

From: "Cassandra Long" <cassandralong@hotmail.com>
Sent: Mon, 30 May 2022 22:03:31 +1000
To: "hvc@huonvalley.tas.gov.au" <hvc@huonvalley.tas.gov.au>
Cc: "Piers Gordon" <piersgordon@hotmail.com>
Subject: LOCAL PLANNING SCHEDULES – REPRESENTATION - LONG & GORDON 15
DEERING ST, FRANKLIN
Attachments: Submission to Council - GORDON LONG - 15 DEERING STREET FRANKLIN.pdf

15 Deering Street, Franklin, TAS 7113 / Property ID 2523251
Current Zoning: 14.0 Environmental Living

We, the owners of the above property would like to submit the following representation that objects to the proposed **Landscape Conservation Zoning** as put forward by the Council as part of the advertised draft Local Provisions Schedule submission. We propose that **Rural Living** would be the more appropriate zoning to be applied to our property and neighbouring properties.

We have attached our submission for your consideration.

Thank you,
Cassandra Long & Piers Gordon
piersgordon@hotmail.com
0402 140 241

30 May 2022

General Manager
Huon Valley Council
PO Box 210
Huonville TAS 7109

Dear General Manager,

RE: Representation for the Huon Valley Council's advertised zoning of our property

Address/Folio ID: 15 Deering Street, Franklin, TAS 7113 / Property ID 2523251

Current Zoning: 14.0 Environmental Living

We, the owners of the above property would like to submit the following representation that objects to the proposed **Landscape Conservation Zoning** as put forward by the Council as part of the advertised draft Local Provisions Schedule submission. We propose that **Rural Living** would be the more appropriate zoning to be applied to our property and neighbouring properties.

Our property which borders Forest Road and Deering Street at the top of Smyley Street is 22 acres comprising cleared paddocks/pasture (approx 50% of overall property) on the east and west sides of the property with two small dams in the western paddock, radiata pine forest in the centre of the property and Eucalypts and native bush along the southern boundary. The property sits above the fog line at an elevation of 360m. There is currently no dwelling on the property.

Our vision when we purchased the property in 2016 was to build a modest 2-3 bedroom home on a house site that had been prepared by the previous owner and takes in the view looking north/north east up the Huon Valley towards 'Sleeping Beauty'. The house would be sympathetic to the landscape and utilise sustainable design principles, maximising the Northerly solar aspect. We are currently progressing with the plans and drawings with a building designer/architect and we believe the outcome will be a tastefully designed forever home that compliments the amenity of the surrounding landscape, in keeping with Character 5 of the HVC Strategic Objectives. Our intention was to have a small hobby farm with a focus on permaculture principles with a few small animals and poultry to help us create a more self-sufficient and sustainable lifestyle.

We also chose to purchase this particular property as the qualities would lend itself very well to potential visitor accommodation in the form of a separate luxury cabin, small in scale but high in quality, tastefully designed and private, nestled into the landscape with amazing views of the valley. We believe this would be in line with Character 9 of the HVC Strategic Plan and support the Huon Valley Brand Strategy, Economic Development Strategy and Land Use and Development Strategy - Sustainable Tourism, whilst providing us with an opportunity to derive some income as we head into semi-retirement.

Over the past five years we have made a significant financial investment in maintaining the property, in particular weed control, fencing and soil and pasture improvement as well as establishing power infrastructure in preparation for our house build.

As we were not made aware of the proposed re-zoning until quite late in the process and exhibition period we are unable to engage with the appropriate legal/planning counsel at this time to address the relevant points on our behalf, however our initial investigations make the following observations:

- Currently our property is not within a Scenic Protection Area, Scenic Road Corridor or Local Heritage Place.
- No Specific Area Plan or Site Specific Qualification and no Local Area Objectives apply to the property.

Our primary concerns with a Landscape Conservation Zoning are:

- SPP 22.2 Permitted use table, Residential use is discretionary for a single dwelling
 - The site does not current have a dwelling and it is our plan to build a residential home. Our primary purpose for this property is for residential use.
 - This may negatively impact the value of the property
 - This may impact our capacity to borrow
- SPP 22.2 Permitted use table, Visitor Accommodation is discretionary
 - This is contrary to HVC Strategic Plan, HVC Economic Development Strategy and recommendations from the Accommodation Supply Analysis Report 2018
 - This may reduce our capacity for potential future income
- SPP 22.3.2 Visitor Accommodation a) Guests are accommodated in existing buildings
 - There are no existing buildings on the property
 - Would not allow for separate cabin style accommodation
- SPP 22.4.3 Access to a road - New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.
 - Our property access is via Forest Road and Deering Street which are Crown Reserve Roads maintained by the residents, not by Council or any other road authority

We further note that Section 8A Guideline No. 1 - Local Provisions Schedule (LPS): zone and code application (version 2.0), June 2018 states that:

- LCZ 4 The Landscape Conservation Zone should not be applied to: (a) land where the priority is for residential use and development (see Rural Living Zone); or (b) State-reserved land (see Environmental Management Zone).
- The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover

and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary.

- That the LCZ zoning should be applied to land and landscape values that are identified for protection and conservation.
 - 50% of the property is already cleared and historically the property was a fruit orchard. The surrounding properties are also significantly cleared and all properties in the area are primarily used for residential purposes.

Why we believe Rural Living is more suitable:

- SPP 11.1.1 Zone Purpose - To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained
- SPP 11.2 Use Table – No Permit Required for Residential Use if for a single dwelling
- SPP 11.2 Use Table – Visitor Accommodation is Permitted

Our request to change the zoning to **Rural Living** would allow us to build our forever home and provide us with the opportunity for our hobby farm and potential future visitor accommodation that is compatible with residential character and supports the Council tourism strategy and the Huon Valley Trail Brand.



Proposed area for residential build (STCA)



East - Existing Cleared Paddock



West - Existing Cleared Paddock





Thank you for considering our submission. We welcome the opportunity to be involved further in the consultation process.

Regards,

Sign:

Name: Cassandra Long.....

Land Owner/
Concerned Party

Contact Details: 0417 232 371

Sign:

Name: Piers Gordon

Land Owner/
Concerned Party

Contact Details: 0402 140 241