

**Submission to Tasmanian Planning Commission hearing, 26 September 2023**  
**Geoffrey and Irene Swan, Lonnavele**

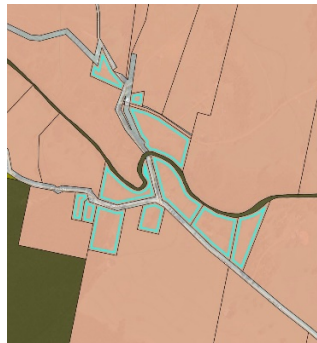
Thank you for the opportunity to attend a second hearing.

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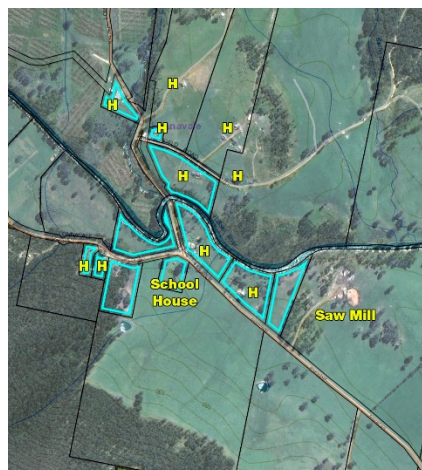
Our last presentation was lengthy and emotive, and with the added pressure of running behind in time we did not get to discuss the detail of our title and the surrounding titles.

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All up in this immediate area of Lonnavele there are eleven titles each at or under 2.2hectares (5 acres). If Rural Living Zone A was applied to these titles only three would be eligible for subdivision.

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In the immediate area, to include three titles of 50 acres or greater, there are ten houses, one former school house and a small saw mill. Just seven of the small titles have established homes with one being an Air BnB. Along Lonnvale Road to the east and west in the vicinity of Lonnvale there are a further eighteen homes on larger titles. The last stop for the school bus is at 1046 Lonnvale Road, our property.

We are aware that the owners of two of the vacant titles may like to build a dwelling in the future, however being zoned rural this will be very difficult to impossible given the size of their title.

Lonnvale Road is serviced by Council, and given the traffic to and from the Rivers Edge camping ground, the logging trucks and aquaculture traffic, it is generally well maintained. The following slide is taken from Council's draft LUDS.

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#### **9.7 Other villages and small communities: Glen Huon/Judbury/Lonnvale**

##### **Background**

Glen Huon is a small village community on the Huon River upstream of Huonville, about eight kilometres to its west. There is mainly agricultural land between the two townships. Judbury is about five kilometres further upstream and, unlike Glen Huon, lies to the north of the Huon River. Proximity to Huonville affords both towns access to services not available in either, with only a primary school, community hall and recreation ground in Glen Huon. Judbury is smaller than Glen Huon and has fewer services as well. Lonnvale is even smaller and has no services but does include a commercial operated camping ground, Rivers Edge.

These communities are not serviced by reticulated sewerage, although some reticulated water is provided in Judbury. The area is accessed by Glen Huon Road, which runs parallel to the Huon River, and is narrow and windy in places between the townships. It is used by resident vehicles as well as heavy vehicles transporting mainly wood products produced at the Southwood facility and has not been upgraded since 2005.

Council to not provide any other services to this area apart verge maintenance through slashing and herbicide spraying.

Australia Post deliver to this area.

Under section 19 Regional Policies, of the Southern Tasmanian Regional Land Use Strategy 2010 to 2035 (STRLUS) SRD 1.3 states to support the consolidation of existing settlements and that land not currently zoned rural living, regardless of current zoning, may only be zoned where the community is either substantial in size and has limited subdivision potential.

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- SRD 1.3** *Support the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities. Land not currently zoned for such use may only be zoned for such use where one or more of the following applies:*
- a. Recognition of existing rural living or environmental living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to rural living or environmental living provided:
    - (i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and*
    - (ii) only limited subdivision potential is created by rezoning.**

On Day 3 of these hearings we heard Council suggest the Land Use Development Strategy (LUDS), which was meant to have been prepared in 2015, would be before Council later this year. A draft LUDS is before the Council meeting 27 September 2023.

Importantly, Council advised that areas like Cygnet and Franklin, which would be prioritised, could be up to two or more years away in this process.

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This document refers to Rural Living:

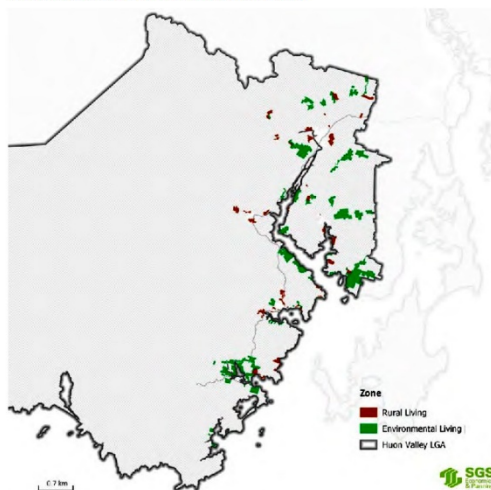
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#### Rural Living

Clusters of Rural Living zone and Environmental Living zone are scattered across the Huon Valley. These offer lifestyle amenities to those seeking to live outside established towns and villages. These have been mapped in the figure below.

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FIGURE 12: RURAL AND ENVIRONMENTAL LIVING ZONES



Lonnavele is not mentioned in the apparently predetermined seven clusters being rezoned in the LPS process.

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There are seven clusters of Rural Living zone that will be rezoned in the draft Local Planning Scheme. These are in:

- Franklin
- Grove
- Glaziers Bay
- Mountain River
- Southport/Hastings
- Judbury
- Dover

There are also six clusters of non-Rural Living zone land being rezoned to Rural Living zone in the draft Local Planning Scheme. These are in:

Or in the further six clusters being rezoned.

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- Surges Bay
- Police Point / Brooks Bay
- Pelterata
- Petchey's Bay / Wattle Grove
- Nicholls Rivulet
- Ida Bay

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The draft LUDS does however accurately reflect the section SRD 1.3 in STRLUS.

#### Rural areas

A large proportion of rural lots are smaller than 10 ha (around 26%), and a significant proportion of dwellings are being approved outside existing towns and villages. This has implications for agricultural activities.

The protection of agricultural uses from fettering by any other non-agricultural use is to be given precedence over all other relevant planning matters.

Protection of natural values and avoidance of areas subject to significant natural hazards and risks are to be considered in the location of residential uses outside existing town and village boundaries.

Identify areas for rural living development opportunities that minimise detrimental impacts and are consistent with regional land-use strategies, including restricting the application of rural living zones to existing rural living communities.

New rural living zones developments must:

- Recognise existing rural living communities where the community is either substantial in size or adjoins a town or village and will not be required for town expansion or other purpose, or otherwise only provides only limited subdivision potential.
- Where it provides for the infill or consolidation of existing rural living communities, on land it shares common boundaries with but will not result in a significant increase of rural living land or conflict with other uses.
- Where it will not involve land identified as Significant Agricultural Land within the Southern Tasmania Regional Land Use Strategy.
- Where new roads would be possible require a structure plan to show how new development will be integrated with the established rural living area

Allow for increased densities within existing rural living areas to allow 1 dwelling per hectare where natural values and other conditions allow.



On Day 23 a couple in Lucaston were seeking to be zoned Rural Living Zone A and their argument and reasoning, complete with images seemed very reasonable.

Dan Ford asked Clare Hester the following question:

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**Tasmanian Planning Commission Dan Ford**  
Clare, do you have a view on whether there is actually some kind of existing rural living community, regardless of the zone through that area.

**Expert Council Consultant Clare Hester**  
There is, I think, that there's no more of a rural living community here, than, like many other places that have been identified to us throughout this process. So, whilst I don't necessarily disagree that it's not a little rural living cluster, whether we ... certainly this isn't the process to transition this area into a rural living cluster. Obviously, we need to, we also need to consider more broadly how many additional lots, this is going to create, the fettering of the agricultural land, rather than just looking at those ... rather than just prioritizing the residential use of this area.

What I do not understand from this is why is Council saying the LPS process is not the process to transition. The Lucaston situation differs from our Lonnavele cluster in that the draft LPS has determined agricultural land alongside rural land.

In Lonnavele we have Rural Zone and further along the road smatterings of Landscape Conservation.

In summary, if you agree to zoning these eleven titles to Rural Living Zone A, there will be no additional pressure on Council for any services, there will be minimal subdivision opportunity and at best there will be three parcels of land situated alongside the Russell River that will become available for future housing to assist in the current and projected housing crisis in the Huon Valley.

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Thank you for listening.