



HUON VALLEY COUNCIL

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23 June 2023

Our Ref: 17/82
Enquiries to: Rong Zheng

Mr J Ramsay
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Email: tpc@planning.tas.gov.au

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –
DIRECTION 18**

I write in response to the Commission's directions issued on 30 May 2023.

Direction 18 requested the following information:

In relation to representation 121 (land at Franklin):

- a diagram showing the planning authority's recommended application of the Rural Zone to the following lots (or other land as identified by the planning authority's consultant, RMCG):
 - o 3242 Huon Highway, Franklin (folio of the Register 136277/1);
 - o 3240 Huon Highway, Franklin (folio of the Register 136277/2);
 - o 3528 Huon Highway, Franklin (folio of the Register 155629/1);
 - o 3250 Huon Highway, Franklin (folio of the Register 155629/2);
 - o 3252 Huon Highway, Franklin (folio of the Register 220628/1); and
 - o 3260-3262 Huon Highway, Franklin (folio of the Register 65373/3).
- street addresses and title details for all land identified in the diagram (and not otherwise identified above); and
- contact details for all affected landowners (including postal addresses and email addresses, if available).

It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.

Two diagrams (one with base map and one without) showing the planning authority's recommended application of Rural Zone to application of the Rural Zone to the above lots are attached separately.

Consideration

RMCG originally commented on these titles in their second round review dated 30 August 2022 as follows:

We agree the title has no agricultural value and neither does the adjacent title to the north (CT 136277/2). To the south of the subject title the driveway for CT 155629/2 separates the subject title from the 3rd and 4th title proposed for Low Density Residential (CT 155629/1 and 220628/1). CT 220628/1 has no agricultural value. CT 155629 is 1.3ha of Class 4 land with a dwelling. All these titles are on Class 4 land. The larger title to the west (CT 155629/2) with the driveway dissecting the cluster of 4 is not proposed to be included in the cluster. This also has some Class 4 land and Class 5 land. CT 155629/2 has previously supported some small orchard plantings approximately 1ha) and other small scale intensive use. It has a dwelling and the representation indicates it is used for residential use. This title is immediately adjacent to orchard land to the north and one title removed from orchard land to the south. The cluster proposed for Low density residential is 64m north of orchards and immediately adjacent to the southern boundary of land used for orchards. There is approximately 50m separation distance to the actual orchards to the north on CT 1362776. We do not support increasing non-agricultural use in such close proximity to existing orchards. Whilst Rural zoning could be considered it is less preferred as this still increases potential for non-agricultural uses in close proximity to the orchards to the north and south and the Rural cluster is dissected by the agricultural zoned driveway which creates zoning inconsistencies.

At the hearings on the 25 April 2023 Astrid Ketelaar (RMCG) made the following comments:

Since undertaking more work in relation to the role of Small Scale Producers we think these 4 titles as well as the larger title to the west and the title to the south are more appropriate for the Rural zone as we think that would provide greater opportunity for more productive use of the larger titles in this cluster

If you would like to discuss this matter further please do not hesitate to contact Rong Zheng direct on 6264 9467.

Kind Regards

A handwritten signature in blue ink, appearing to read 'Rong' followed by a stylized surname.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE



Direction18-Rural Zone



19/06/2023

Legend



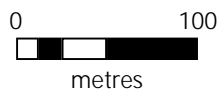
Rural Zone



Titles



Direction18-Rural Zone



19/06/2023

Legend

Rural Zone

Titles