



HUON VALLEY COUNCIL

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18 December 2023

Our Ref: 17/82
Enquiries to: Rong Zheng

Mr J Ramsay
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Email: tpc@planning.tas.gov.au

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –
DIRECTION 7**

I write in response to the Commission's directions issued on 15 August 2023.

Direction 7 requested the following information:

In relation to representation 184 (Bakers Creek Road, Lucaston, folio of the Register 41338/1):

- a diagram showing the planning authority's recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at Bakers Creek Road, Lucaston (folio of the Register 41338/1); and
- advice in relation to the attribute upon which the zone boundary has been determined.

The diagram is to be prepared in consultation with representor 184, Peter Boyce.

Response

The representor contented that the lower parts of the property were pasture in the 1980s, investigation was conducted to see if this would help inform a split zone boundary. As can be seen from the historic aerial photos below, there is no evidence that any part of the property was cleared pasture in the 1980s, although stock may have been run within the wooded areas on the lower slopes. The landowner was contacted by email on 13 December 2023, no response has been received as of today.

It is proposed that the 300 m contour be used to split zone between Rural and Landscape Conservation as illustrated in the map below. This keeps all existing infrastructure in the Rural Zone except some management tracks.

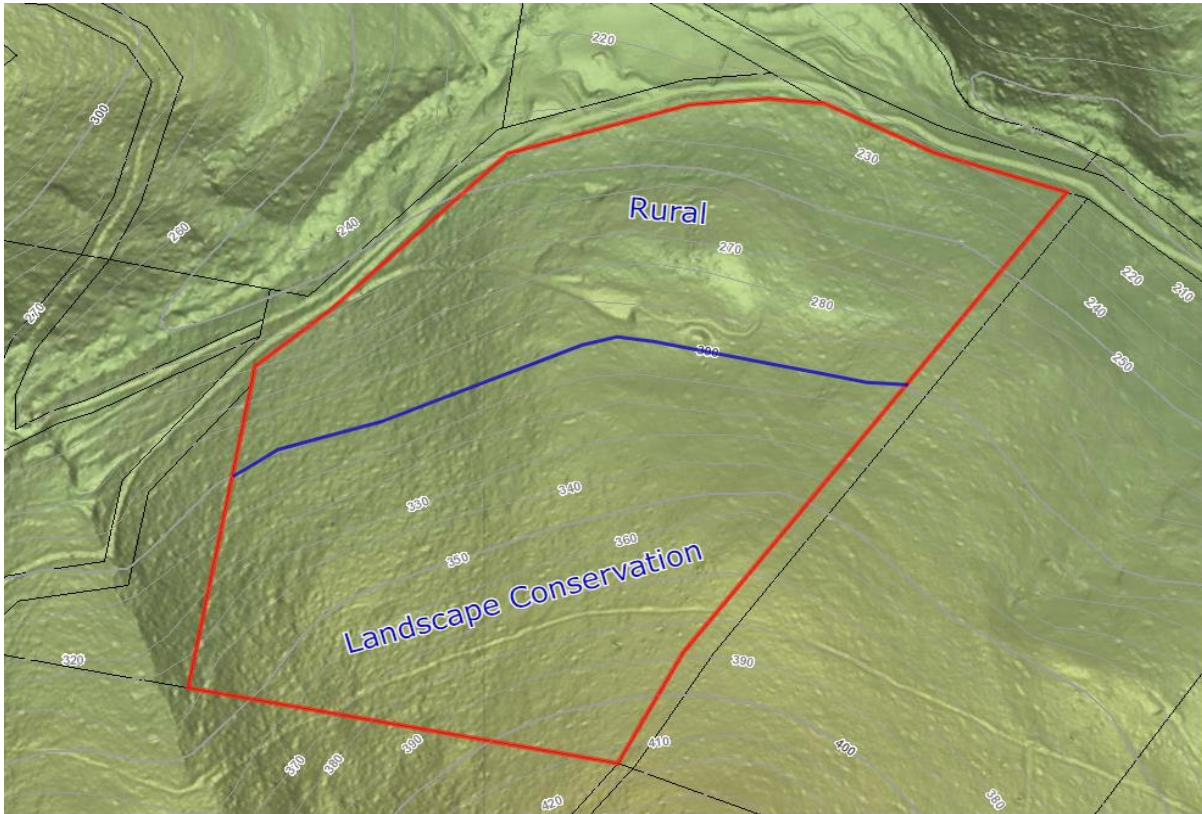


Figure 1 blue line identifying 300 m contour – the location of split zone boundary.



Figure 2 Aerial photo of the subject lot (FR41338/1) in 1984

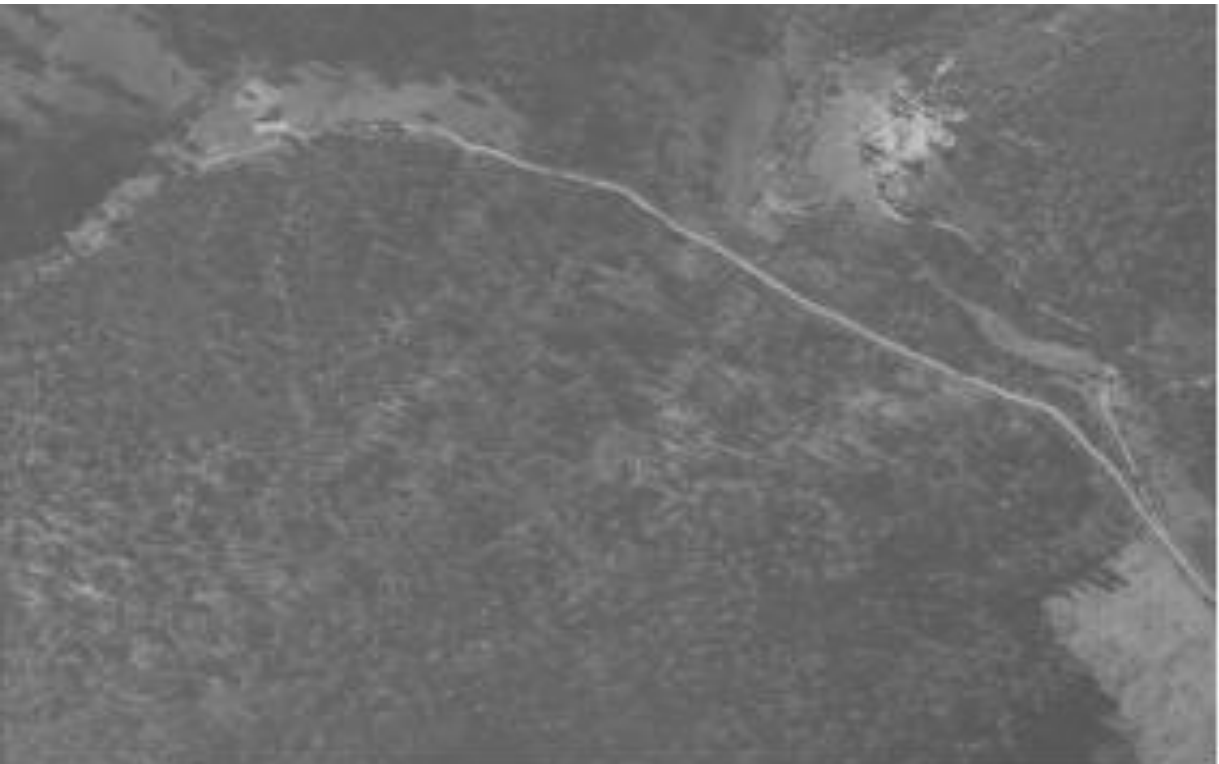


Figure 3 Aerial photo of the subject lot (FR41338/1) in 1985



Figure 4 Aerial photo of the subject lot (FR41338/1) in 1986



Figure 5 Aerial photo of the subject lot (FR41338/1) in 1988



Figure 6 Aerial photo of the subject lot (FR41338/1) in 1990

If you would like to discuss this matter further, please do not hesitate to contact Rong Zheng direct on 6264 9467.

Kind Regards

A handwritten signature in blue ink, appearing to read 'Rong Zheng'.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE