

From: paul.ryder@servicesmiths.com
Sent: Thu, 3 Mar 2022 09:16:16 +1100
To: 'Huon Valley Council'
Subject: HUON VALLEY DRAFT LOCAL PROVISIONS SCHEDULE
Attachments: 27 Kent Street Planning Submission 030322.pdf, 27 Kent St Franklin - Potential Residential Subdivision.pdf
Importance: High

Dear General Manager,
Please find attached our Representation addressing the Huon Valley Draft Local Provisions Schedule. We have included our contact details and property information along with facts and reasons supporting our representation.

Regards

Paul Ryder and Jane Wilson

27 Kent Street, Franklin 7113
paul.ryder@servicesmiths.com

Attached documents – Representation: **“27 Kent St Planning submission 030322.pdf”** and independent supporting document: **“27 Kent St Franklin – Potential Residential Subdivision.pdf”**

Paul Ryder

M: +61 (0) 423 662 943

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Paul Ryder and Jane Wilson
27 Kent Street, Franklin
Tasmania 7113
Email: paul.ryder@servicesmiths.com

Property Location: ION 147.011619 lat -43.083104
PID 284218, CT 145083/1\
Owners: Paul Robert Ryder and Jane Wilson

3 March 2022

The General Manager
Huron Valley Council
40 Main Road
Huronville 7109

Reference: Draft Huron Valley Local Provisions Schedule

Dear General Manager,

As owners and fulltime residents of 27 Kent Street, we are proposing a change to the planned zoning for the area associated with our property and surrounding areas.

The current zoning is Significant Agricultural, with the new proposed zoning to be Agriculture, which we believe doesn't reflect most of the usage for this area, nor does it support the longer-term government objective for future sustainable growth and affordable housing for Tasmania and the Huron Valley.

In consideration, we have sought independent professional advice as to the use and sustainability of the land, which identified appropriate potential residential use of the lower portion of our land.

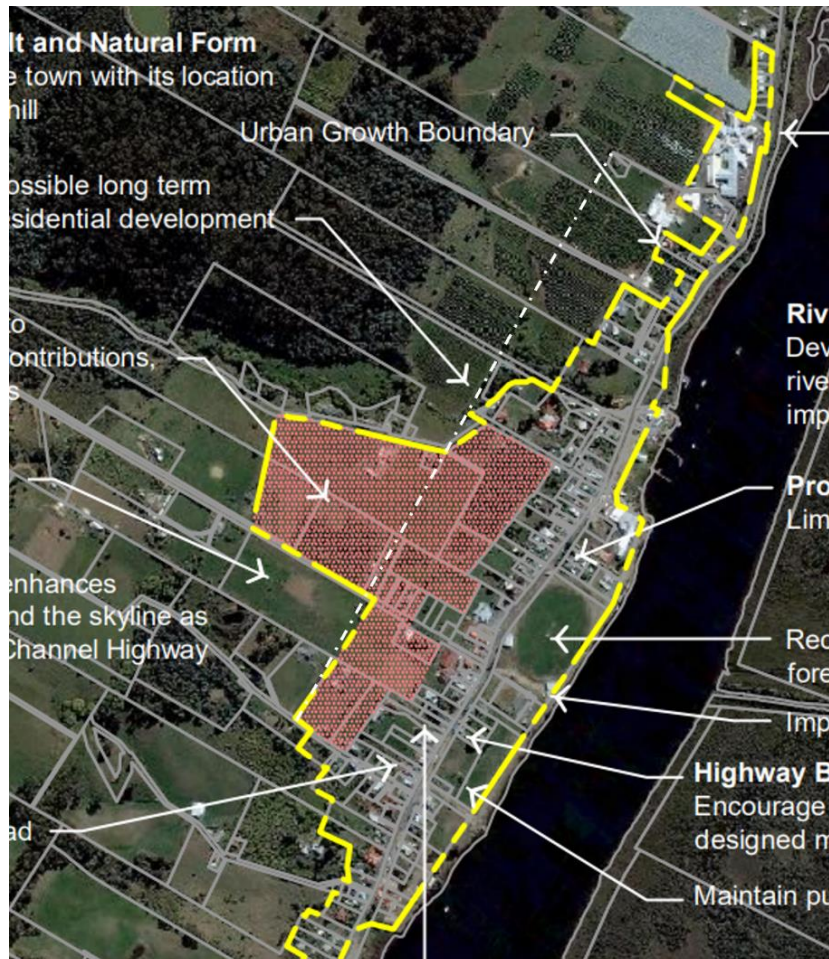
Our property consists of approximately 8ha, separated into four main areas:

- 1-2 ha at the eastern boundary, bordering onto a low-density residential area consisting of 9 small residential blocks with housing and garaging. At the bottom western corner, we are bounded by the Franklin Church and Cemetery. We also have a separate title which provides access to this property from the highway along the church boundary.
- 1 ha currently being used for residential with existing house and outbuildings.
- Approximately 2 ha of steep open paddock used for grazing a small number of sheep.
- 3 ha of very steep bushland currently fenced and set aside for wildlife.

The proposed future zoning for our property, and surrounding land, is Agriculture. We contend that this does not reflect current or future usage and that all, or a significant area, should be changed to accommodate possible low residential development, as described in attachment from Poortenaar Consulting, and for the following reasons:


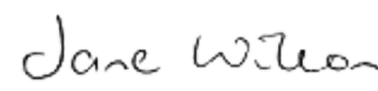
1. There is existing low-density residential development bordering the property to the East, which significantly restricts current and future agricultural development of the adjoining land, with several residential buildings less than 10 meters from the boundary.

2. The planning proposal identifies an area for Urban Growth Boundary and Possible Long Term Residential development, which we propose should be extended to follow a straight-line projection, see diagram below. This would create a consistent area of potential growth above the main highway and current Franklin buildings, supporting possible future development across the main Franklin precinct. It would extend, but remain in keeping with, the proposed change and more accurately reflect land usage.
3. The existing access to roads, water, sewerage and other council infrastructure reduces or eliminates future government infrastructure development costs that would be required to support new developments. Also, given existing roads and infrastructure, the increased proposed potential housing developments would have minimal or no impact on traffic congestion through Franklin.
4. The proposal would not impact the Huon River foreshore or village and the skyline, whilst contributing to the controlled sustained growth of the Franklin precinct.
5. This would more clearly document and represent the capability of the available land and refer to the attached independent report (27 Kent St Potential Residential Subdivision.pdf).



We trust you will give our response your due consideration.

Regards

Paul Ryder and Jane Wilson

9/02/2022

Paul Ryder and Jane Wilson
27 Kent Street
FRANKLIN TAS 7018

Dear Paul

27 KENT STREET – RESIDENTIAL SUBDIVISION FEASIBILITY

You are making a representation of the Huon Valley Draft Provision Schedule (LPS) with respect to your property and neighboring properties. Your property is currently zoned Significant Agriculture and will become zoned Agriculture. You would like to propose the lower 1Ha of the property be zoned residential as it borders a residential area. You asked Poortenaar Consulting to report on the suitability of the land for residential subdivision.



Figure 1. View of site looking down Kent Street.



Figure 2. Location of #27 showing extent proposed for Residential Zoning.



Figure 3. Aerial view of the site. Source: the LIST, © State of Tasmania.

Property details

Address	27 Kent Street Franklin TAS 7109
Location	The proposed residential site is a paddock being the existing Kent Street houses and Cemetery and in front of the existing house.

Municipality	Huon Valley
Property ID	2842148
Title reference	167352/2
Planning controls	Huon Valley Interim Planning Scheme 2015
Zoning	Significant Agricultural
Planning overlays	<ul style="list-style-type: none"> Bushfire-prone areas code applies to the entire property.
Property size	7.87ha, rear half bush, front half paddock
Slopes	10% uniform slope
Elevation	Between 20m and 30m contour
Aspect	Easterly
Current land use	Hobby farm– a few sheep
Existing structures	Single dwelling, shed
Easements	None recorded on site.
Public access	Kent Street frontage
Services	<p>Sewer – available</p> <p>Water – full service available</p>
Coastal/flooding	Nil – no flow paths through site
Land capability	Class 4 (land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops. Limited water available and backs on to residential which limits agricultural use.
Acid sulphate soils	Nil
Environmental values	<ul style="list-style-type: none"> Weeds watchlist weeds: none recorded on site. Threatened communities¹: none recorded on site. Threatened flora and fauna²: none recorded on site. Water bodies & water courses: minor tributary and small dams but not on proposed residential site.
Heritage values	<ul style="list-style-type: none"> Tasmanian heritage registers entries: none recorded on site. Aboriginal heritage property search did not identify any registered Aboriginal relics or apparent risk of impacting Aboriginal relics.
Proximity the services	<ul style="list-style-type: none"> Metro and Tassielink bus stop located in Highway.

	<ul style="list-style-type: none"> • Cafes and Post office in Franklin, Supermarket and services in Huonville 10minutes away. •
DBYD	<p>No DBYG obtained.</p> <ul style="list-style-type: none"> • From the LIST: no sewer or water mains.

Potential development

Site area	1Ha
Site dimensions	86m x 122m
Yield	14 Residential lots with an average area of 600m ²
Access	<p>The site has access to Kent Street which is a narrow gravel road. 200m of road will need to be upgraded to urban road standard.</p> <p>The road reserve adjacent to the property is only 5.5m wide and will need to be widened to 15m by surrendering 10m of 27 Kent Street. Further down the road reserve is 12m wide which is not to current standards but is consistent with other streets in Franklin.</p> <p>The intersection with Huon Highway has good sight distance in both directions. It is within the 60km/hr speed zone. The traffic generated does not justify any junction upgrade but widening is possible.</p>
Sewerage	Sewerage is available. A short extension up Kent Street will be required. Sewerage gravitates to the pump station near the Wooden Boat Centre. From there it is pumped to Huonville.
Water	Water is available. The 32mm main in Kent Street will need to be upgraded to 100mm.
Stormwater	Stormwater is available. It will need to be upgraded. Treatment may be required.
Further studies	<p><u>Required</u></p> <ul style="list-style-type: none"> • DBYD • Consult Council • Consult TasWater <p><u>Likely</u></p> <ul style="list-style-type: none"> • Planning Report • Bushfire Hazard Management Plan

Summary

The site is ideal for residential subdivision with a pleasant outlook over the estuary, gentle grades and firm soils for ease of building and ready access to village life.

The subdivision is adequate existing access and services requiring a minimum of off site works. Upgrading Kent Street and the existing undersized water main benefits the other residents and reduces maintenance to Council and Taswater.

There are no constraints or natural hazards.

The site has no environmental values and the subdivision does not impact anyone's privacy or view.

The site has limited agricultural potential due to the lack of irrigation water and the proximity to neighboring dwellings. The site has never been a working farm. It's carrying capacity is 6 cows or 20 sheep if feed is supplemented during dry periods and winter. It is unsuited to orchard or crops due to the lack of irrigation water.

Yours Faithfully



**Hein Poortenaar
Poortenaar Consulting Pty Ltd**



Rev No	Revision/Note	Date	Approved
A	FOR INFORMATION	FEB 22	HJP

 PODRINAAR CONSULTING ABN 40 672 032 737 PH: 08384708 hen@podrinaarconsulting.com.au	Client	P RYDER & J WILSON	
	Project	27 KENT STREET, FRANKLIN	
Scale	AS SHOWN	Designed By	HPOORTEWAAR
Date	FEB 22	Date	FEB 22
Rev	A1	Drawing No.	22319-01

PRELIMINARY