

Tasmanian Planning Scheme—Huon Valley Local Provision Schedule

Hearings April 2023

15 Swamp Road, Franklin (PID: 3529743; CT: 102757/1)

31 Swamp Road, Franklin (PID: 2639975; CT: 43033/1)

1 Swamp Road, Franklin (PID: 5703485; CT: 6332/1)

OBO: Welling



Property Location



1 Swamp Road

1 Swamp Road Franklin



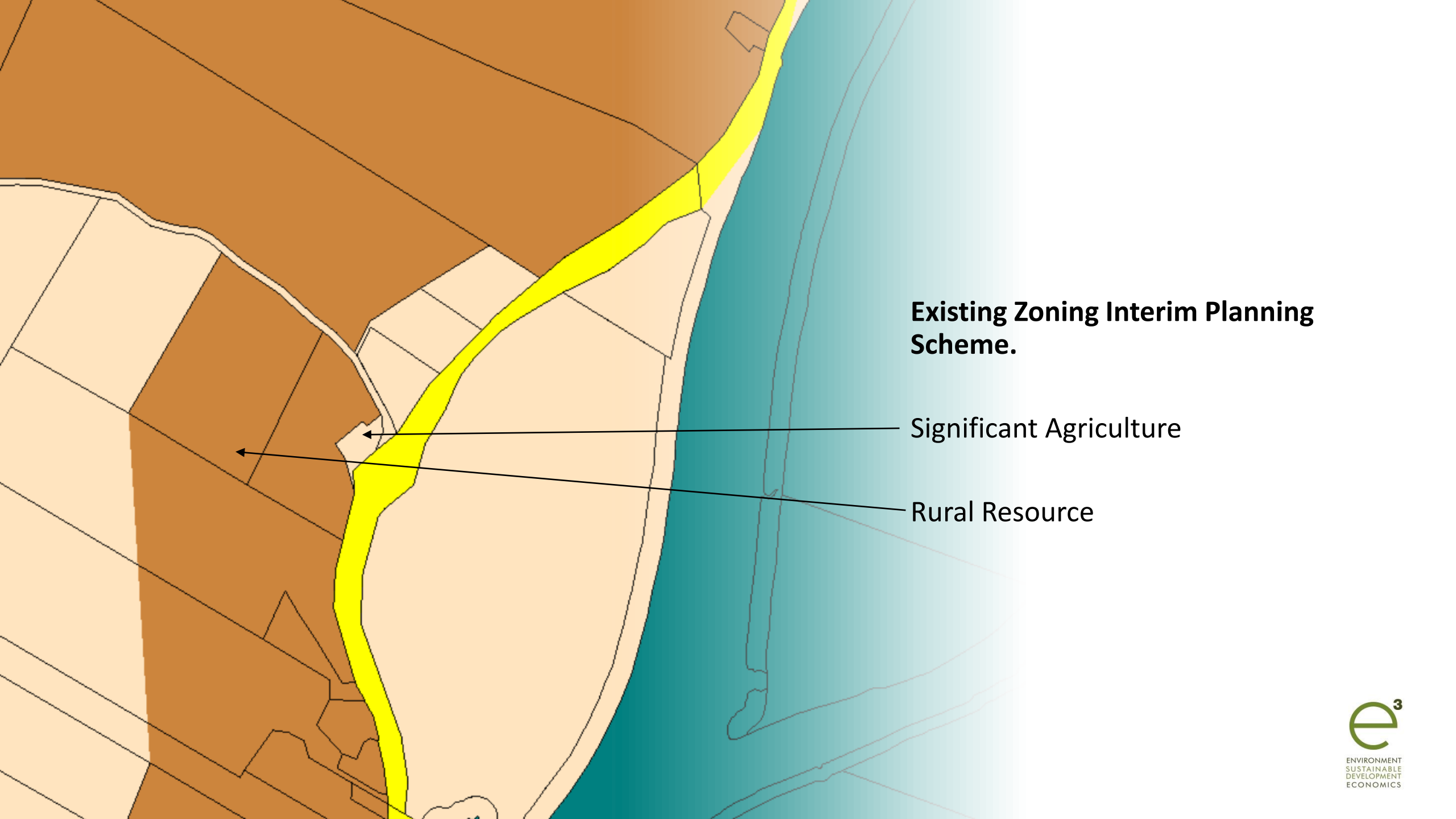
15 Swamp Road

15 Swamp Road Franklin



31 Swamp Raod

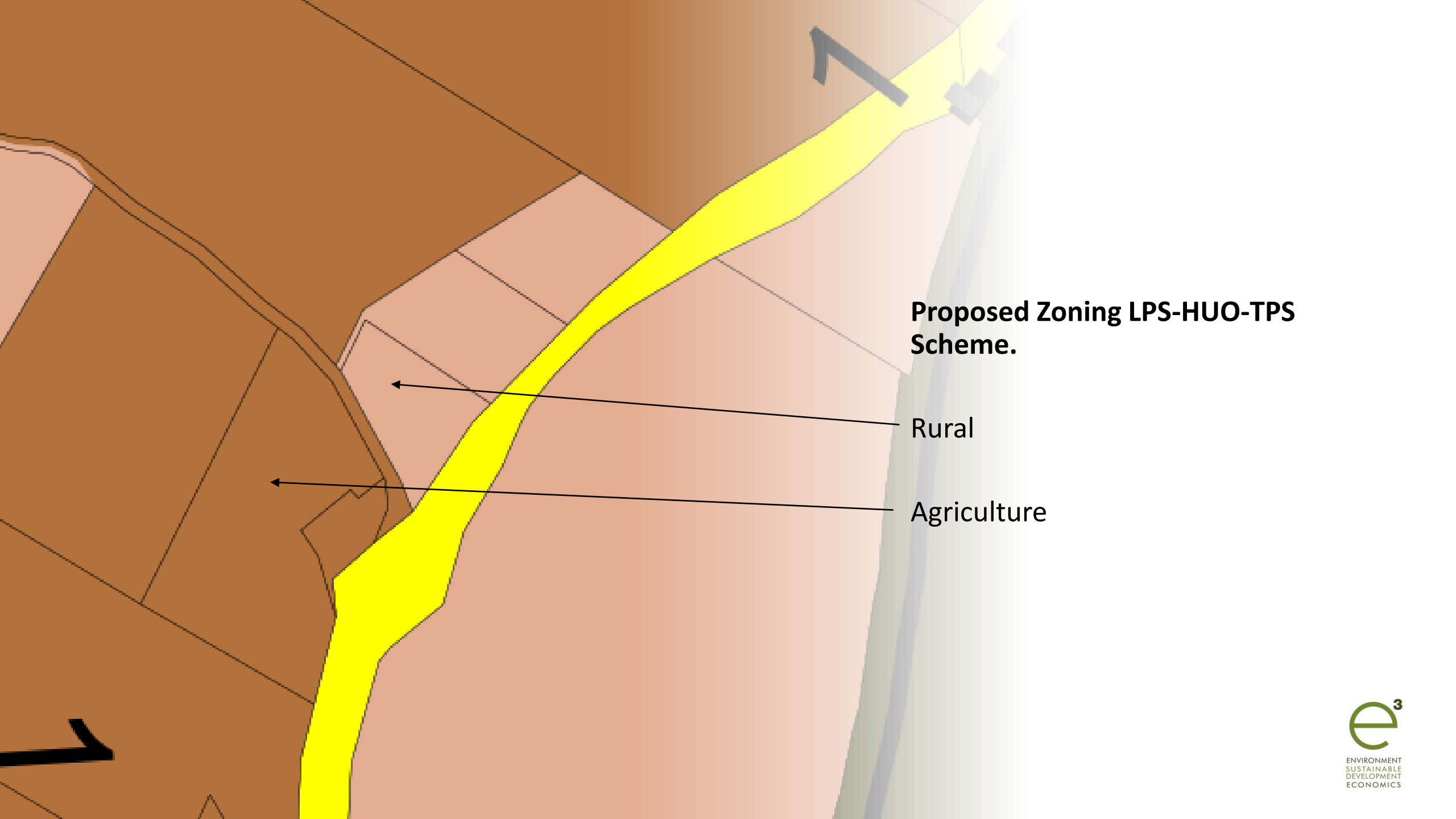
31 Swamp Road Franklin



Existing Zoning Interim Planning Scheme.

Significant Agriculture

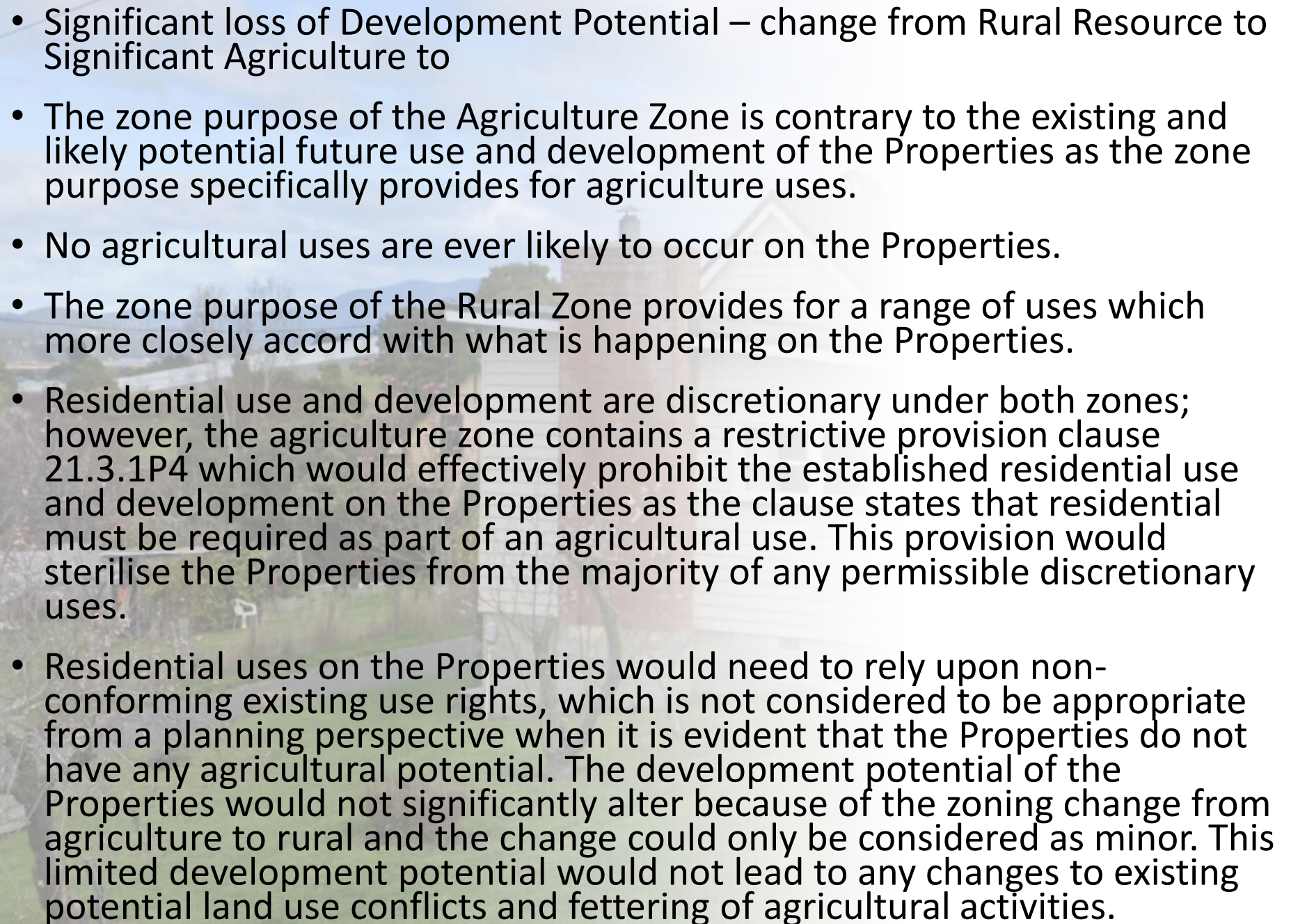
Rural Resource



Proposed Zoning LPS-HUO-TPS Scheme.

Rural

Agriculture

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- Significant loss of Development Potential – change from Rural Resource to Significant Agriculture to
 - The zone purpose of the Agriculture Zone is contrary to the existing and likely potential future use and development of the Properties as the zone purpose specifically provides for agriculture uses.
 - No agricultural uses are ever likely to occur on the Properties.
 - The zone purpose of the Rural Zone provides for a range of uses which more closely accord with what is happening on the Properties.
 - Residential use and development are discretionary under both zones; however, the agriculture zone contains a restrictive provision clause 21.3.1P4 which would effectively prohibit the established residential use and development on the Properties as the clause states that residential must be required as part of an agricultural use. This provision would sterilise the Properties from the majority of any permissible discretionary uses.
 - Residential uses on the Properties would need to rely upon non-conforming existing use rights, which is not considered to be appropriate from a planning perspective when it is evident that the Properties do not have any agricultural potential. The development potential of the Properties would not significantly alter because of the zoning change from agriculture to rural and the change could only be considered as minor. This limited development potential would not lead to any changes to existing potential land use conflicts and fettering of agricultural activities.