

7 August 2023

Huon Valley Council
Planning Department

Dear Huon Valley Planning Officer,

Follow-up: Request for formal acknowledgment for Home Occupation.

I refer to correspondence sent to you on 9 June, 2023 requesting confirmation of our Home Occupation status to be sent to lisa@campodeflori.com.au or by mail to:

Lisa Britzman
PO Box 158
HUONVILLE, TAS 7109

It has now been more than *60 days* since our latest request and we would like to bring to your attention that we do require the Planning Authority to make a determination and inform us as to the status of our Home Occupation.

As a brief overview, we have sought advice from Huon Valley Council, Chief Executive of Destination Southern Tasmania, State of Tasmania Department of Premier and Cabinet, and the Tasmanian Planning Commission.

Based on the advice and information given, it is our position that our use meets the exemption criteria set out under Section 5.1.3 of the Huon Valley Interim Planning Scheme 2015. The table overleaf sets out and provides commentary that speak to each of these criteria:

Table 5.1 Exempt Use: Section 5.1.3 HVIPS2015, Home Occupation

Clause/Criteria	How it is met
(a) not more than 40m ² of gross floor area of the dwelling is used for non- residential purposes;	Met. Pottery area is ~16-18m ² . See <i>Annexure A</i> .
(b) the person conducting the home occupation normally uses the dwelling as their principal place of residence;	Met. I, Lisa Britzman am the owner and person conducting the occupation. It is also my principal place of residence.
(c) it does not involve employment of persons other than a resident;	Met. I do not employ any other person as part of this occupation and use.
(d) any load on a utility is no more than for a domestic use;	Met. There is no additional load on a utility that would be considered more than for a domestic use. Further, we provide for our own water and septic. Electrical use, although being connected to grid supply, is well under the area's average of a four-person household.
(e) there is no activity that causes electrical interference to other land;	Met. No use attributed to this occupation would cause electrical interference.
(f) it does not involve display of goods for sale that are visible from any road or public open space adjoining the site;	Met. We are sited on a dead-end road and access our lot via private easement. No products, display of goods for sale are visible from any public road or public open space adjoining the site.
(g) it involves no more than 1 advertising sign (that must be non- illuminated) and not more than 0.2m ² in area;	Met. There is only one unilluminated sign that measures 0.04m ² .
(h) it does not involve refuelling, servicing, detailing or repair of vehicles not owned by the resident on the site;	Met. None of the stated activities in (h) are carried out on the site.
(i) no more than 1 commercial vehicle is on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and	Met. We are within these conditions.
(j) any vehicle used solely for non-residential purposes must be parked on the site.	Met. There are no non-residential vehicles. Therefore, this clause does not apply.

(Ref: https://www.planning.tas.gov.au/__data/assets/pdf_file/0018/711801/Huon-Valley-Interim-Planning-Scheme-2015.pdf)

In light of the above criteria and stated justification, we move to direct the Planning Authority as to the following:

1. We believe that the Planning Authority has been provided sufficient information to:
 - a. Make a determination as to the status of our Home Occupation; and
 - b. Formally issue us with correspondence of that determination
2. As this is under the exempt section 5 of the HVIPS2015, and 5.0.1, "is exempt from requiring a permit under this planning scheme provided it meets the corresponding requirements", it is understood that no fee is payable to the Planning Authority. It is not a matter of no-permit required but rather an exempt use.

We at Campo de Flori look forward to a swift determination and formal acknowledgment on the matter.

Regards,



Lisa J.Britzman

Campo de Flori Farm & Studio

M:0409643256

P: (03) 62666370

184 Lanes Road

Glen Huon, Tas

7109

ANNEXURE A: Floor Plan showing Pottery Area.

