

From: mriddle@iinet.net.au
Sent: Tue, 31 May 2022 14:40:38 +1000
To: hvc@huonvalley.tas.gov.au
Cc: ""jjo94481 jjo94481"" <jjo94481@bigpond.net.au>; ""Jane Johnson"" <jenjane2012@gmail.com>; ""Deb van Velzen"" <debvanv66@gmail.com>; ""Martin Riddle and Deb van Velzen"" <mriddle@iinet.net.au>
Subject: Attention: General Manager, Draft LPS - Former Franklin Evaporators 1 of 2
Attachments: LPS Submission 3347 Huon Hwy.pdf

Attention: General Manager
Reference: Draft Huon Valley Local Provisions Schedule
Subject Area: Former Franklin Evaporators and adjoining properties (CT 172539/1, CT 170790/1 and CT 170797/2), 3347 Huon Highway, Franklin, TAS 7113

For your consideration, we attach a representation on the Draft Local Provisions Schedule.

Regards,

Martin Riddle

On behalf of:

Martin Riddle, Deb van Velzen, Shane Johnson, Jane Johnson, for Old and New Franklin Pty Ltd Trustee for Watershed Franklin Property Trust (owners of the former industrial site, Franklin Evaporators)

Representation to the Huon Valley Local Provisions Schedule – Amendment to Zone Boundary for 3347 Huon Hwy, Franklin including CT 172539/1, CT 170797/1 and CT 170797/2

Purpose

This representation seeks to amend the boundary of HUO – P3.0 Particular Purpose Zone Franklin Marine and Tourism Precinct to correspond with boundary between CT 172539/1 and CT 170797/1 and CT 170797/2.

This would have the effect of changing the zoning of a small portion of CT 170797/1 and CT 170797/2 from HUO – P3.0 Particular Purpose Zone to Village.

Subject Area

The land is part of the former Franklin Evaporators light industrial site and is at the boundary of the Particular Purpose Zone - Franklin Marine and Tourism Precinct and the Village zone.

Two titles (CT 170797/1 and CT 170797/2) have frontage to Huon Hwy and are predominately zoned Village with a small portion of each in HUO - P3.0 PPZ. These two titles are flat, with connection to reticulated water, sewerage and electricity and communications.

The third title (CT 172539/1) contains a former factory and associated land and is entirely within HUO – P3.0 Particular Purpose Zone Franklin Marine and Tourism Precinct.

Overlays

- Coastal Inundation Hazard
- Waterway and Coastal Protection
- Coastal Erosion Hazard

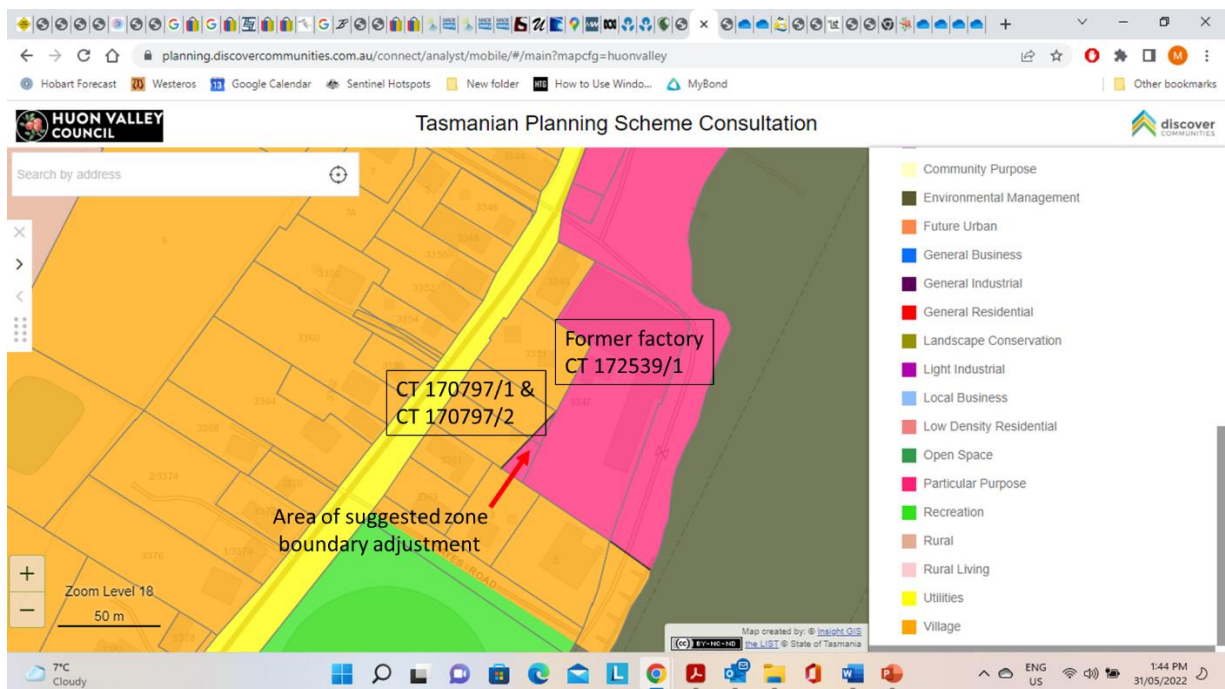


Fig. 1. Subject Area showing where the existing zone boundaries do not align with property title boundaries

Justification

The two titles which are predominately Village zoned meet the zone purposes of the Village zone. The likely future use meets these zone purposes.

There is no clear reason or benefit to allocating a portion of these two titles as zone HUO – P3.0 PPZ.

We believe that the proposed change:

1. furthers the objectives contained in Schedule 1 of the Act (LUPAA, 1993) and is consistent with each State Policy;
2. is consistent with STRLUS;
3. creates no natural justice conflicts with neighbouring properties or Franklin generally; and
4. will have no impact on the implementation of the LPS as a whole.

Martin Riddle, Deb van Velzen, Shane Johnson, Jane Johnson, for Old and New Franklin Pty Ltd Trustee for Watershed Franklin Property Trust (owners of the former industrial site, Franklin Evaporators).

Co/- 48 Old Rd., Franklin 7113

0408 663144