

## Attachment A – Directions Schedule for Huon Valley Draft LPS

The Commission directs that the parties listed below be prepared to address the identified matters by the date specified.

Submissions to the Commission are to be provided by email to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au). Where attachments are too large for email, please contact the Commission for assistance with file sharing.

The Commission keeps electronic records and does not require hard copy documents. All submissions will be placed on the Commission’s website at [www.planning.tas.gov.au](http://www.planning.tas.gov.au). Please note that submissions will be published in full, without redaction.

Name	Direction
<p>Direction 1 Planning Authority</p>	<p>Following the hearing of representation 192 (land at Scotts Road, Cairns Bay, folio of the Register 148554/1), the planning authority is to:</p> <ul style="list-style-type: none"> <li>• undertake an investigation as to whether the Rural Zone and the Priority Vegetation Area overlay ought to be applied to that land generally adjoining Scotts Road, Cairns Bay;</li> <li>• prepare a diagram showing any recommended application of the Rural Zone (together with the Priority Vegetation Area overlay) to that land;</li> <li>• provide street addresses and title details for all land identified in the diagram; and</li> <li>• provide contact details for all affected landowners (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact these landowners to seek their views in relation to proposed zoning and overlay changes.</p> <p><b>Response 23 August 2023</b></p>
<p>Direction 2 Planning Authority</p>	<p>Following the hearing of representation 127 (land at 80 Fourfoot Road, Geeveston, folio of the Register 149468/2), the planning authority is to:</p> <ul style="list-style-type: none"> <li>• prepare a diagram showing the planning authority’s recommended application of the Rural Zone (together with the Priority Vegetation Area overlay) to that land located on Fourfoot Road and Harwoods Road, Geeveston;</li> <li>• provide street addresses and title details for all land identified in the diagram; and</li> <li>• provide contact details for all affected landowners (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact these landowners to seek their views in relation to proposed zoning and overlay changes.</p> <p><b>Response 23 August 2023</b></p>
<p>Direction 3 Planning Authority</p>	<p>Following the hearing of representation 162 (land at 78 Fleurtys Road, Castle Forbes Bay, folio of the Register 90774/1), the planning authority is to:</p>

	<ul style="list-style-type: none"> <li>• prepare a diagram showing the planning authority's recommended application of the Rural Zone to that land within proximity to 78 Fleurtys Road, Castle Forbes Bay, zoned Landscape Conservation;</li> <li>• provide street addresses and title details for all land identified in the diagram; and</li> <li>• provide contact details for all affected landowners (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact these landowners to seek their views in relation to proposed zoning changes.</p> <p><i>Note: This direction is related to Direction 37 of the 30 May 2023 which requests the Planning Authority provide a statement on the merits of the submission made by Annette Sugden and Dale Chatwin (land at 3770B Huon Highway, Franklin, folio of the Register 141133/2), being part of the same Landscape Conservation Zone cluster.</i></p> <p><b>Response 23 August 2023</b></p>
<p>Direction 4 Planning Authority</p>	<p>Following the hearing of representation 180 (land at 98 Maxfields Road, Franklin), the Planning Authority is to review the hearing submission made by the representor and provide advice in relation to any modification of the Priority Vegetation Area overlay as it applies to 98 Maxfields Road, Franklin.</p> <p><i>Note: The hearing submission is published on the Commission assessment page for the Huon Valley draft LPS as Hearing submission R65.</i></p> <p><b>Response 1 September 2023</b></p>
<p>Direction 5 Planning Authority</p>	<p>Following the hearing of representation 180 (land at 98 Maxfields Road, Franklin), the planning authority is to:</p> <ul style="list-style-type: none"> <li>• prepare a diagram showing the planning authority's recommended application of the Rural Zone to 98 Maxfields Road, Franklin and that land within proximity to 98 Maxfields Road, Franklin zoned Landscape Conservation;</li> <li>• provide street addresses and title details for all land identified in the diagram; and</li> <li>• provide contact details for all affected landowners identified in the diagram (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact these landowners to seek their views in relation to proposed zoning changes.</p> <p><b>Response 23 August 2023</b></p>
<p>Direction 6 Planning Authority</p>	<p>Following the hearing of representation 163 (land at Cradoc), the planning authority is to:</p>

	<ul style="list-style-type: none"> <li>• prepare a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 128 Kellys Road, Cradoc (folio of the Register 33285/1); and</li> <li>• provide advice in relation to the attribute upon which the zone boundary has been determined, including the provision of co-ordinates where relevant.</li> </ul> <p>The diagram is to be prepared in consultation with representor 163, Susan Duff.</p> <p><b><i>Response 1 September 2023</i></b></p>
<p>Direction 7 Planning Authority</p>	<p>Following the hearing of representation 96 (land at Petcheys Bay), the planning authority is to:</p> <ul style="list-style-type: none"> <li>• provide contact details for the landowners of the following properties (including postal addresses and email addresses, if available): <ul style="list-style-type: none"> <li>○ 1004 Cygnet Coast Road, Wattle Grove (folio of the Register 121709/3);</li> <li>○ 81 Walters Road, Wattle Grove (folio of the Register 121709/6);</li> <li>○ 998 Cygnet Coast Road, Wattle Grove (folio of the Register 139903/2);</li> <li>○ 49 Walters Road, Wattle Grove (folio of the Register 152335/3);</li> <li>○ 37 Walters Road, Wattle Grove (folio of the Register 139903/1);</li> <li>○ 966 Cygnet Coast Road, Wattle Grove (folio of the Register 158758/1);</li> <li>○ 960 Cygnet Coast Road, Wattle Grove (folio of the Register 61214/1);</li> <li>○ 31 Walters Road, Wattle Grove (folio of the Register 158758/2);</li> <li>○ 944 Cygnet Coast Road, Wattle Grove (folio of the Register 50379/4);</li> <li>○ 9 Walters Road, Wattle Grove (folio of the Register 50379/1);</li> <li>○ 3 Walters Road, Wattle Grove (folio of the Register 229897/1);</li> <li>○ 939 Cygnet Coast Road, Wattle Grove (folio of the Register 182677/1);</li> <li>○ 919 Cygnet Coast Road, Wattle Grove (folio of the Register 182832/1);</li> <li>○ 923 Cygnet Coast Road, Wattle Grove (folio of the Register 30493/5);</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ 875 Cygnet Coast Road, Wattle Grove (folio of the Register 32467/1);</li> <li>○ 889 Cygnet Coast Road, Wattle Grove (folio of the Register 32792/1);</li> <li>○ 896 Cygnet Coast Road, Wattle Grove (folio of the Register 47314/6);</li> <li>○ 900 Cygnet Coast Road, Wattle Grove (folio of the Register 48985/1);</li> <li>○ 866 Cygnet Coast Road, Wattle Grove (folio of the Register 141903/1);</li> <li>○ 904 Cygnet Coast Road, Wattle Grove (folio of the Register 160899/1);</li> <li>○ 12 Walters Road, Wattle Grove (folio of the Register 50379/2);</li> <li>○ 902A Cygnet Coast Road, Wattle Grove (folio of the Register 160899/2);</li> <li>○ 32 Walters Road, Wattle Grove (folio of the Register 50379/3);</li> <li>○ 694 Cygnet Coast Road, Petcheys Bay (folio of the Register 120423/9);</li> <li>○ 684 Cygnet Coast Road, Petcheys Bay (folio of the Register 151370/1);</li> <li>○ 658 Cygnet Coast Road, Petcheys Bay (folio of the Register 151370/2); and</li> <li>○ 1 Brooke Street, Petcheys Bay (folio of the Register 138669/1); and</li> </ul> <ul style="list-style-type: none"> <li>● provide street addresses and title details for all land identified in the section 35F Petcheys Bay Rural Living Zone cluster, and also the provision of contact details for those affected landowners (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact these landowners to seek their views in relation to proposed zoning changes.</p> <p><b>Response 23 August 2023</b></p>
<p>Direction 8 Planning Authority</p>	<p>Following the hearing of representation 4 (land at Strathblane), the planning authority is to:</p> <ul style="list-style-type: none"> <li>● prepare a diagram showing the planning authority's recommended application of the Rural Zone to that land within proximity to Lot 1, Huon Highway, Strathblane (folio of the Register 152300/1), zoned Landscape Conservation;</li> <li>● provide street addresses and title details for all land identified in the diagram; and</li> </ul>

	<ul style="list-style-type: none"> <li>provide contact details for all affected landowners (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact these landowners to seek their views in relation to proposed zoning changes.</p> <p><b>Response 23 August 2023</b></p>
Direction 9 Planning Authority	<p>Following the hearing of representation 358 (land at 180 Middle Road, Pelverata, folio of the Register 49031/1), the planning authority is to undertake an investigation as to whether the Rural Zone ought to apply to the land.</p> <p><i>Note: This direction is in addition to Direction 34 issued on the 30 May 2023, which relates to representations 86, 91 and 206 and seeks recommendations from the planning authority in relation to the application of the Rural Zone to land in Pelverata.</i></p> <p><b>Response 1 September 2023</b></p>
Direction 10 Planning Authority	<p>Following the hearing of representation 40, the provision of landowner contact details (postal address and email address, if available) for Lady Bay Road, Southport (folio of the Register 115677/1).</p> <p>It is the intention of the Commission to contact this landowner to seek their views in relation to the proposed application of Rural Living Zone C.</p> <p><b>Response 23 August 2023</b></p>
Direction 11 Planning Authority	<p>In relation to representation 165 (land at Southport), the planning authority is to:</p> <ul style="list-style-type: none"> <li>prepare a diagram showing the planning authority's recommended application of Rural Living Zone D to that land identified in the section 35F report;</li> <li>provide street addresses and title details for all land identified in the diagram; and</li> <li>provide contact details for all affected landowners (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact affected landowners to seek their views in relation to proposed zoning changes.</p> <p><b>Response 23 August 2023</b></p>
Direction 12 Planning Authority	<p>In relation to representation 297 (land at 614 Lady Bay Road, Southport, folio of the Register 121159/1), the planning authority is to undertake an investigation:</p> <ul style="list-style-type: none"> <li>as to whether the Landscape Conservation Zone or the Rural Living Zone C ought to apply to the land; and</li> <li>to what extent the Priority Vegetation Area overlay ought to apply to the land.</li> </ul>

	<b>Response 1 September 2023</b>
Direction 13 Planning Authority	<p>In relation to representation 78 (land at 80 Lowes Road Garden Island Creek, folio of the Register 141774/2), the planning authority is to:</p> <ul style="list-style-type: none"> <li>• undertake an investigation as to whether the Landscape Conservation Zone or the Rural Living Zone D ought to apply to the land and to adjoining land at 76 Lowes Road, Garden Island Creek (folio of the Register 141774/1); and</li> <li>• provide contact details for the landowner of 76 Lowes Road, Garden Island Creek (folio of the Register 141774/1), including postal addresses and email addresses, if available.</li> </ul> <p>It is the intention of the Commission to contact affected landowners to seek their views in relation to proposed zoning changes.</p> <p><i>Note: This direction is related to Direction 10 of the 30 May 2023 which requests the Planning Authority undertake an investigation of possible split zoning between the Landscape Conservation Zone and the Rural Living Zone to that land primarily located along Garden Island Creek Road, Garden Island Creek.</i></p> <p><b>Response 23 August 2023</b></p>
Direction 14 Planning Authority	<p>In relation to representation 330 (land at 103 Tongue Road, Hastings, folio of the Register 50720/1), the planning authority is to undertake an investigation as to what extent the Priority Vegetation Area overlay ought to apply to the land.</p> <p><b>Response 1 September 2023</b></p>
Direction 15 Planning Authority	<p>In relation to Submission 12 (land at 2438 Huon Highway, Huonville, folio of the Register 64394/4), the provision of any recently issued planning permit for use and/or development at 2438 Huon Highway, Huonville.</p> <p><b>Response 1 September 2023</b></p>
Direction 16 Planning Authority	<p>In relation to representations 66, 67, 81 and 186 (land at Glen Huon), the planning authority is to undertake an investigation:</p> <ul style="list-style-type: none"> <li>• prepare a diagram showing the planning authority's recommended application of Rural Zone to that land identified in the section 35F report;</li> <li>• provide street addresses and title details for all land identified in the diagram; and</li> <li>• provide contact details for all affected landowners (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact affected landowners to seek their views in relation to proposed zoning changes.</p> <p><b>Response 23 August 2023</b></p>

<p>Direction 17 Planning Authority</p>	<p>In relation to representations 88, 278, 398 and 399 (land at Lucaston), the planning authority is to:</p> <ul style="list-style-type: none"> <li>• undertake an investigation as to whether the Rural Zone ought to apply to the land at 200 Crouchs Hill Road, Lucaston (folio of the Register 168847/1), 164 Crouchs Hill Road, Lucaston (folio of the Register 156729/1), 230 Crouchs Hill Road, Lucaston (folio of the Register 169521/1) and surrounding land zoned Landscape Conservation;</li> <li>• prepare a diagram showing the planning authority's recommended zone application;</li> <li>• provide street addresses and title details for land identified in the diagram; and</li> <li>• provide contact details for affected landowners identified in the diagram, including postal addresses and email addresses, if available.</li> </ul> <p>It is the intention of the Commission to contact affected landowners to seek their views in relation to the proposed zoning changes.</p> <p><b>Response 23 August 2023</b></p>
<p>Direction 18 Planning Authority</p>	<p>In relation to representation 3 (land at Grove), the planning authority is to:</p> <ul style="list-style-type: none"> <li>• prepare a diagram showing the planning authority's recommended application of Rural Living Zone C to that land identified in the section 35F report;</li> <li>• provide street addresses and title details for all land identified in the diagram; and</li> <li>• provide contact details for all affected landowners (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact affected landowners to seek their views in relation to the proposed zoning changes.</p> <p><b>Response 23 August 2023</b></p>
<p>Direction 19 Planning Authority</p>	<p>In relation to representation 36 (land at Glen Huon), the planning authority is to:</p> <ul style="list-style-type: none"> <li>• undertake an investigation as to whether the Landscape Conservation Zone or the Rural Living Zone with appropriate sub-zone, ought to apply to the land at 173 Lanes Road, Glen Huon (folio of the Register 39076/1) and surrounding land zoned Landscape Conservation;</li> <li>• prepare a diagram showing the recommended zoning;</li> <li>• provide street addresses and title details for all land identified in the diagram; and</li> </ul>

	<ul style="list-style-type: none"> <li>provide contact details for all affected landowners (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact affected landowners to seek their views in relation to the proposed zoning changes.</p> <p><b>Response 23 August 2023</b></p>
Direction 20 Planning Authority	<p>Following the hearing of representation 221 (land at Lonnavale), the planning authority is to:</p> <ul style="list-style-type: none"> <li>prepare a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 342 Wooley's Road, Lonnavale (folio of the Register 101973/1); and</li> <li>provide advice in relation to the attribute upon which the zone boundary has been determined, including the provision of co-ordinates where relevant.</li> </ul> <p>The diagram is to be prepared in consultation with representor 221, Stacey Carlton and Andrew Page.</p> <p><b>Response 1 September 2023</b></p>
Direction 21 Planning Authority	<p>Following the hearing of representation 246 (land at 283 Kent Beach Road, Dover, folio of the Register 176601/1), the planning authority is to undertake an investigation as to whether the Priority Vegetation Area overlay which applies to the land ought to be modified.</p> <p><b>Response 1 September 2023</b></p>
Direction 22 Planning Authority	<p>Following the hearing of representation 356 (land at 119 and 398 Silver Hill Road, Cygnet), the planning authority is to:</p> <ul style="list-style-type: none"> <li>undertake an investigation as to whether the Rural Zone, Agriculture Zone and/or General Residential Zone ought to apply to the land; and</li> <li>prepare a diagram showing the planning authority's recommended zone and overlay application.</li> </ul> <p><b>Response 1 September 2023</b></p>
Direction 23 Planning Authority	<p>Following the hearing of submission 14 (land at Cradoc):</p> <ul style="list-style-type: none"> <li>undertake an investigation as to whether the Rural Zone and the Priority Vegetation Area overlay ought to apply to land at 8495 Channel Highway, Cradoc (folio of the Register 114683/1) and surrounding land zoned Agriculture;</li> <li>prepare a diagram showing any recommended application of the Rural Zone (together with the Priority Vegetation Area overlay) to that land;</li> <li>provide street addresses and title details for all land identified in the diagram; and</li> </ul>



	<ul style="list-style-type: none"> <li>• provide contact details for all affected landowners (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact these landowners to seek their views in relation to proposed zoning and overlay changes.</p> <p><b>Response 23 August 2023</b></p>
<p>Direction 24 Planning Authority</p>	<p>Following the hearing of submission 15 (land at Lune River), the planning authority is to:</p> <ul style="list-style-type: none"> <li>• undertake an investigation as to whether the Rural Living Zone D ought to apply to the land at 214 Lune River Road, Lune River (folio of the Register 102237/10) and surrounding land zoned Landscape Conservation not otherwise identified in the section 35F report as appropriate for inclusion in the Rural Living Zone D;</li> <li>• prepare a diagram showing the recommended zoning;</li> <li>• provide street addresses and title details for all land identified in the diagram; and</li> <li>• provide contact details for all affected landowners identified in the diagram (including postal addresses and email addresses, if available).</li> </ul> <p>It is the intention of the Commission to contact affected landowners to seek their views in relation to the proposed zoning changes.</p> <p><b>Response 23 August 2023</b></p>
<p>Direction 25 Planning Authority</p>	<p>Following the hearing of representation 344 (land at Port Huon), the planning authority is to:</p> <ul style="list-style-type: none"> <li>• prepare a diagram showing the planning authority's recommended application of the Rural Zone to 34 Evans Road, Port Huon (folio of the Register 224515/1) and other surrounding land zoned Landscape Conservation;</li> <li>• clarify its response to the previous direction of 30 May 2023 and submitted to the Commission on the 25 July 2023, in particular what zone should be applied to 13, 15, 21, 23, 25 and 29 Evans Road, Port Huon (Rural Zone or Rural Living Zone);</li> <li>• clarify what zone should be applied to 31 Evans Road, Port Huon in the event the surrounding land is zoned Rural or Rural Living; and</li> <li>• contact details for the affected landowner (including postal addresses and email addresses, if available).</li> </ul> <p>The diagram is to be prepared in consultation with representor 344. Amy Robertson. It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p>

	<b>Response due 23 August 2023.</b>
Direction 26 Ryan and Daniel Kay	Following the hearing of representation 141 (land at Channel Highway, Gardners Bay, folio of the Register 46193/1), the provision of the Natural Values Assessment undertaken in relation to a recent development application.  <b>Response 1 September 2023</b>
Direction 27 Planning Authority	Upon the submission and publishing of the Natural Values Assessment required as a consequence of Direction 26, the planning authority is to provide further advice as to whether any modification ought to be made to the Priority Vegetation Area overlay applying to Channel Highway, Gardners Bay, folio of the Register 46193/1.  <b>Two weeks from the date the Natural Values Assessment is published on the Commission's assessment page for the Huon Valley draft LPS.</b>
Direction 28 Planning Authority	Following the hearing of Submission 16 (land at 59 Wilmot Road, Huonville, folios of the Register (132549/1, 184322/2 and 184322/1), the planning authority is to undertake an investigation as to whether the Priority Vegetation Area overlay which applies to the land ought to be modified.  <b>Response 1 September 2023</b>
Direction 29 Planning Authority	Provide a statement on the merits of the submission made by Jo Birch (land at 100 Howards Road, Geeveston, folio of the Register 229740/1), dated 2 June 2023.  <i>Note: The submission is published on the Commission's assessment page for the Huon Valley draft LPS assessment page as Submission 17.</i>  <b>Response 1 September 2023</b>
Direction 30 Planning Authority	Following the hearing submission 18 (land at Woodstock): <ul style="list-style-type: none"> <li>• a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land 8695 Channel Highway, Woodstock, folio of the Register 181411/3; and</li> <li>• advice in relation to the attribute upon which the zone boundary has been determined, including the provision of co-ordinates where relevant.</li> </ul> <p>The diagram is to be prepared in consultation with submitter 18, Graeme Combes.</p> <b>Response 1 September 2023</b>
Direction 31 Planning Authority	Following the hearing of representations 83, 240 and 346 (land at Glaziers Bay), the planning authority is to clarify its response to the previous direction of 30 May 2023 and submitted to the Commission on the 25 July 2023, in particular whether the Rural Living Zone D

	<p>should also be applied to the following properties in the interests of a congruent zoning pattern:</p> <ul style="list-style-type: none"> <li>• 42 Graces Road, Glaziers Bay FR 129215/2;</li> <li>• 1650 Cygnet Coast Road, Cradoc FR 160800/4;</li> <li>• 1682A Cygnet Coast Road, Cradoc FR 118197/3;</li> <li>• 1706 Cygnet Coast Road, Cradoc FR 118197/1;</li> <li>• 1802 Cygnet Coast Road, Cradoc FR 47388/1; and</li> <li>• 1820 Cygnet Coast Road, Cradoc FR 51992/2.</li> </ul> <p>If these properties should be included, provide an amended diagram that shows these properties added to the cluster, and provide the contact details for the affected landowner (including postal addresses and email addresses, if available).</p> <p><b>Response due 23 August 2023.</b></p>
<p>Direction 32 Planning Authority</p>	<p>Following the planning authority’s consideration of the Leprena Trust hearing submission, a re-draft of Table C8.1 for the proposed Blackswan Lagoon Scenic Protection Areas overlay, addressing the planning authority’s recommendations in relation to the description, scenic value and management objectives table columns.</p> <p>The re-draft of Table C8.1 submitted to the Commission must be prepared in consultation with the Leprena Trust and include evidence of engagement with and support (or otherwise) from Parks and Wildlife in relation to that land managed by the authority within the overlay boundaries.</p> <p><b>Response 1 September 2023</b></p>
<p>Direction 33 Jacinta and Dennis Cantwell</p>	<p>Following the hearing of representation 70 (land at 21 Steeles Road, Nicholls Rivulet, folio of the Register 243642/1), provision of:</p> <ul style="list-style-type: none"> <li>• any planning advice in relation to appropriate LPS zone given the issue of Planning Permit SUB-5/2022 on the 6 April 2023, allowing for the undertaking of a three lot subdivision.</li> </ul> <p><b>Response 1 September 2023</b></p>