

From: Odin Kelly
Sent: Wed, 30 Mar 2022 12:04:18 +1100
To: hvc@huonvalley.tas.gov.au
Cc: joelandmelwright@bigpond.com
Subject: LPS representation - 56 Lanes Road, Glen Huon
Attachments: 12571232-LET-A_LPS Representation 56 Lanes Glen Huon.pdf

Dear Huon Valley Council

Please find attached a representation on behalf of the owners of the land at 56 Lanes Road, Glen Huon on the draft Huon Valley Local Provisions Schedule.

Please don't hesitate to contact me if you require any further information.

It would be appreciated if you could please confirm receipt of this representation.

Regards

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Our ref: 12571232

24 March 2022

The General Manager
Huron Valley Council
40 Main Street
Huronville TAS 7109
By email: hvc@huronvalley.tas.gov.au

Draft Huron Valley Local Provisions Schedule – Representation - 56 Lanes Road, Glen Huron

Dear Mr Browne.

I am writing on behalf of our client Joel Wright, in response to the advertised Draft Huron Valley Local Provisions Schedule (Draft LPS). This representation is made with respect to Mr Wright's land at 56 Lanes Road, Glen Huron the 'Subject land'. Our client's interest is to subdivide the land and provide further housing opportunities for Glen Huron. The following is an outline of the statutory and strategic support for consideration for the appropriate zoning of the land.

Subject land

The Subject Land is 56 Lanes Road, Glen Huron, Certificate of Title 140811/1. It has an approximate area of 3.712Ha. The land is currently developed as a residential dwelling with limited agricultural activity. The irregular shaped lot has frontage to Glen Huron Road and Lanes Road. Surrounding lots are largely developed as rural dwellings.

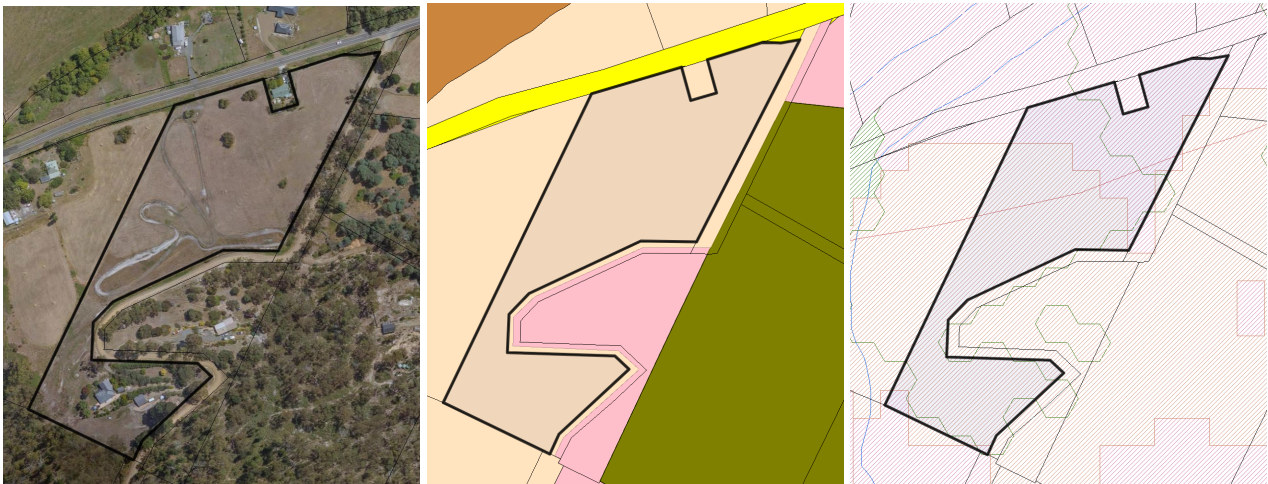


Figure 1 Aerial image, current Zoning, current Overlays.

Land Capability on the LIST shows the site as being Class 5-6 and not within an irrigation district. The Subject Land and surrounds are shown as potentially constrained or excluded from study area in the layer 'Land Potentially Suitable for Agriculture Zone'.

Current planning under the *Huron Valley Interim Planning Scheme 2015* (IPS) includes the land in the Rural Resource Zone and is mapped as subject to overlays for potential dispersive soils, bushfire, landslide, and biodiversity. The images in Figure 1 describe the applicable planning to the site.

The minimum lot size for subdivision in the Rural Zone of the IPS is 40ha, the area of the Subject Land is substantially less than this. Adjoining land in the Rural Living B Zone (pink) has a permitted lot size of 0.5ha if no additional lot created, 1ha otherwise.

Draft LPS

The Draft LPS shows the Subject Land within the Rural Zone and subject to mapping for overlays for landslip, bushfire and priority vegetation as illustrated in figure 2.

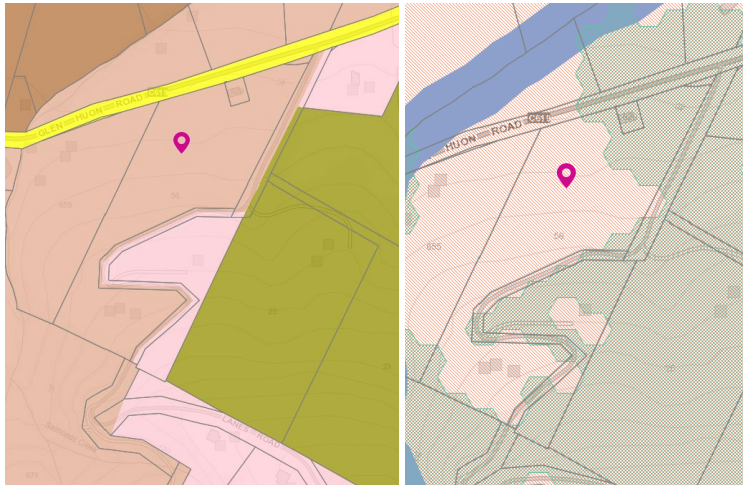


Figure 2 Draft LPS zoning and overlays

The subdivision standards for the Rural Zone of the State Planning Provisions is for a minimum lot size of 40ha, with discretion for smaller lots where residential use is prohibited on the balance lot. The neighbouring land is to be in the Rural Living Zone A, with permitted subdivision to a minimum lot size of 1ha.

Regional Land Use Strategy

Zoning of land needs to demonstrate consistency with the policies of the *Southern Tasmanian Regional Land Use Strategy* (RLUS). The Settlement and Residential Development Policy of the RLUS allows for rezoning to rural living where per SRD 1.3 (a):

- The Rural Living Zone is applied to existing rural living communities regardless of current zoning per SRD 1.3 (a) (i)
- Only limited subdivision potential is created by rezoning per SRD 1.3 (a) (ii)

Per SRD 1.3 (c), the rural living zone can be applied to land for the infill or consolidation of existing rural living communities, where:

- The land must predominately share common boundaries with existing Rural Living zoned land (or communities per SRD 1.3 (a))
- The amount of land rezoned to rural living must not constitute a significant increase in the immediate locality
- Development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses
- Such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area
- The land rezoned to rural living use is not designated as Significant Agricultural Land on Map 5 of this Strategy

- The land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth
- The management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.

The application of the Rural Living Zone would be in recognition of an existing rural living community, and only limited subdivision potential is created by rezoning, as only one or two additional lots may be created. There is existing road frontages and land does not adjoin or fetter land for agricultural purposes. The land is not within proximity to future urban growth areas (SDR1.3c). The land predominately shares common boundaries with an existing rural living community. The land is subject to limited risks and natural values that would result in management issues from rezoning.

In review of the *Section 8A Guideline No. 1 - Local Provisions Schedule*, the Subject land's existing use and development is more consistent with the purpose of the Rural Living Zone than the Rural Zone. Zoning the land to Rural Living A would be consistent with the Zone Application Guidelines RLZ1 (a) and RLZ 2 (b).

It is requested that Council consider rezoning the land at 56 Lanes Road, Glen Huon to the Rural Living A. Please feel free to contact me should you wish to discuss further.

Regards



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