

From: "Evan Boardman" <evan@e3planning.com.au>
Sent: Sat, 30 Apr 2022 12:46:59 +1000
To: "'Huon Valley Council'" <hvc@huonvalley.tas.gov.au>
Cc: "'Adrian Harris'" <contactadrianharris@gmail.com>
Subject: Submission Huon Valley LPS - 3242 Huon Highway Franklin
Attachments: 3242 Huon Highwqy TPS HUO 220430.pdf

Dear General Manager

Please find attached a submission on the Huon Valley LPS lodged ion behalf of my client Adrian Harris. Receipt of lodgement of this submission would be appreciated.

Regards

Evan

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ENVIRONMENT
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30 April 2022

General Manager
Huon Valley Council
40 Main Street
HUONVILLE TAS 7109

RE: Submission Draft Huon Valley Local Provisions Schedule 3242 Huon Highway

Please accept this correspondence as a submission on the Draft Huon Valley Local Provision Schedule of the Tasmanian Planning Scheme (TPS HUO). The submission is lodged on behalf of the owners of 3242 Huon Highway (the Property).

The Property is zoned Significant Agriculture under the *Huon Valley Interim Planning Scheme 2017* (the Interim Scheme) and is proposed to be zoned Agriculture under the TPS HUO as shown in figure 2.

The Property is approximately 3,304m², contains an existing single dwelling and an outbuilding/garage, the uses undertaken on the property are entirely residential. From a strategic planning perspective, the Property should be zoned

Figure 1 shows the location of the Property as being approximately 300m from Huon Eldercare and a little more than 900m from the centre of the township of Franklin. Several overlays are proposed to be placed over the Property under the TPS HOU, these are similar to those existing and include.

- Coastal Erosion Hazard Code figure 3
- Landslip Hazard Code figure 4
- Natural Assets Code figure 5
- Bushfire Prone Area figure 6
- Scenic Protection Code figure 7
- Coastal Inundation Code figure 8



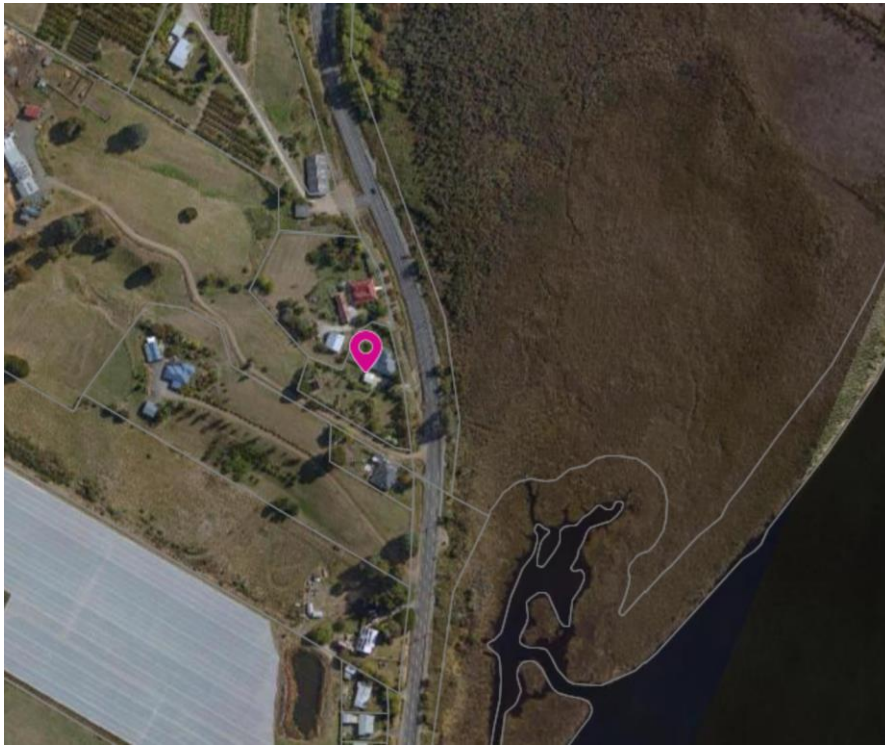


Figure 1: Property location

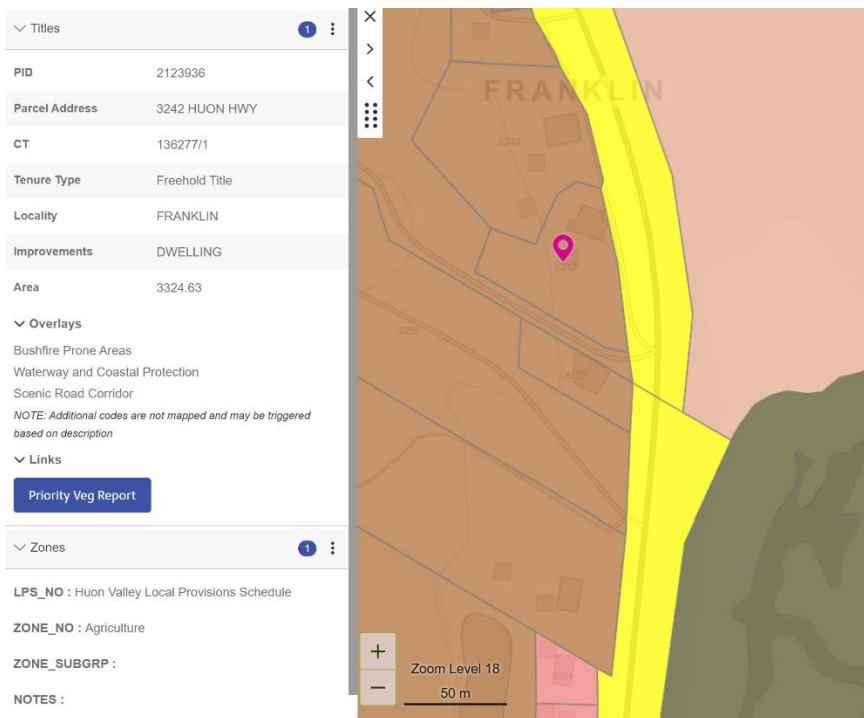


Figure 2: Property Zoning TPS HUO - Agriculture



Figure 3: Coastal Erosion Hazard Code



Figure 4: Landslip Hazard Code

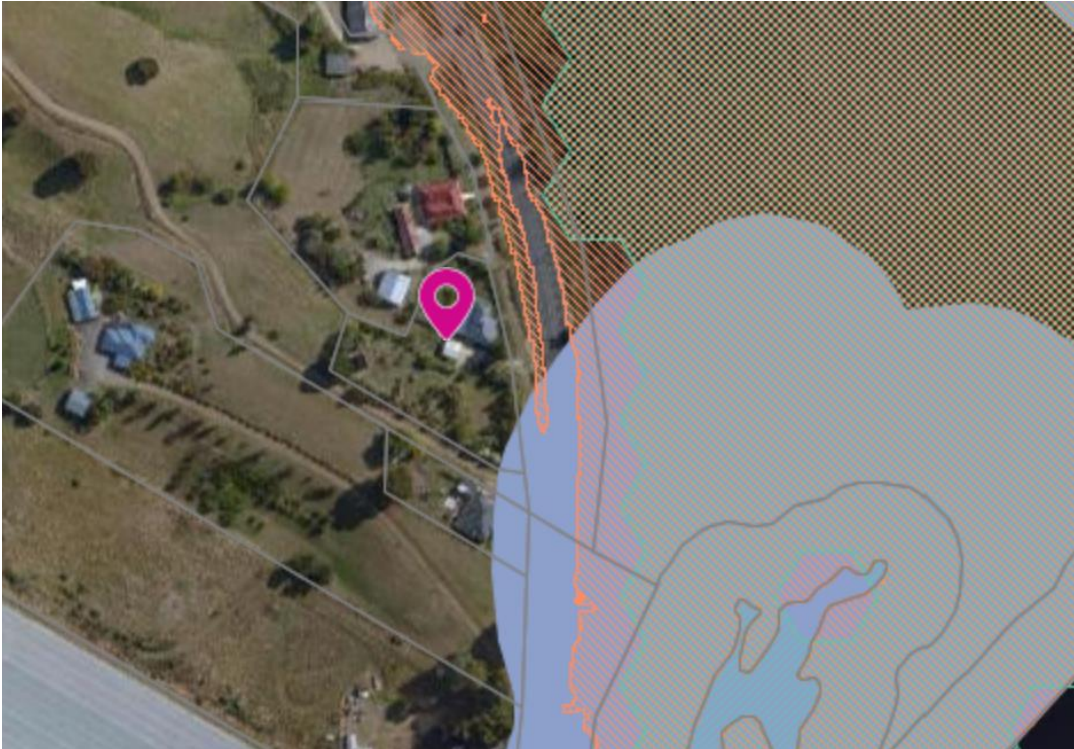


Figure 5: Natural Assets Code

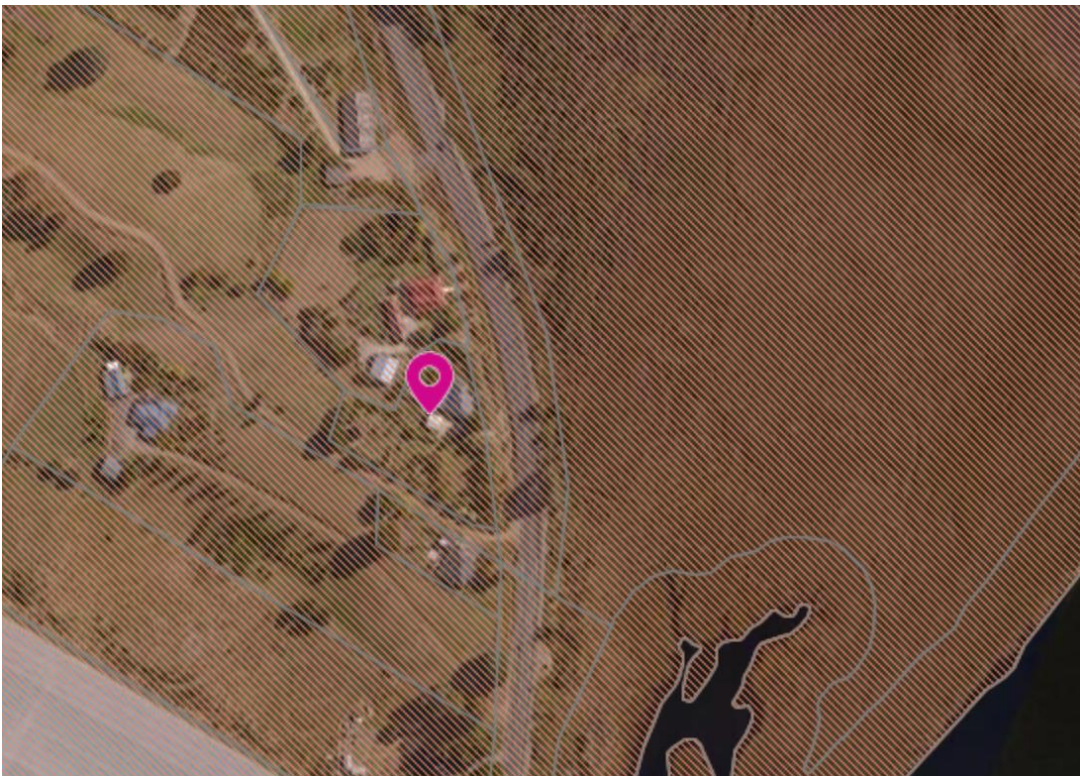


Figure 6: Bushfire Prone Areas Code



Figure 7: Scenic Protection Code

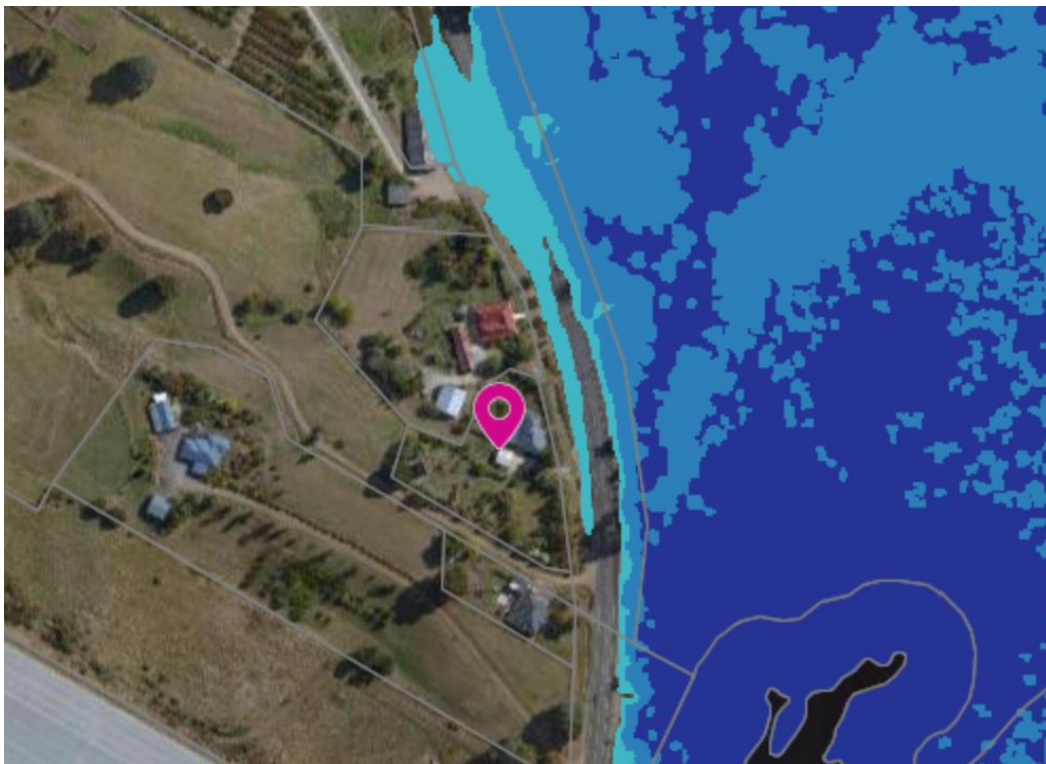


Figure 8: Coastal Inundation Code

These codes significantly limit the development potential of the Property and must be addressed as part of any development application and would restrict allowable use and development.

The land capability of the Property as per www.thelist.tas.gov.au is 4 as shown in figure 9.

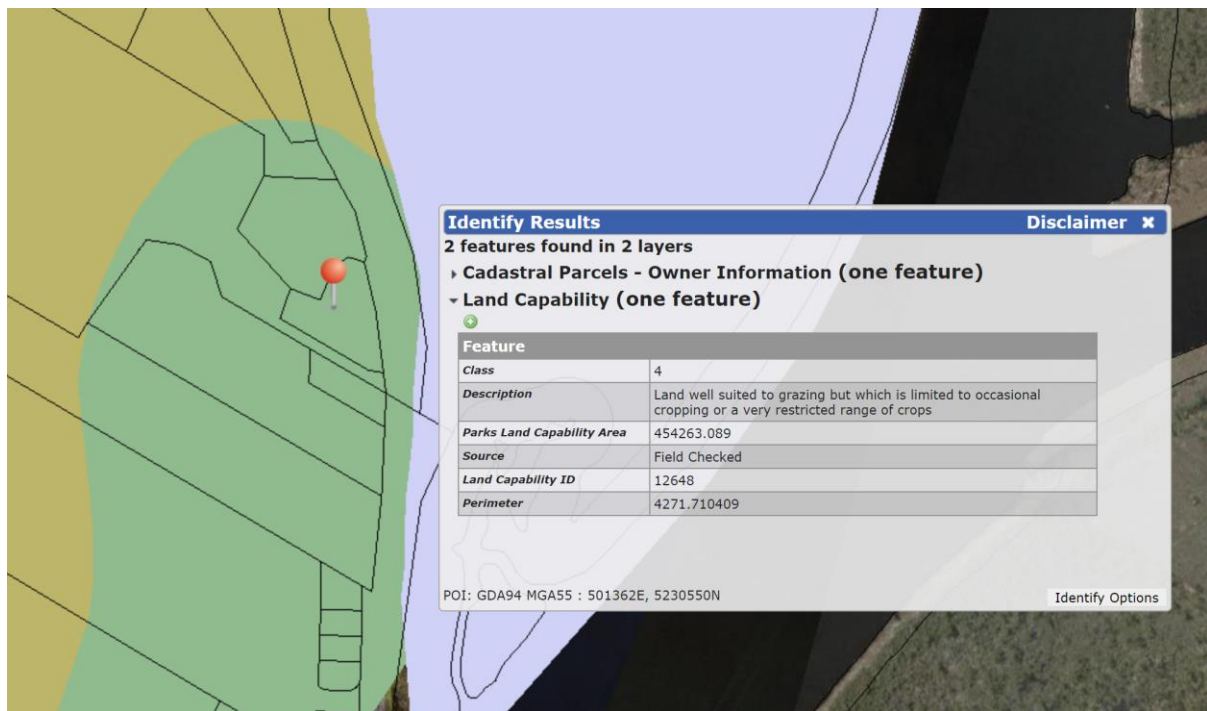


Figure 9: Land Capability

Although the land capability of the Property is listed as 4, this capability mapping does not consider,

- The practicality of undertaking agricultural activities on the Property,
- The small land area of the Property and those surrounding,
- Adjacent land uses – residential non-agricultural uses, and
- Existing development and location on the Property.

It is not possible to undertake any economically productive or feasible agricultural operations on the Property principally due to its limited area.

Table 1 shows the land uses of the surrounding properties and their approximate areas.

Property	Approx. Land Area	Existing Land Use
3238 Huon Highway	11ha	Apple orchard
3236 Huon Highway	6,900m ²	Apple orchard
3250 Huon Highway	14ha	Residential
3240 Huon Highway	5,300m ²	Residential
3242 Huon Highway	4,060m ²	Residential
3258 Huon Highway	1.5ha	Residential
3260 -3262 Huon Highway	4.3ha	Residential

Table 1: Surrounding land uses and property areas

The surrounding properties as shown in figure 10 are recommended to be zoned Low Density Residential. This would recognise the existing pattern of residential non-agricultural land uses to the North and South of the Franklin Township and provide for a zoning transition between the urban area and the agricultural areas to the north and east as shown in figure 11.

Non-agricultural/residential uses on smaller lots are more the norm than the exception throughout the Huon Valley and do not create any significant issues with respect to land use conflict and or fettering of adjacent apple orchard operations. The history of land use development within the Huon Valley is that larger lots were developed for apple orchards with smaller residential lots providing accommodation to owners of the orchards and or workers within the agricultural operation. This low scale rezoning would provide for a continuation of this.

The lots proposed to be zoned Low Density Residential are separated by over 80m from the nearest apple orchard, providing sufficient buffers to limit any land use conflict from occurring.

The existing single residential dwelling use undertaken on the Property is prohibited under the Scheme and in my opinion planning schemes should provide for existing lawfully established use and development without unnecessarily constraining such use.

The development potential created if the Property were to be zoned Low Density Residential is relatively minor as the TPS HUO provides for 1 dwelling per 1200m² and a minimum lot size of 1200m² under the relevant performance criteria. A maximum of 2 additional dwellings could be approved if the Property were zoned as recommended.



Figure 10: Properties proposed to be zoned Low Density Residential.

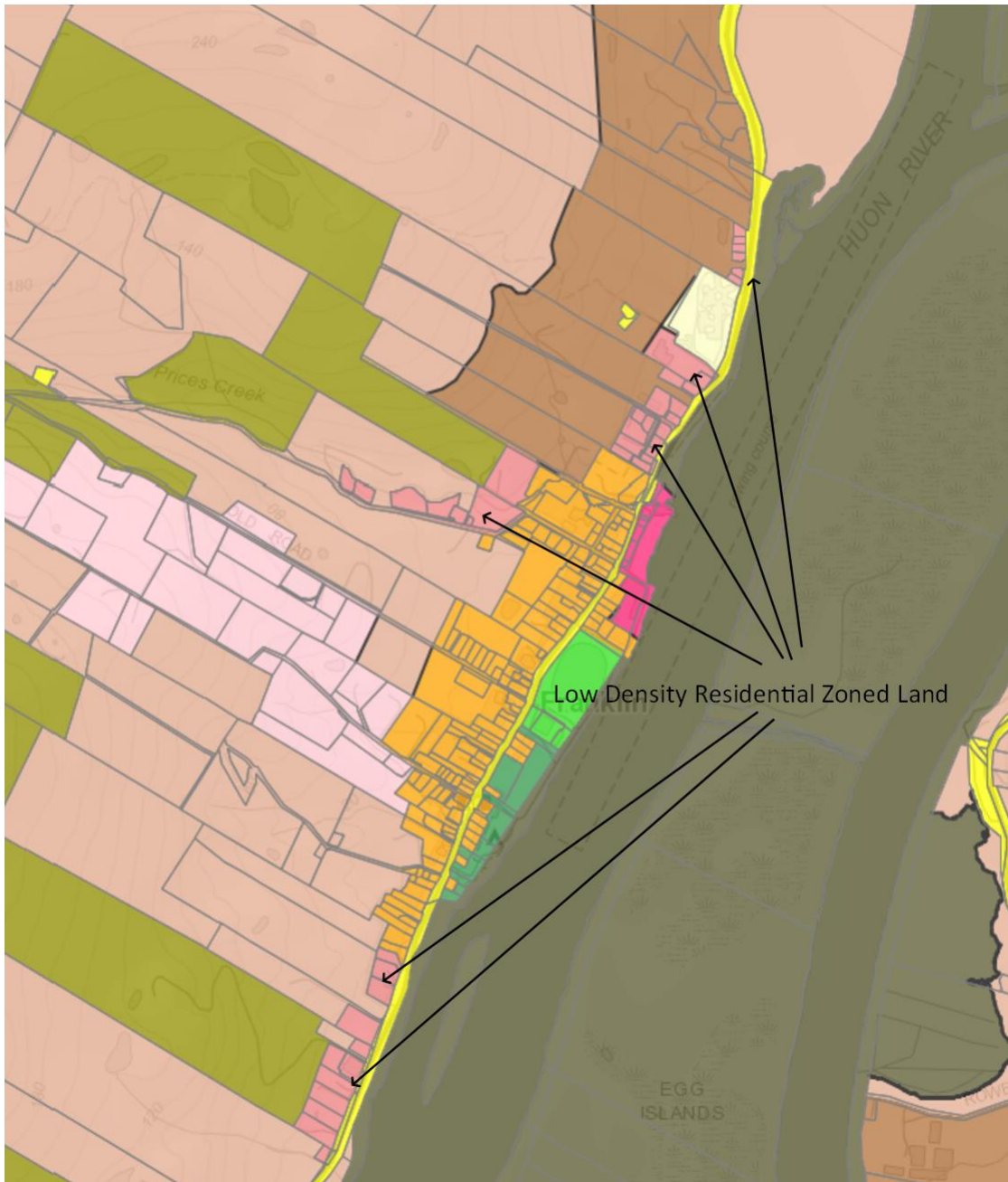


Figure 11: Image showing low density residential zoning to the north, south and west of the township of Franklin.

Conclusion

The small lot size and the existing residential use undertaken on the Property and the surrounding lots means that it is very unlikely that the Property would ever be used for agricultural purposes. Low Density Residential Zoning would recognise and enable the existing residential uses to be undertaken on the Property without being unnecessarily constrained by inappropriate zoning.

The development potential of the property would not be significantly altered by the proposed zoning due to the 1200m² minimum lot size and residential dwelling density.

The Property and those surrounding are recommended to be zoned Low Density Residential to recognise their existing uses and to provide for a transition between the urban area of Franklin and agricultural use and development.

If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email evan@e3planning.com.au.

Regards



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