LPS - Swan 1046 Lonnvale Road Lonnvale.pdf

Dear HVC

Please find enclosed my representation for the LPS.

Regards

Geoffrey Swan
Lonnvale TAS 7109

03 62660209
gswan@activ8.net.au

Saturday, May 28, 2022

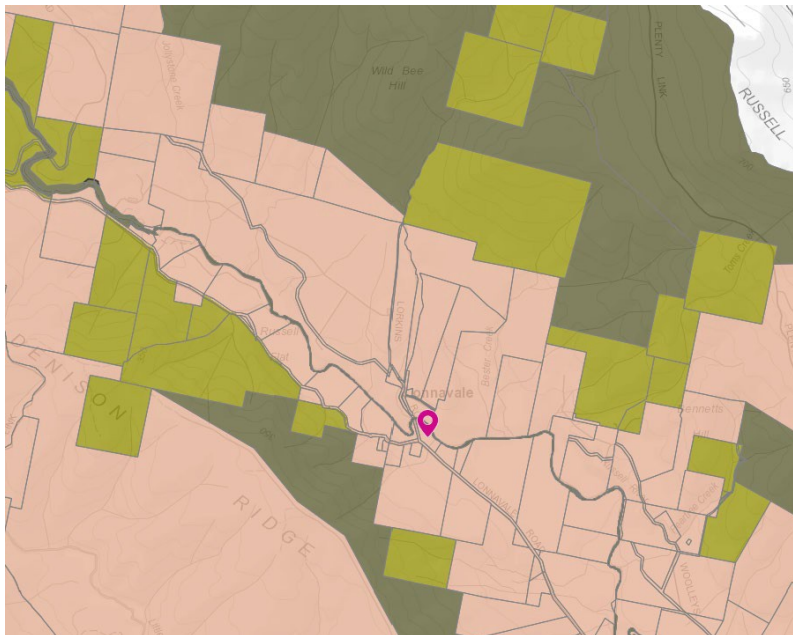
General Manager
Huon Valley Council
Main Street
Huonville TAS 7109

RE: Representation for the Huon Valley Council's Local Provisions Schedule
for 1046 Lonnavales Road, Lonnavales TAS 7109 (Title 77992/1)

Dear General Manager

My property under the Interim Planning Scheme is zoned Rural Resource.

The proposed zone under the LPS is **Rural**.



This submission is seeking to have my property zoned **Rural Living Zone B** under the Local Provisions Schedule for the following reasons.

11.0 Rural Living Zone

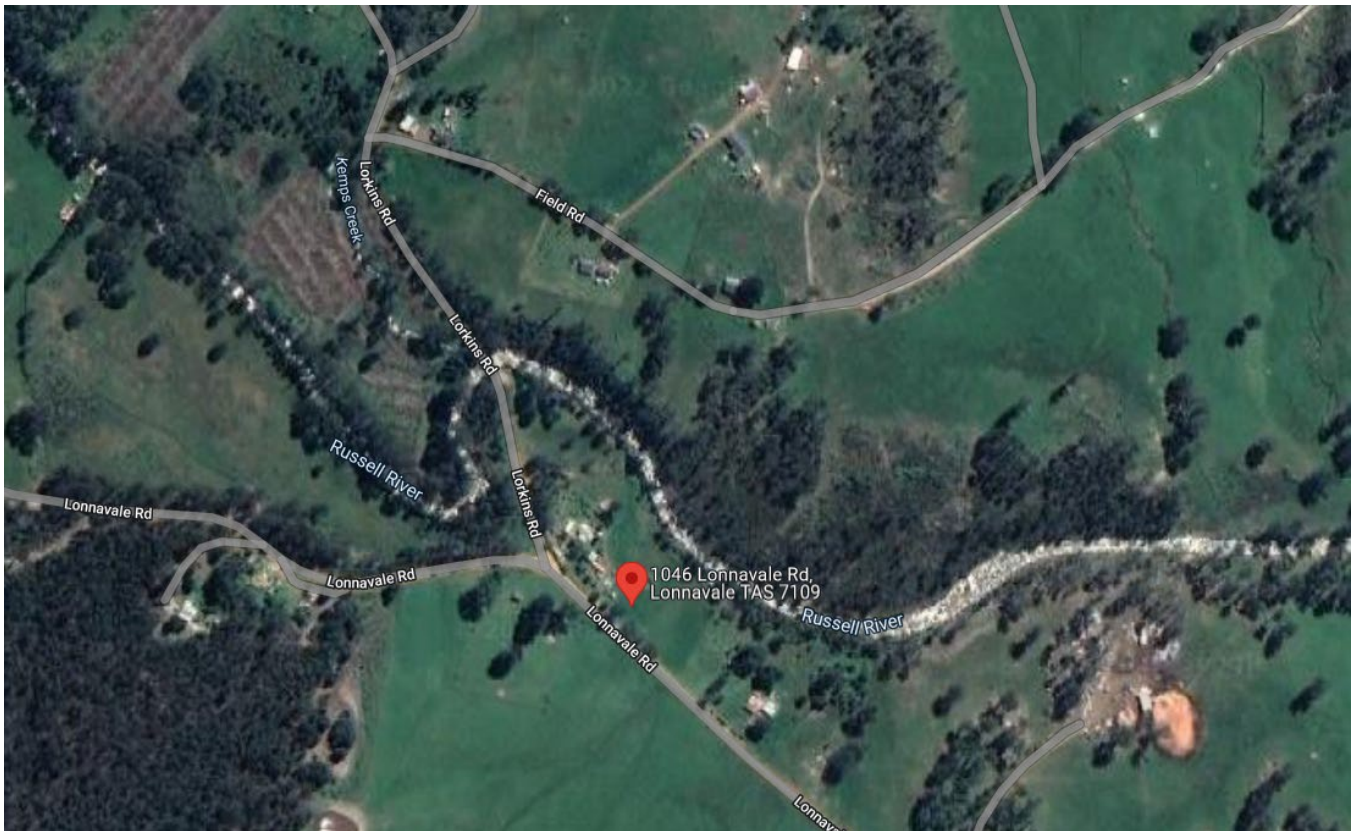
11.1 Zone Purpose

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.
- 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.
- 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

1. The property is 22202.68 square metres or 2.22 hectares.
2. The existing and approved DA for this property is for a paddock to plate agritourism venture featuring an outdoor café, commercial kitchen, cheese room, rabbitry and visitors accommodation on site.
3. The property is serviced with 240 Volt single mains electricity and it has an additional 3 phase power supply utilising private power poles.
4. There is no connection to a town water supply. The source of water to this property is either rainwater or water taken direct from the Russell River which borders the bottom of the property.
5. There is no rubbish collection or any other Council supplied services to this property.
6. This property is on the no spray register and there have been no chemicals used on this property for at least 18 years or longer.
7. The access roads, being Lonnavale Road and Lorkins Road are maintained by Council.
8. Approximately one hectare of the property has established infrastructure to include a dwelling, a relocated fruit pickers hut for visitor accommodation and various outbuildings.
9. The other half of the property is acreage and is grassed. Trees border the southern side (Lonnavale Road), and trees and vegetation border the northern side alongside the Russell River. The land is rocky and is not suitable to any intensive agriculture.

10. Alongside this property is a similar 2+ hectare property. Over the river is another 2+ hectare property with a dwelling. Additional dwellings on different tracts of land are developed on the other side of the river.
11. Opposite is a single title with an existing building that was once the school house for some 30 students in the early 1900 hundreds.
12. This small section of the Lonnvale community is already residential and is suited to little more than hobby farm activities which readily apply to Rural Residential. The surrounding areas are large scale rural currently being farmed with beef cattle. Historically there have been intensive orchards but these have since been removed.









The Russell River which borders 1046 Lonnvale Road and crosses Lorkins Road as shown in this image.

As this zoning process has been very unclear and complicated from the outset this is the extent of my submission at this stage. I have been unable to engage the services of a planner or any legal counsel to further expand on this application.

Therefore, I shall be abstaining from making further comment other than noting my representation **for Rural Living zone** with the future possibility of subdividing the 2,2 hectare property.

I wait to hear from the Tasmanian Planning Commission's hearing should further information be required and the opportunity to meet with a TPC panel.

Regards

Geoffrey Swan

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