

**From:** [Phil Gartrell](#)  
**To:** [TPC Enquiry](#)  
**Subject:** Huon Valley LPS - 214 Lune River Road  
**Date:** Wednesday, 2 August 2023 4:40:46 PM  
**Attachments:** [Representation - 214 Lune River Road.pdf](#)

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Good afternoon,

I have attached a written submission, which simply reiterates the points made at the hearing on the 31<sup>st</sup> of July – with respect to Submission 15 – 214 Lune River Road.

Phil Gartrell  
Senior Planner

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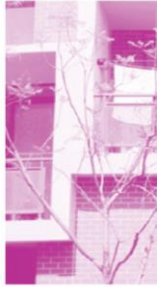
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19<sup>th</sup> July 2023

Mr. Browne  
General Manager - Huon Valley Council  
40 MAIN STREET, HUONVILLE  
TAS, 7109

Dear Mr. Browne

### SUBMISSION - 214 LUNE RIVER ROAD

This additional information has been prepared on behalf of our client Mr. Michael Zodins, who prepared a representation during the public advertisement period, with respect to his property at 214 Lune River Road.

The request sought consideration of Rural Living zoning for this property, which is currently zoned Environmental Living and earmarked for Landscape Conservation zoning under the Draft LPS.

Our client's property consists of one title CT 102237/10, with an area of approximately 6.06ha including the access strip.

This is further described by the following figures:



Figure 1: Site location (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) (c) State of Tasmania)



Figure 2: Site aerial (source: source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) (c) State of Tasmania)

The Planning Authority provided a further written submission (no. 411) which now proposes to convert a number of properties within Lune River to Rural Living (Area D), which were previously earmarked for Landscape Conservation.

This change applies to thirteen (13) properties within Lune River, but this was not extended to our client's property, despite it meeting the same requirements for the application of the Rural Living Zone - as illustrated below:

#### ZONE APPLICATION GUIDELINES

The following guidelines apply to the Rural Living Zone:

*RLZ 1 The Rural Living Zone should be applied to:*

- (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or*
- (b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies.*

The Planning Authority has acknowledged that this part of Lune River is predominantly a residential area with larger lots, with a mix of hobby farming and lower order rural activities.

*RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:*

- (a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or*

*(b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.*

As with the other sites identified for Rural Living zoning, our client's property is also currently zoned Environmental Living.

*RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on :*

*(a) a reflection of the existing pattern and density of development within the rural living area; or*

*(b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.*

The application of the Rural Living Zone in this location appears to be inconsistent, as there are several properties (such as 175 Lune River Road), which are both larger and contain significantly more native vegetation cover than our client's property at 214 Lune River Road.

There are also three additional properties to the south of 214 Lune River Road that are currently zoned Environmental Living and would also appear to meet the requirements for Rural Living Zoning but have been retained within the Landscape Conservation zone.

The application of Rural Living (Area D) is appropriate and would ensure no additional subdivision potential across any of the lots.