

From: corneygr@bigpond.net.au
Sent: Fri, 18 Mar 2022 09:55:12 +1100
To: hvc@huonvalley.tas.gov.au
Subject: Franklin Heritage Area
Attachments: Franklin Heritage Area comments to GM 17March2022.doc

Attention: General Manager Huon Valley Council
Mr Jason Browne

Dear Jason,

Please see attached letter in relation to the Franklin Heritage Area.

Kind regards,

Graeme

Graeme Corney
architect & heritage consultant ph 0448 014 005

17 March 2022

Mr Jason Browne
Huron Valley Council
PO Box 210
HUONVILLE 7109

Dear Jason,

RE: FRANKLIN HERITAGE AREA

In May 2012 I was invited to provide expert heritage advice on the two alternative heritage area drafts prepared for Franklin township.

I understand that your Council is currently considering Huon Valley local Provisions Schedule for the Tasmanian Planning Scheme. I have been informed by a Franklin resident that there may be confusion about one particular aspect of my 2012 report. This report titled *Franklin Heritage Area Assessment* was intended to inform your planning scheme and so I am writing to you to ensure I am not misinterpreted by your planning officers.

To explain....

My MAY 2012 assessment included the then current Heritage Area boundaries. Your Council's draft Local Provisions seems to suggest its Urban Growth boundary should be on the hillside backdrop to the town in a similar position to the Heritage Area boundary.

If your officers have made an assumption that the Heritage Area should provide for Urban Growth in its entire area then that is a misinterpretation of my 2012 Assessment. It would also be a mistake fatal to the cultural landscape of Franklin.

The Heritage Area itself should be considered as a combination of urban heritage places and rural heritage places. The Heritage Area should not be interpreted as potential for Urban Growth per se.

I have gone to some lengths in my heritage assessment of Franklin to describe the important cultural layers of Franklin and in particular the importance of the rural backdrop of the village. Franklin is a quintessential English village which has a well formed urban townscape with a rural backdrop -with no intermediate suburban infill. That is one of the strongest characteristics of Franklin and should be protected by your zoning provisions. One of the key recommendations of my 2012 report was that “zoning should specifically prohibit further residential subdivisions on the (western) hills overlooking Franklin.” To clarify any misinterpretation I meant “zoning should specifically prohibit further residential subdivisions on the hills overlooking Franklin.”

I strongly advise that your proposed Urban Growth boundary be reconsidered. That Urban Growth boundary would be more appropriately somewhere around the 20m contour line. This would confine urban growth to a small area of consolidation to the back of the existing village area and would be well screened from the main road. Importantly the rural backdrop would be retained.

I am happy to discuss this issue and any other heritage-related issues with you or your officers if you so wish.

Yours sincerely,

A handwritten signature in blue ink that reads "Graeme Corney". The signature is written in a cursive, flowing style.

Graeme Corney
Architect and Heritage Consultant