

From: "Issy Muir-Kelly" <issy_kia@hotmail.com>
Sent: Mon, 30 May 2022 19:49:12 +1000
To: "Information Management" <hvc@huonvalley.tas.gov.au>
Subject: Submission - Lucaston
Attachments: Huon Valley Council Submission - May 2022.pdf

Please find attached our submission.

Regards
Mr & Mrs Muir-Kelly

Sent from [Mail](#) for Windows

30th May 2022
issy_kia@hotmail.com or 0420 325 718

Planning Division
Huon Valley Council
PO Box 210
Huonville TAS 7109

To whom this may concern,

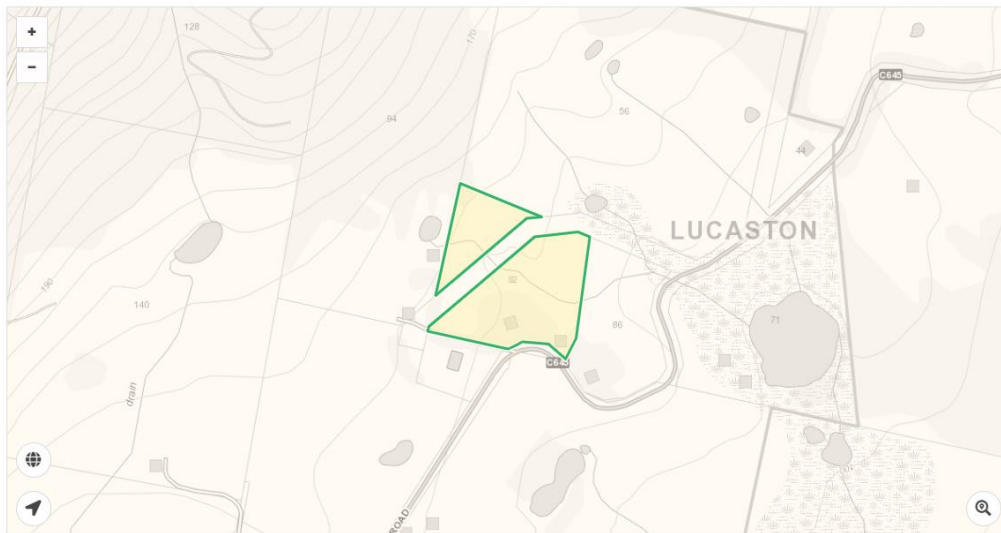
Executive Summary

We are Isabella and Derek Muir-Kelly the owners of 92 Cross Road, Lucaston. The following is our representation in objecting to the proposed re-zoning of our property from Rural Resource to Rural zone assigned by Huon Valley Council (HVC) as part of the advertised draft Local Provisions Scheme (LPS) submission.

We believe that the more appropriate zone for this property is Rural Living.

An overview of our current property information

92 Cross Road, Lucaston 7109



Screen shot and property information taken from: [Enquiry \(planbuild.tas.gov.au\)](https://www.planbuild.tas.gov.au)

Total Area:	17690sqm
Planning Code Overlay:	Bushfire Prone Areas, Waterways, Coastal
Protection Area Planning Zone:	Rural Resource

At present our property is set up as below:

Our property is visually split into two sections:

One half has a main shed, family home and a few small outbuildings.
Second half is a cleared paddock with a hay shed.

Our future plans

Our plan for this property has always been to split the 5 acres into 2.5 acres with two titles. This will allow us to build a new future dwelling.

- Surrounding property will not be affected.
- The new block has at least two options for easy access to Cross Road.
- No clearing required
- Close proximity to highway

Historically

Lucaston was a suburb that had many large blocks. It has been a long time since we were surrounded by orchards and berry farm's, that was until the first subdivision was approved many years ago, which included our property.

Our surrounding area

Three of our immediate neighbors are all located within 150 meters of our dwelling. And all the blocks range in varied sized blocks, the smallest being one acre. Privacy has still been maintained with use of trees and garden shrubbery.

In the broader area there is a variation in block sizes, and most are used for living lifestyle purpose.

Our proximity is close to Crabtree which also houses many smaller blocks.

There is also a massive new smaller block subdivision in the Grove area. There have also been much smaller subdivisions approved in the Lucaston township further from us South along Cross Road.

Our plan to subdivide our paddock will not affect our surroundings neighbors or have any impact on the area. There is easy access, we would not be blocking anyone's view, and the land is already cleared, adding to minimal disruption.

We are also surrounded by a built-up road and infrastructure. We do not believe this is an unreasonable request.

We look forward to hearing from you.

Regards

Mr & Mrs Muir-Kelly