

The General Manager,
Huron Valley Council,
40 Main St, Huonville 7109

HUON VALLEY COUNCIL

Action
Officer:

30 MAY 2022

File No:

Set ID:

18/5/2022

Re: Rezoning Application for 30 Jetty Rd Cygnet PID 2798503

Locality
CYGNET
Planning Zones
13.0 Rural Living, 26.0 Rural Resource

Dear Sir/Madam,

I wish to apply for a zoning change for my property at 30 Jetty Rd Cygnet. This property is currently zoned Rural Resource and under the proposed changes would be rezoned as Rural.

I am requesting a change under the new zoning to Rural Living under the State-wide Planning Scheme for the following reasons:

1. This zoning is anomalous as nearby properties accessed from Lymington Rd and those opposite on Jetty Rd, are zoned Rural Living – see attached map. 30 Jetty Road is the only land parcel designated as Rural Resource Zone among all its neighbours to the east. All these neighbouring properties are currently designated Rural Living and under the proposed changes will remain as zoned Rural Living. The immediate neighbour to the West at 30a Jetty Rd PID3037466 (112 Lymington Rd) is also requesting a change of their zoning to Rural Living.
2. Properties such as PID 2252148 1, which is opposite my boundary on Jetty Rd, has no dwelling and is currently designated as Rural Living -- and will continue as Rural Living under the new changes.

Under the proposed LPS zoning definitions, 30 Jetty Rd fits most appropriately into the Rural Living Zone.

“11.0 Rural Living Zone 11.1 Zone Purpose The purpose of the Rural Living Zone is: 11.1.1 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. 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity. 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts. 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.”

Ref https://planningreform.tas.gov.au/data/assets/pdf_file/0004/559759/State-Planning-Provisions-last-updated-draft-amendment-01-2018-effective-19-February-2020.PDF

The existing residential use of 30 Jetty Road does not fit within the purpose of the Rural Zone: 20.1.1

To Provide for a range of use or development in a rural location:

(a) where agricultural use is limited or marginal due to topographical. Environmental or other site or regional characteristics; *The current continuing use of the site is residential.*

(b) that requires a rural location for operation reasons; *The current and continuing use of the site is residential.*

(c) Is compatible with agricultural use of occurring on agricultural land; *The existing and continuing use is residential and therefore conflicts with rural uses.*

20.1.2 To minimise conversion of agricultural land for non-agricultural use. *There is currently no agricultural use on the site.*

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of the surrounding settlements. *The site size is more compatible with a Rural Living use.*

Further, this lot does not meet the minimum standards of lots within this zone.

20.5 Development Standards for Subdivision states: (d) each lot must be not less than 40ha with a frontage of no less than 25m. *This lot is only 1.68ha*

Background:

30 Jetty Road is a parcel of land approximately 1.68 hectares in size. It is currently designated Rural Resource Zone (brown) with adjacent neighbours of both Rural Resource and Rural Living (Pink) designation. There are no priority vegetation, heritage, or public infrastructures on the parcel. A waterway (blue) is the only natural asset featured on this parcel. The existing dwelling on the property has access via the main driveway from Jetty Rd.

The northern part of 30 Jetty Road includes an established dwelling and cultivated gardens, consistent with the values of Rural Living Zone.

30 Jetty Road also has sewer connection and town water is also connected.

The property across the road is zoned Rural Living as are all the neighbours to the east and south.

Current Zoning under Interim Planning Scheme showing 30 Jetty Rd property marked.



My request to Huon Valley Council is to rezone my entire property to Rural Living.

I look forward to your response to my application.

Kind regards, *Lenny Holland*

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