
From: jjo94481 jjo94481 <jjo94481@bigpond.net.au>
Sent: Monday, 27 March 2023 1:05 PM
To: TPC Enquiry
Subject: Huon Valley LPS Hearings Further Submission(s)
Attachments: Further Submission to TPC Panel.docx; Draft Plan of Survey.pdf; LPS Hearings Council Request and Response.docx; Zone Change Request Letter 14 Temperance Lane.docx; LPS Zone Change 39 New Rd.jpg; Kesson Wright 24 Old Rd Support Email LPS Submission.docx

Categories:

Attention: Delegate Panel for Huon Valley Draft LPS

Please find attached a further submission to the Huon Valley Draft LPS together with some supporting documents.

Yours faithfully

Shane Johnson

Tasmanian Planning Commission
Delegate Panel for Draft Huon Valley LPS

Dear Panel

Further to my representation(s) to the LPS (see Huon Valley 35F Report Item 45) I wish to submit the following.

Additional Title

With respect to the representation for the property that we own at 43 New Rd., Franklin we are currently formalising our ownership of the strip of land (former casement) which adjoins our property immediately to the south of 27 New Rd., Franklin. A draft plan of survey is attached (*Draft Plan of Survey*) to help identify this land. The 382m² title is noted as Lot 1. **It is our request that this land be zoned Low Density Residential in the Huon Valley LPS.** Should this land be so zoned it is our plan to create a boundary adjustment to enable subdivision and development. PDA Surveyors have ground marked and drafted a plan of survey to reflect this change.

Consideration of the Merits and Separation of Submissions

I note that the Planning Authority has not considered the merits of each of my representations in the 35F Report other than to confirm that each of the changes on its own is minor. I have requested that Huon Valley Council provide a response to the merits of each of my representations. This request has been declined. I have attached my request and Council response (*LPS Hearings Council Request and Response*).

I request that the Panel assess the merits of my representations separately.

Zone Changes for Other Titles

In my representations I requested that six neighbouring and other properties have the proposed zonings in the LPS changed. I have signed requests and/or indicative approvals from the owners of 39 New Rd., Franklin, 24 Old Rd., Franklin and 14 Temperance Lane, Franklin. These are attached. However, please note that the letter from Craig Convey at 14 Temperance Lane, Franklin is unsigned as he is interstate. I have provided email correspondence to indicate his support for the proposed change.

The owners of 48 Old Rd., Franklin have made a similar submission separately (see Huon Valley 35F Report Item 320).

The owner of Lot 1 Huon Hwy., Franklin has declined to provide written consent.

I have not been able to contact the owner of Old Rd., Franklin (between 24 and 48 Old Rd.) to obtain written consent. I am currently interstate but will endeavour to obtain this when I return on 8 April 2023. I note that this is outside the 14 day period for further submissions prior to the hearings.

I request that the Panel note the requests for zone changes provided and allows a further submission to be made outside of the 14 day period.

Consideration of expert Heritage and Landscape Advice

I request that the Panel considers my representations taking note of the representation from Heritage Consultant, Graham Corney (Huon Valley 35F Report Item 17).

Shane Johnson
43 New Rd., Franklin

Tasmanian Planning Commission
Delegate Panel for Draft LPS Assessment

I hereby request that the property that I own at

14 Temperance Lane, Franklin 7113

Title **CT 30484/1**

be zoned **Low Density Residential** rather than **Village** as is proposed under the draft Local Provisions Schedule.

Yours faithfully

Craig Convey

22 March 2023

Craig Convey <fairviewfranklin@iinet.net.au>

Re: Proposed Re-zoning Submission

05/04/2022 7:37 PM

To:

jjo94481 jjo94481 <jjo94481@bigpond.net.au>

Hi Shane,

Sorry it doesn't seem to be coming through to you but it is attached in my sent items.

You are welcome to come around and pick up the original. we are home all day tomorrow.

Regards Craig

On 5/04/2022 6:19 pm, jjo94481 jjo94481 wrote:

Hi Craig

No attachment with email.

Cheers

Shane

----- Original Message ----- From: "Craig" <fairviewfranklin@iinet.net.au> To: "jjo94481 jjo94481" <jjo94481@bigpond.net.au> Sent: Tuesday, 5 Apr, 2022 At 3:41 PM Subject: Re: Proposed Re-zoning Submission

Hi Shane,

I have attached the signed letter for you to send to Council.

Regards Craig Convey

0412600589

From: "Kesson Wright" <kesson@me.com>
To: "Shane" <jjo94481@bigpond.net.au>
Sent: Monday, 14 Mar, 2022 At 10:38 AM
Subject: Re: Franklin Planning

Hello Shane,

Thank you for forwarding the details below.

We are happy to support the rezoning of 24 Old Road Franklin from Village to Low Density Residential. We also support the concept of transitional zoning in Franklin, starting from Village, through to Low Density Residential, to Rural Living, Rural and then Landscape Conversation. We support the rezoning of the block above 24 Old Road to be Rural Living.

What else do you require from us to support your council submission?

Regards,
Kesson

Matt Grimsey
Director Governance Strategy and Sustainable Development
Huon Valley Council

Dear Matt

Council as a planning authority provided the following response to my submission(s) to the Local Provisions Schedule of the Tasmanian Planning Scheme.

The identified changes whilst not individually significant, together represent changes that should be undertaken at a township level. That is, a detailed strategic analysis in the form of a structure plan or master plan is required to ensure the change in Village zone area together with an increase in Low Density (Residential) zone area and Rural Living zone area is an appropriate response to the current strategic opportunities and constraints of Franklin and the municipal area more generally.

Essentially, Council is recommending that consideration of my submission(s) be deferred.

Council advised the Tasmanian Planning Commission in April, 2016 in response to my submission to the hearings to the Interim Planning Scheme that it would undertake a review of the Structure Plan for Franklin. In a Briefing Paper to Councillors and confirmed by you at the June 2016 meeting it was advised that a strategic review (as part of the LPS process) would occur. On that basis, Councillors were advised to reject the submission that I had made for zone changes to my property. It is pertinent that 26 titles in Franklin were re-zoned from Rural to Low Density Residential or Rural Living within the IPS process and without strategic review.

It is my view that it is not reasonable or fair that Council now asks the TPC to further delay consideration of my submission(s) whilst reviews of structure plans for the townships and the land use strategy take place.

My purpose in providing submissions relating to other properties was to show that changes to the zoning of my property would harmonise with the surrounding titles, provide appropriate development opportunity and protect heritage and landscape values. Whilst I think that the TPC should understand how the suggested changes integrate and have effect it is also possible to consider each of the changes separately. In particular, I will ask the TPC to consider the appropriateness of zone changes to my property.

Council accepts that the changes that I recommend are not individually significant. I agree. I also believe that the changes I suggest best meet the Guidelines and the planning values set out in LUPAA, STRLUS and the HVLUDS.

I request that Council agrees to separate each of my submissions when they are considered at the TPC hearings. Further, I request that Council prepares and provides a response to each of those submissions.

Yours faithfully

Shane Johnson
43 New Rd., Franklin
0408363196

Cc Michael Bartlett, Jason Browne

Rong Zheng <rzheng@huonvalley.tas.gov.au>

RE: LPS Hearings

08/03/2023 6:23 PM

To:

jjo94481@bigpond.net.au <jjo94481@bigpond.net.au>



Dear Mr Johnson

Thank you for your email regarding your submission(s) to the Local Provisions Schedule of the Tasmanian Planning Scheme. I appreciate your input and your interest in the planning process.

I would like to inform you that the Tasmania Planning Commission has taken over the hearing process. The Council has assessed each representation, and the response is clearly stated in the Section 35F report. Unfortunately, the Council is not in a position to provide any further response.

As you are aware, the Council has received five representations from you, including joint representations. If you wish to separate your submissions, I encourage you to speak with the Commission directly. They will be able to provide you with further guidance on the matter.

Thank you again for your interest in the planning process. If you have any further questions or concerns, please do not hesitate to contact us.

Best regards,

Rong Zheng

Project Manager - Strategic Land Use

Tasmanian Planning Commission
Delegate Panel for Draft LPS Assessment

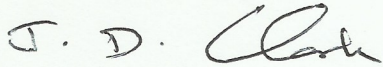
I hereby request that the property that I own at

39 New Rd., Franklin 7113

Title **CT 38804/1**

be zoned **Low Density Residential** rather than **Village** as is proposed under
the draft Local Provisions Schedule.

Yours faithfully



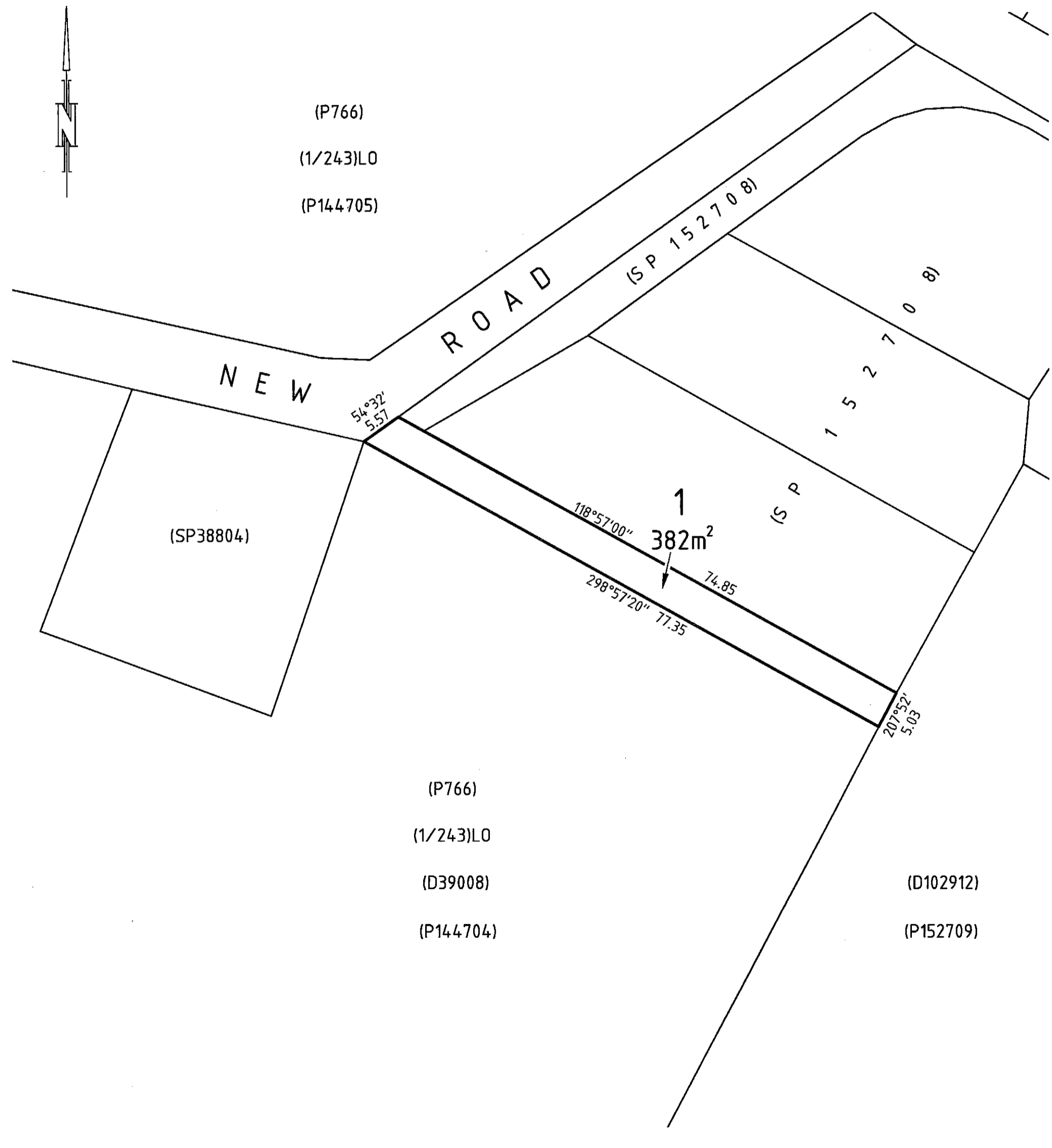
Jafar Clark and Zainab Clark

22 March 2023

OWNER: JOHN PRICE FOLIO REFERENCE: GRANTEE: PART OF LOT 309 (645 ACRES) GTD TO JOHN PRICE	PLAN OF SURVEY		Registered Number
	BY SURVEYOR: BRADY R. PAUL of OPDA <small>SURVEYORS, ENGINEERS & PLANNERS</small> 11/16 MAIN STREET, HUONVILLE		PRELIMINARY
	LOCATION: TOWN OF FRANKLIN		APPROVED EFFECTIVE FROM
	SCALE 1: 500	LENGTHS IN METRES	Recorder of Titles
		SURVEYORS REF 50350BP	

INDEX PLAN

PRIORITY FINAL PLAN ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



..... Registered Land Surveyor Date Council Delegate Date
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