

From: no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>
Sent: Wed, 11 May 2022 10:00:06 +1000
To: hvc@huonvalley.tas.gov.au;stephen@cronin.name
Subject: Planning Representation - Stephen Cronin and Darryl Murray - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

I/We (name)
Stephen Cronin and Darryl Murray
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
14 Packers Road
Town or Suburb
Huonville
Postcode
7109
Email
stephen@cronin.name
Phone Number
0410424703
File
<ul style="list-style-type: none">Zoning-change-proposal.pdf
Submit Application
<ul style="list-style-type: none">Yes Submit

Submission for change of zoning from Rural to Rural Living

14 Packers Road

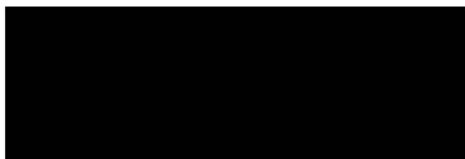
Seeking to change zoning from Rural to Rural Living Zone (Area D).

The property is zoned Rural and situated amongst smaller-sized properties and near the Thompsons Road and Longleys Road community, an area already zoned Rural Living.

At 3.28 hectares our Packers Road property sits in a residential area with larger lots. Existing use is a mix between residential and lower order rural activities. As stated in the Huon Valley Land Use and Development Strategy, "...less than 4 hectares - is considered to be lost to viable agricultural production." (p. 81, para. 4. <https://www.huonvalley.tas.gov.au/wp-content/uploads/2014/10/The-Economy.pdf>)

The front paddock of the property fronts the Huon Highway and is subject to Scenic Corridor restrictions and several easements for telecommunications, water and power. These restrictions preclude further development on that part of the property and limit its use predominantly to grazing. However, the rear of the property behind the existing homestead precinct offers opportunities to enhance the economic potential of the property with low impact on surrounding properties including the larger properties (Agriculture zone) across the Huon Highway. The owners are seeking to reclaim economic potential of the land by building short-term visitor accommodation (already approved by Huon Valley Council) and, in future, replacing existing agricultural infrastructure with an artist studio to be used as part of the Huon Valley Tourism Network.

Use of the land for grazing will not be precluded by a change from Rural to Rural Living; however, a change of zoning will support the development of economic potential in more varied activities related to tourism such as accommodation and dedicated art studio as well as hobby farming.



Stephen Cronin



Darryl Murray

Date: 11 May 2022