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**Sent:** Tue, 31 May 2022 22:12:26 +1000  
**To:** "Huon Valley Council" <hvc@huonvalley.tas.gov.au>  
**Cc:** pieterlunstedt@gmail.com  
**Subject:** Huon Valley LPS Submission - 39 Golden Valley Road, Cygnet CT: 6135/1 (PID: 5850274)  
**Attachments:** Huon-LPS\_Residential-IndustrialUse\_PlanningSubmission\_Lunstedt-31-May-2022.pdf

Please find attached a LPS Submission the above mentioned address.

### **Trent J. Henderson**

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### **RED SEAL Urban & Regional PLANNING**

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*Red Seal Planning respectfully acknowledge the Traditional Owners of the land, the Muwinina band of the South-East Nation, on which we work and learn, and pay respect to the First Nations Peoples of lutruwita (Tasmania), the Palawa, and their elders, past, present and future.*

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**RED SEAL**  
Urban & Regional Planning

**Huon Valley Local Planning Schedule (LPS)**  
**Submission Section 35E – Land Use Planning and**  
**Approvals Act 1993:**

- 39 Golden Valley Road, Cygnet CT: 6135/1 (PID: 5850274)

**For: P G Lunstedt**

BY: TRENT J. HENDERSON

BA(Hons) GCurbDgn MEP RPIA

Principal Planner

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## Summary

Project:	Huon Valley Local Provision Schedule Planning Submission relating to the land known 39 Golden Valley Road, Cygnet CT: 6135/1 (PID: 5850274)
Planning Authority:	Huon Valley Council
Planning Policy:	Section 35E - <i>Land Use Planning and Approvals Act 1993</i>
Current Scheme Zoning:	General Residential
Proposed LPS Zoning:	General Residential
Revised LPS Zoning:	Light Industrial or General Residential with a Site-specific Qualification (SSQ) or a Specific Area Plan (SAP)
Date of Assessment:	May 2022

# 1 Introduction

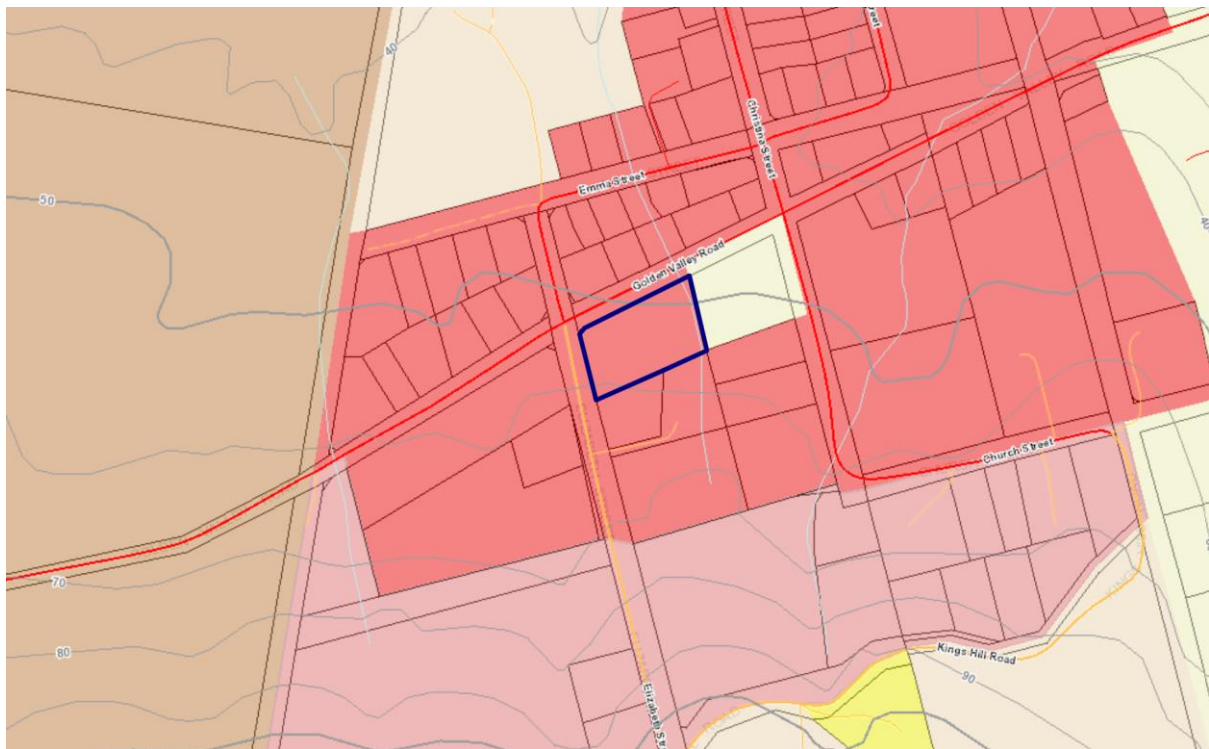
Red Seal Urban & Regional Planning have been engaged by the property owner Pieter Lunstedt to review the exhibited documents of the Huon Valley draft Local Provisions Schedule (LPS) in relation to land located at 39 Golden Valley Road, Cygnet CT: 6135/1 (PID: 5850274).

## 1.1 Background

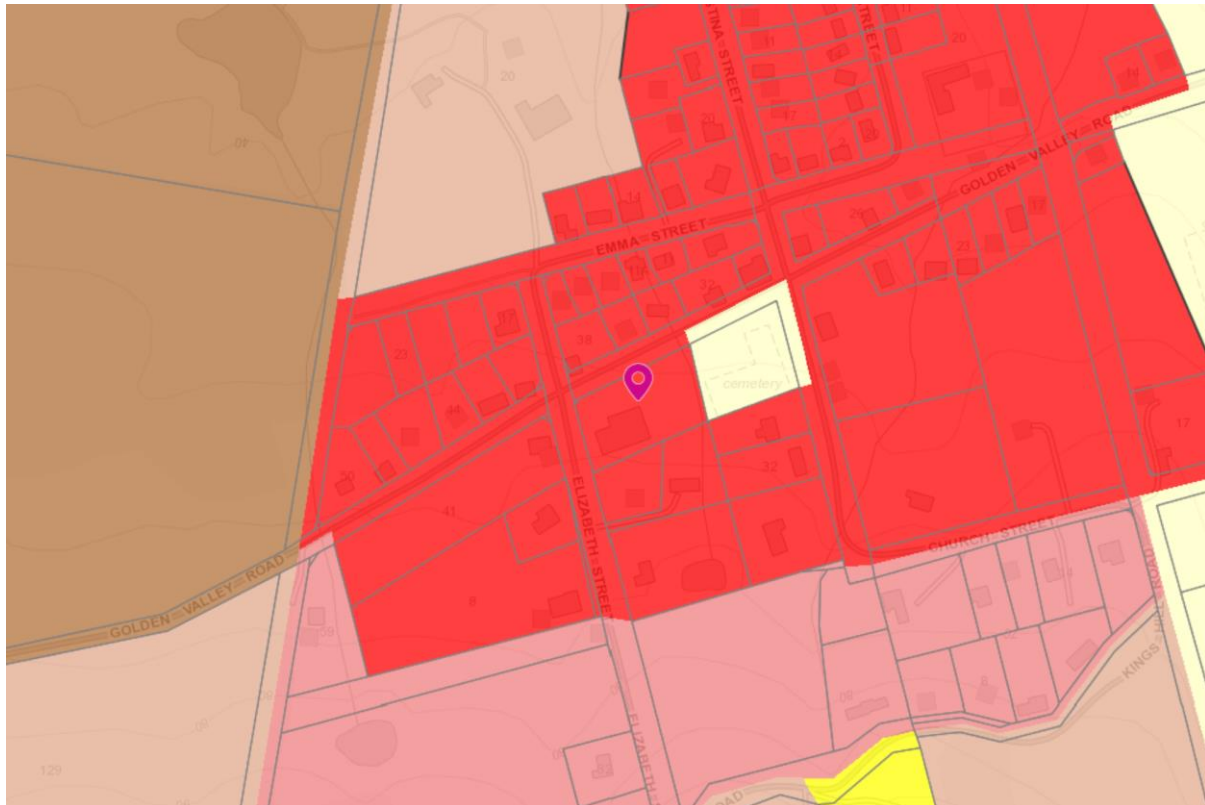
It is acknowledged Huon Valley Council (the Council) did enormous work in progressing the LPS to this stage and we commend the Council and its planning staff for it. However, given the extent of work required, it is understandable that some nuances of the zone mapping are not ideal due to the base data not being specific to each site. It is specifically understood that this site could have been missed during the LPS drafting.

Pursuant to Section 35E of the *Land Use Planning and Approvals Act 1993* (LUPAA), the following representation is made to assist Council and the Tasmanian Planning Commission (TPC) in implementing zoning by providing onsite clarification for the properties in question.

Our principal concern is that the site is despite operating since 1975 as an industrial site, is currently zoned General Residential under the Huon Valley Interim Planning Scheme 2015 (Figure 1.1a), a situation Council intends to replicate in the proposed LPS (Figure 1.1b)



**Figure 1.1a – The property (outlined) located on the corner of the Golden Valley Road, and Elizabeth Street, Cygnet, is zoned General Residential under the current Huon Valley Interim Planning Scheme 2015. (Source LIST Map)**



**Figure 1.1b – the proposed zoning of the site is to remain General Residential with no overlays under the Huon Valley - LPS. The yellow adjacent zoning to the east is Community Purpose associated with a cemetery.**

## 1.2 Site

The property covers just over 4973m<sup>2</sup> with 88m frontage to Golden Valley Road, and 48m frontage to Elizabeth Street, which is where the site access is obtained.

The main shed has a floor area of 687m<sup>2</sup> and is orientated to the north. According to the valuation Property Report indicating the construction year was 1975. The purpose of the shed was originally as a vehicle depot servicing orchard or apple transport trucks: although, this is anecdotal and might not be completely accurate. Regardless from 1992 the shed was purchased by Huon Foam and was used for manufacturing mattresses. Both these functions are classified as a light industrial use type, being a transport depot and a manufacturing factory.

Presently, the shed is developed into several bays, that house self-contained boutique scale craft or artisan manufacturing. This consists of but not limited to a boat builder, a tiny-home builder, plus a few others. All are independent business that are local sole traders employing the occasional casual labour to assist with various skill requirements. It has been the practice that either when a project has finished, or a manufacture outgrows the workshop space provided then they move on to bigger premises. However, essentially the space provides a location for small craft construction trades that are not necessarily seen as artisan but not big enough to have their own space.

The property is rated as an industrial site according to Council's rates notice, with the site classified as "industrial warehouses" by the Government Valuation.



### 1.3 Surrounding

The surrounding area is General Residential, characterised by single dwellings. These are denser on the northern side of Golden Valley Road as opposed to the land to the south of the site.



Figure 1.3a – Aerial image of the site and immediate surrounds. (Source LIST Map)

The site is 700m direct route to Mary Street the cygnet main street.

## 2 Proposed Alternative LPS Zoning Provisions

Based on the use of the site, Light Industrial Zone is the best fit in terms of zoning and recognising that industrial activity has occurred on the property for nearly fifty years. However, whilst such a zoning may be more palatable to the owners of the site, it is appreciated that this would not be the case for the surrounding location. Such a zoning would be too open to activities that are not as boutique scale and impact that presently operates on site.

A similar issue presents for other zones such as Commercial or Local Business, which also are not an adequate fit for the site.

It has been positioned that the property is a good case for a Site-specific Qualification (SSQ). This would leave the zoning General Residential and subject to the provisions of the Zone, but the uses associated the site would be permissible. As such, the operation of the site would not need to be constantly operating under a non-conforming use class provisions for the location.

Noise emissions and similar environmental issues would still be governed by the provisions of the *Environmental Management and Pollution Control Act 1993*, which the site currently does.

It is however noted that there are a range of unique uses on the site and as such it may be more appropriate to have a Specific Area Plan (SAP) for the site. Red Seal Planning and the property owner are willing to work with the Planning Authority to draft the best solution.

### **3 Conclusion**

This representation provides site specific clarification for the following parcel of land at 39 Golden Valley Road, Cygnet.

Based on the actual land use, an analysis of the purpose of the zones, and a review of the Guidelines, the property calls for a Site-specific Qualification or a Specific Area Plan.

Therefore, pursuant to Section 35E (3)(b) of the *Land Use Planning and Approvals Act 1993*, the LPS should not zone the property 39 Golden Valley Road, Cygnet CT: 6135/1 (PID: 5850274), simply General Residential but for provisions to reflect the established use of the site.





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