

Attachment A – Directions Schedule for Huon Valley Draft LPS

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

Submissions to the Commission are to be provided by email to tpc@planning.tas.gov.au. Where attachments are too large for email, please contact the Commission for assistance.

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. Please note that submissions will be published in full, without redaction.

DIRECTIONS IN RELATION TO THE RURAL LIVING ZONE

Name	Direction
<p>Direction 1 Planning Authority</p>	<p>In relation to representations 112 and 377 (land at Mountain River):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of Rural Living Zone B to that land identified in the section 35F report, including consideration of land at 754 Mountain River Road, Mountain River (folio of the Register 27866/1) and whether the Rural Living Zone, with appropriate sub zone, should apply; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
<p>Direction 2 Planning Authority</p>	<p>In relation to representations 41, 84, 94, 276 and 341 (land at Surges Bay):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s application of Rural Living D to that land identified in the section 35F report; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
<p>Direction 3 Planning Authority</p>	<p>In relation to representation 411 (land at Lune River and Nicholls Rivulet):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s application of Rural Living Zone D to that land identified in the section 35F report;

	<ul style="list-style-type: none"> • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses (if available)). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
<p>Direction 4 Planning Authority</p>	<p>Following the hearing of representation 360 (land at Ranelagh):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Living Zone C to 18 Helen Street, Ranelagh (folio of the Register 153267/1); and • contact details for the affected landowner (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
<p>Direction 5 Planning Authority</p>	<p>Following the hearing of representations 175, 248 and 370 (land at Franklin):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Living Zone to 17 Deering Street, Franklin (folio of the Register 108765/4), 184 New Road, Franklin (folio of the Register 144364/3), 38 Deering Street, Franklin (folio of the Register 50892/1) and to surrounding land as identified in the section 35F report; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
<p>Direction 6 Planning Authority</p>	<p>In relation to representation 178 (land at 153 Kent Beach Road, Dover, folio of the Register 15529/1):</p> <ul style="list-style-type: none"> • contact details for the new landowner (including postal addresses and email addresses (if available)). <p>It is the intention of the Commission to contact this landowner to seek their views in relation to the proposed application of the Rural Living Zone.</p> <p>Response due 22 June 2023.</p>

<p>Direction 7 Planning Authority</p>	<p>Following the hearing of representation 38 (22 Judds Creek Road, Judbury (folio of the Register 30595/1)):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Living Zone C to 22 Judds Creek Road, Judbury (folio of the Register 30595/1) and surrounding land as identified in the section 35F report; • street addresses and title details for all land identified in the section 35F report which is recommended to be zoned Rural Living Zone C; and • contact details for all affected landowners (including postal addresses and email addresses (if available)). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p><i>Response due 22 June 2023.</i></p>
<p>Direction 8 Planning Authority</p>	<p>Following the hearing of representations 48, 99, 152, 268, 311 (land at Police Point):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Living Zone to land zoned Landscape Conservation in the draft LPS, as identified in the 35F report; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses (if available)). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p><i>Response due 22 June 2023.</i></p>
<p>Direction 9 Planning Authority</p>	<p>Following the hearing of representation 322 (land at Eva Gully Road, Brooks Bay, folio of the Register 125750/1):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Living Zone to land zoned Landscape Conservation in the draft LPS, as identified in the 35F report; • street addresses and title details for all land identified in in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses (if available)). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p><i>Response due 22 June 2023.</i></p>

DIRECTIONS IN RELATION TO SPLIT ZONES

Name	Direction
<p>Direction 10 Planning Authority</p>	<p>Following the hearing of representations 71, 98, 120 and 232 (land at Garden Island Creek):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of a split zone between the Landscape Conservation Zone and Rural Living Zone (with appropriate sub zone) to that land located along Garden Island Creek Road, Garden Island Creek, including consideration of land at 30 Igglesden Road, Garden Island Creek (folio of the Register 159844/2); • advice in relation to the attributes upon which the zone boundaries have been determined; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses (if available)). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p><i>Response due 22 June 2023.</i></p>
<p>Direction 11 Planning Authority</p>	<p>In relation to representations 176 and 177 (land at Hastings and Southport):</p> <ul style="list-style-type: none"> • a diagram showing the: <ul style="list-style-type: none"> ○ planning authority’s recommended application of Rural Living Zone D to that land identified in the section 35F report; and ○ inclusion of 218 Hastings Caves Road, Hastings (folio of the Register 43915/1) within that diagram, to show a split zone between the Landscape Conservation Zone and the Rural Living Zone D. The zone boundary is to align with the northern title boundary of adjoining land at 220 Hastings Caves Road, Hastings (folio of the Register 24636/1); • advice in relation to the attributes upon which zone boundaries have been determined; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses (if available)). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p><i>Response due 22 June 2023.</i></p>

<p>Direction 12 Planning Authority</p>	<p>In relation to representation 266 (land at 94 Rifle Range Road, Cygnet (folio of the Register 38864/1)):</p> <ul style="list-style-type: none"> • 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 94 Rifle Range Road, Cygnet (folio of the Register 38864/1); and • advice in relation to the attribute upon which the zone boundary has been determined. <p>Response due 7 July 2023.</p>
<p>Direction 13 Planning Authority</p>	<p>In relation to representation 347 (land at Nicholls Rivulet):</p> <ul style="list-style-type: none"> • 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 813 Nicholls Rivulet Road, Nicholls Rivulet (folio of the Register 251581/1); and • advice in relation to the attribute upon which the zone boundary has been determined. <p>The diagram is to be prepared in consultation with representor 347, Steve Smith.</p> <p>Response due 7 July 2023.</p>
<p>Direction 14 Planning Authority</p>	<p>Following the hearing of representations 272 and 334 (land at Lymington):</p> <ul style="list-style-type: none"> • a diagram showing the: <ul style="list-style-type: none"> ○ planning authority’s recommended application of the Rural Zone to land at 109 Cygnet Coast Road, Lymington (folio of the Register 38413/1), 101 Cygnet Coast Road, Lymington (folio of the Register 48938/1) and Cygnet Coast Road, Lymington (folio of the Register 181879/1); and ○ the planning authority’s recommended application of a split zone between the Landscape Conservation Zone and the Rural Zone to land at 148 Cygnet Coast Road, Lymington (folio of the Register 171140/1), 142 Cygnet Coast Road, Lymington (folio of the Register 171140/2), 122 Cygnet Coast Road, Lymington (folio of the Register 147012/3) and 108 Cygnet Coast Road, Lymington (folio of the Register 147012/4); • advice in relation to the attribute upon which any zone boundary has been determined; • street addresses and title details for all land identified in the diagrams; and • contact details for all affected landowners (including postal addresses and email addresses (if available)).

	<p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
<p>Direction 15 Planning Authority</p>	<p>Following the hearing of representation 82 (land at Crabtree):</p> <ul style="list-style-type: none"> • a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 16 Sharpes Road, Crabtree (folio of the Register 157468/1); and • advice in relation to the attribute upon which the zone boundary has been determined. <p>The diagram is to be prepared in consultation with representor 82, Carl Burden.</p> <p>Response due 7 July 2023.</p>
<p>Direction 16 Planning Authority</p>	<p>Following the hearing of representations 72, 215, 300 and 310 (land at Lucaston):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of a split zone between the Landscape Conservation Zone and the Rural Zone to land at 407 Cloverside Road, Lucaston (folio of the Register 139274/5), Lot 2, Cloverside Road, Lucaston (folio of the Register 139382/2), 410 Cloverside Road, Lucaston (folio of the Register 139274/4) and land at 394 Bakers Creek Road, Lucaston (folio of the Register 176285/1) and other surrounding land zoned Landscape Conservation in the draft LPS; • advice in relation to the attributes upon which the zone boundaries have been determined; • street addresses and title details for all land identified in the diagrams; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>The diagram is to be prepared in separate consultations with representor 72, Scott and Rose Wilson, representor 215, Belinda Yaxley, representor 300, Rebecca and Lee McKay and representor 310, Joel Smith and Daniel Webb.</p> <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 7 July 2023.</p>
<p>Direction 17 Planning Authority</p>	<p>Following the hearing of representation 371 (land at 159 Lloyds Road, Franklin, folio of the Register 33185/1):</p>

	<ul style="list-style-type: none"> • advise on the status of the proposed Part 5 agreement to be registered on folio of the Register 33185/1, including advice on whether there is an intention to move forward with the registration; • a diagram showing the recommended application of the Landscape Conservation Zone, including the potential for a split zone between the Landscape Conservation Zone and the Rural Zone; and • advice in relation to the attribute upon which any zone boundary has been determined. <p>Response due 7 July 2023.</p>
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DIRECTIONS IN RELATION TO THE RURAL ZONE

Name	Direction
Direction 18 Planning Authority	<p>In relation to representation 121 (land at Franklin):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone to the following lots (or other land as identified by the planning authority’s consultant, RMCG): <ul style="list-style-type: none"> ○ 3242 Huon Highway, Franklin (folio of the Register 136277/1); ○ 3240 Huon Highway, Franklin (folio of the Register 136277/2); ○ 3528 Huon Highway, Franklin (folio of the Register 155629/1); ○ 3250 Huon Highway, Franklin (folio of the Register 155629/2); ○ 3252 Huon Highway, Franklin (folio of the Register 220628/1); and ○ 3260-3262 Huon Highway, Franklin (folio of the Register 65373/3). • street addresses and title details for all land identified in the diagram (and not otherwise identified above); and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 7 June 2023.</p>
Direction 19 Planning Authority	<p>In relation to representations 382 and 384 (land at Judbury and Lonnavale):</p>

	<ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone, Agriculture Zone, Landscape Conservation Zone and the Priority Vegetation Area overlay to that land identified in representations 382 and 384. <p>The diagram is to be prepared in consultation with representor 382 and 384, Mark O’May.</p> <p>Response due 7 July 2023.</p>
Direction 20 Planning Authority	<p>In relation to representation 110 (land at 118 Denison Road, Lonnvale (folio of the Register 163647/1)), advice as to whether the zone should be revised from the Landscape Conservation Zone to the Rural Zone.</p> <p>Response due 7 July 2023.</p>
Direction 21 Planning Authority	<p>Following the hearing of representation 113 (land at Cygnet):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone to 184 Kings Hill Road, Cygnet (folios of the Register 183440/1 and 183440/2) and other surrounding land currently zoned Landscape Conservation in the draft LPS; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
Direction 22 Planning Authority	<p>Following the hearing of representation 115 (land at Ranelagh):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone to 188 Ayres Road, Ranelagh (folio of the Register 143900/1), that land encompassing an existing dam and known as 171 Ayres Road, Ranelagh (folio of the Register 144336/1) and any other surrounding land currently zoned Landscape Conservation in the draft LPS; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
Direction 23 Planning Authority	<p>Following the hearing of representation 210 (land at Geeveston):</p>

	<ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone to 68 O’Hallorans Road, Geeveston (folio of the Register 152992/3) and recommended zoning of adjoining land at Whale Point Road, Port Huon (folio of the Register 152992/2); and • contact details for the affected landowner (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
<p>Direction 24 Planning Authority</p>	<p>Following the hearing of representations 287 and 413 (land at Cygnet):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone to 272 Silver Hill Road, Cygnet (folio of the Register 214611/1) and 306 Silver Hill Road, Cygnet (folio of the Register 139542/7) and other surrounding land zoned Landscape Conservation in the draft LPS; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
<p>Direction 25 Planning Authority</p>	<p>Following the hearing of representation 344 (land at Port Huon):</p> <ul style="list-style-type: none"> • 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; and • contact details for the affected landowner (including postal addresses and email addresses, if available). <p>The diagram is to be prepared in consultation with representor 344, Amy Robertson.</p> <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
<p>Direction 26 Planning Authority</p>	<p>Following the hearing of representations 156, 188 and 200 (land at Lonnvale):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone to 71 Russell Road, Lonnvale (folio of the Register 236667/1) and 149 Russell Road, Lonnvale (folio of the Register 242786/1) and other

	<p>surrounding land zoned Landscape Conservation in the draft LPS;</p> <ul style="list-style-type: none"> • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
Direction 27 Planning Authority	<p>Following the hearing of representation 228 (land at 163 Fairy Falls Road, Geeveston (folio of the Register 37335/1)):</p> <ul style="list-style-type: none"> • contact details for the owner of 161 Fairy Falls Road, Geeveston (folio of the Register 37335/2). <p>It is the intention of the Commission to contact this landowner and seek their views in relation to the proposed application of the Rural Zone.</p> <p>Response due 22 June 2023.</p>
Direction 28 Planning Authority	<p>Following the hearing of representation 364 (land at Franklin):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone or zones split between the Rural Zone and the Landscape Conservation Zone to 368 Braeside Road, Franklin (folio of the Register 141613/2) and surrounding land zoned Landscape Conservation Zone; • advice in relation to attributes upon which any zone boundary has been determined; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
Direction 29 Planning Authority	<p>Following the hearing of representation 111 (land at Franklin):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone to 340 Swamp Road, Franklin (folio of the Register 127097/1) and surrounding land zoned Landscape Conservation Zone; • street addresses and title details for all land identified in the diagram; and

	<ul style="list-style-type: none"> • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
Direction 30 Planning Authority	<p>Following the hearing of representation 116 (land at Lymington):</p> <ul style="list-style-type: none"> • contact details for the landowner of 416 Lymington Road, Lymington (folio of the Register 123255/4) (including postal address and email address, if available). <p>It is the intention of the Commission to contact this landowner and seek their views in relation to the proposed application of the Rural Zone.</p> <p>Response due 22 June 2023.</p>
Direction 31 Planning Authority	<p>Following the hearing of representations 83, 240 and 346 (land at Glaziers Bay):</p> <ul style="list-style-type: none"> • a diagram showing the: <ul style="list-style-type: none"> ○ planning authority’s recommended application of the Rural Zone to 89 Graces Road, Glaziers Bay (folio of the Register 39295/1) and 45 Graces Road, Glaziers Bay (folio of the Register 129215/1) and surrounding land zoned Landscape Conservation Zone; and ○ planning authority’s recommended application of the Rural Living Zone D to land in Glaziers Bay, as identified in the section 35F report and not otherwise recommended above for inclusion in the Rural Zone; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
Direction 32 Planning Authority	<p>Following the hearing of representation 5 (land at 30 Cowmeadows Road, Cradoc, folio of the Register 125511/1):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone and the Priority Vegetation Area overlay to 30 Cowmeadows Road, Cradoc (folio of the Register 125511/1), 3 Slaters Road, Cradoc (folio of the Register 125503/1) and 25 Slaters Road, Cradoc (folio of the Register 28992/4); and

	<ul style="list-style-type: none"> • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zone change to Rural and subsequent application of the Priority Vegetation Area overlay.</p> <p>Response due 22 June 2023.</p>
Direction 33 Planning Authority	<p>Following the hearing of representations 160 and 275 (land at Cradoc):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone and the Priority Vegetation Area overlay to 100 Turners Road, Cradoc (folio of the Register 237651/1), 54 Turners Road, Cradoc (folio of the Register 9337/1) and 75 Turners Road, Cradoc (folio of the Register 149629/1); and • contact details for the landowners of 75 Turners Road, Cradoc (folio of the Register 149629/1) including postal address and email address, if available. <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zone change to Rural and subsequent application of the Priority Vegetation Area overlay.</p> <p>Response due 22 June 2023.</p>
Direction 34 Planning Authority	<p>Following the hearing of representations 86, 91 and 206 (land at Pelverata):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority’s recommended application of the Rural Zone to land zoned Landscape Conservation in the draft LPS; • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p> <p>Response due 22 June 2023.</p>
Direction 35 Planning Authority	<p>Following the hearing of representation 316 (land at Grove):</p> <ul style="list-style-type: none"> • a diagram showing the recommended application of the Rural Zone and the Priority Vegetation Area overlay, including the potential for split zones between the Rural Zone and the Agriculture Zone to that land abutting the Huon Highway, between 2125 Huon Highway, Grove (folio of the Register 180709/1) to Basin Road; • advice in relation to the attribute upon which any zone boundary has been determined;

	<ul style="list-style-type: none"> • street addresses and title details for all land identified in the diagram; and • contact details for all affected landowners (including postal addresses and email addresses, if available). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zone change to Rural and subsequent application of the Priority Vegetation Area overlay.</p> <p><i>Response due 22 June 2023.</i></p>
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DIRECTIONS IN RELATION TO SUBMISSIONS

Name	Direction
Direction 36 Planning Authority	<p>Provide a statement on the merits of the submission made by Ivan Boshoff and Scott Fuller (land at Lot 2, Garden Island Creek Road, Garden Island Creek (folio of the Register 129058/2), dated 23 April 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 5.</p> <p><i>Response due 7 July 2023.</i></p>
Direction 37 Planning Authority	<p>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), dated 28 April 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 6.</p> <p><i>Response due 7 July 2023.</i></p>
Direction 38 Planning Authority	<p>Provide a statement on the merits of the submission made by Lisa Britzman (land at 184 Lanes Road, Glen Huon, folio of the Register 42537/1), dated 30 April 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 7.</p> <p><i>Response due 7 July 2023.</i></p>
Direction 39 Planning Authority	<p>Following the hearing of representation 368, the provision of a statement as to the merits of the further submission made by the Huon Valley Zoning Association. The planning authority is firstly to advise the Commission on the length of time required to respond to this direction and a preferred hearing date for the relisting of this matter.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Hearing submission R34.</p> <p><i>Response due 7 July 2023.</i></p>

<p>Direction 40 Planning Authority</p>	<p>Following the hearing of the further submission made by the Leprena Trust (Representation 20), the provision of a statement as to the merits of the proposed Scenic Protection Area overlay.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Hearing submission R47.</p> <p>Response due 7 July 2023.</p>
<p>Direction 41 Planning Authority</p>	<p>Following the hearing of the submission made by Chris and Winsome Duggan of Lot 2, Liddells Road, Crabtree (folio of the Register 183274/2) in relation to Representation 247 the provision of a statement as to the merits of that submission.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Hearing submission R41.</p> <p>Response due 7 July 2023.</p>
<p>Direction 42 Planning Authority</p>	<p>Following the hearing of the submission made by Jerry Smutny of 80 Michells Road, Crabtree (folio of the Register 247721/1) in relation to Representation 393, the provision of a statement as to the merits of that submission.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Hearing submission R42.</p> <p>Response due 7 July 2023.</p>
<p>Direction 43 Planning Authority</p>	<p>Provide a statement on the merits of the submission made by Lynette Goodwin (land at 21 Grandmere Road, Upper Woodstock, folio of the Register 205708/1), dated 5 May 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 8.</p> <p>Response due 7 July 2023.</p>
<p>Direction 44 Planning Authority</p>	<p>Provide a statement on the merits of the submission made by Rachel Foster (land at Lot 5, Liddells Road, Crabtree, folio of the Register 183274/5), dated 11 May 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 9.</p> <p>Response due 7 July 2023.</p>
<p>Direction 45 Planning Authority</p>	<p>Provide a statement on the merits of the submission made by Mike Stainer (land at 42 Huon View Road, Longely, folio of the Register 142338/3), dated 14 May 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 10.</p> <p>Response due 7 July 2023.</p>

Direction 46 Planning Authority	<p>Provide a statement on the merits of the submission made by Craig Jessop-Pond and Matt Williams (land at 264 Cloverside Road, folio of the Register 152022/2), dated 24 May 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 11.</p> <p>Response due 7 July 2023.</p>
Direction 47 Planning Authority	<p>Provide a statement on the merits of the submission made by Gayle O’Brien (land at 125 Bakers Creek Road, Lucaston, folio of the Register 232815/1 and relating to representation 173), dated 19 May 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission – Gayle O’Brien (representation 173) 19 May 2023.</p> <p>Response due 7 July 2023.</p>
Direction 48 Planning Authority	<p>Provide a statement on the merits of the submission made by Robert and Thu-Ka McKenna (land at 2438 Huon Highway, Huonville, folio of the Register 64394/4), dated 25 May 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 12.</p> <p>Response due 7 July 2023.</p>
Direction 49 Planning Authority	<p>Provide a statement on the merits of the submission made by Thomas Mistry (land at 136 Rocky Creek Road, Crabtree, folios of the Register 252686/2 and 168351/2), dated 16 July 2022.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 13.</p> <p>Response due 7 July 2023.</p>

DIRECTIONS IN RELATION TO THE PRIORITY VEGETATION AREA OVERLAY

Name	Direction
Direction 50 Planning Authority	<p>In relation to representation 131 (land at 6757 Channel Highway, Deep Bay (folio of the Register 60781/2), preparation of a modified Priority Vegetation Area overlay to accord with the planning authority’s recommendation in the section 35F report. The modified overlay must be supported by written advice from the planning authority’s biodiversity consultant.</p> <p>Response due 7 July 2023.</p>
Direction 51 Planning Authority	<p>In relation to representation 313 (101 Sorell Street, Port Huon PID 3422559):</p>

	<ul style="list-style-type: none"> a diagram showing the planning authority's recommended modification of the Priority Vegetation Area overlay to land at 101 Sorell Street, Port Huon (PID 3422559). <p>The diagram is to be prepared in consultation with representor 313, Amy and Dion Robertson.</p> <p>Response due 7 July 2023.</p>
Direction 52 Planning Authority	<p>In relation to representations 343 and 344 (land at Port Huon):</p> <ul style="list-style-type: none"> a diagram showing the planning authority's recommended modification of the Priority Vegetation Area overlay to land at 34 Evans Road, Port Huon (folio of the Register 224515/1) and Lot 2, Sorell Street, Port Huon (folio of the Register 117161/2); and contact details for all affected landowners (including postal addresses and email addresses, if available). <p>The diagram is to be prepared in consultation with representor 343 and 344, Amy Robertson.</p> <p>It is the intention of the Commission to contact affected landowners in relation to the planning authority's recommended overlay change and seek evidence of support.</p> <p>Response due 22 June 2023.</p>
Direction 53 Planning Authority	<p>Following the hearing of representation 52 (land at 69 Dillons Road, Gardners Bay (folio of the Register 237940/1)), the provision of:</p> <ul style="list-style-type: none"> further advice regarding the presence of priority vegetation on the land and/or any vegetation considered to be locally important; and any subsequent recommendation to modify the Priority Vegetation Area overlay in the form of a diagram. <p>Response due 7 July 2023.</p>

DIRECTIONS TO STATE AGENCIES

Name	Direction
Direction 54 Tasmanian Fire Service and the Planning Authority	<p>In relation to representation 50, preparation of a modified Bushfire-Prone Area overlay by the Tasmanian Fire Service, which is to be based upon development and subdivision information obtained from the planning authority as to which land should be excluded.</p> <p>Response due 22 June 2023</p>
Direction 55 Forest Practices Authority (Tasmania)	<p>In relation to representation 226, provision of Forest Practices Plan TJW0366 for Lot 6 Garden Island Creek Road, Garden Island Creek folio of the Register 123033/6.</p>

	Response due 22 June 2023
Direction 56 Department of Natural Resources and the Environment	Provision of the following advice: <ul style="list-style-type: none"> • detail of road closures in Ida Bay area and whether legal access to Lot 1, Ida Bay Road, Ida Bay (folio of the Register 112795/1) is in place; and • clarification as to who owns the Ida Bay Railway infrastructure and whether Parks and Wildlife lease the Ida Bay Railway corridor. If a lease is in place, provision of a copy of the lease. Response due 22 June 2023

DIRECTIONS TO REPRESENTORS

Name	Direction
Direction 57 Belinda Yaxley	In relation to representation 215, and should the representor wish, a further submission regarding sections 12 and 32(2)(f) of the Land Use Planning and Approvals Act, as mentioned in the hearing. Response due 7 July 2023.

MISCELLANEOUS DIRECTIONS TO THE PLANNING AUTHORITY

Name	Direction
Direction 58 Planning Authority	Following the hearing of representation 257 (land at Lot 1, Ida Bay Road, Ida Bay (folio of the Register 112795/1), the provision of approved use and development on other lots within proximity to Lot 1, Ida Bay Road, Ida Bay (folio of the Register 112795/1). Response due 7 July 2023.

OUTSTANDING DIRECTIONS TO THE PLANNING AUTHORITY

Name	Direction
Direction 59 Planning Authority	Clarify if the Priority Vegetation Area overlay should be applied to 3 Slaters Road, Cradoc FR 125503/1 and 25 Slaters Road, Cradoc FR 28992/4 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 5). If so, submit written evidence that the owners of the land would support application of the Priority Vegetation Area overlay. Response due 7 July 2023.

<p>Direction 60 Planning Authority</p>	<p>Clarify if the Priority Vegetation Area overlay should be applied to 8520 Channel Highway, Woodstock FR 139543/4 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 6). If so, submit written evidence that the owners of the land would support application of the Priority Vegetation Area overlay.</p> <p>Response due 7 July 2023.</p>
<p>Direction 61 Planning Authority</p>	<p>Clarify if the Priority Vegetation Area overlay should be applied to 388 Scotts Road, Cairns Bay FR 165935/2 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 10). If so, submit written evidence that the owners of the land would support application of the Priority Vegetation Area overlay.</p> <p>Response due 7 July 2023.</p>
<p>Direction 62 Planning Authority</p>	<p>Submit written evidence that all registered owners of Lady Bay Road, Southport FR 115677/1 would support the application of the Rural Living Zone C to the land (representation 40).</p> <p>Response due 7 July 2023.</p>
<p>Direction 63 Planning Authority</p>	<p>Clarify if the Priority Vegetation Area overlay should be applied to 259 Bakers Creek Rd Lucaston folio of the Register 52828/3 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 43). If so, submit written evidence that the owners of the land would support application of the Priority Vegetation Area overlay.</p> <p>Response due 7 July 2023.</p>
<p>Direction 64 Planning Authority</p>	<p>Submit written evidence that all registered owners of the following properties would support the application of the Rural Zone to the land (representation 44):</p> <ul style="list-style-type: none"> • 740 Lymington Road, Lymington FR 199168/1; • 755 Lymington Road, Lymington FR 8963/1; • Lymington Road, Lymington FR 8963/2; • 15 Drip Beach Road, Lymington FR 225673/1; and • Cygnet Coast Road, Lymington PID 5852528. <p>Response due 7 July 2023.</p>
<p>Direction 65 Planning Authority</p>	<p>Clarify if the Priority Vegetation Area overlay should be applied to 884 Glen Huon Road, Glen Huon FR 141186/1 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 53). If so, submit written evidence that the owners of the land would support application of the Priority Vegetation Area overlay.</p> <p>Response due 7 July 2023.</p>

<p>Direction 66 Planning Authority</p>	<p>Clarify whether the following properties are recommended to be zoned Rural (representation 73):</p> <ul style="list-style-type: none"> • 238 Bakers Creek Road, Lucaston FR 12206/5; • Bakers Creek Road, Lucaston FR 12206/6 and FR 12206/7; and • Bakers Creek Road, Lucaston FR 147069/1 (split zone). <p>It is noted the section 35F report recommends the Rural Zone be applied, however the RMCG advice quoted in the report recommends that the land should be zoned Agriculture.</p> <p>Response due 9 June 2023</p>
<p>Direction 67 Planning Authority</p>	<p>Clarify if the Priority Vegetation Area overlay should be applied to 46 Cemetery Road, Cradoc FR 34737/1 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 158). If so, submit written evidence that the owners of the land would support application of the Rural Zone and the Priority Vegetation Area overlay.</p> <p>Response due 7 July 2023.</p>
<p>Direction 68 Planning Authority</p>	<p>Clarify if the Priority Vegetation Area overlay should be applied to Lady Bay Road, Southport FR 209347/1 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 164). If so, submit written evidence that the owners of the land would support application of the Priority Vegetation Area overlay.</p> <p>Response due 7 July 2023.</p>
<p>Direction 69 Planning Authority</p>	<p>Clarify if the Priority Vegetation Area overlay should be applied to 115 Crabtree Road, Grove folio of the Register 30262/5 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 312). If so, submit written evidence that the owners of the land would support application of the overlay.</p> <p>Response due 7 July 2023.</p>
<p>Direction 70 Planning Authority</p>	<p>Provide further details about the Planning Authority's proposed land use and development strategy, including any information about the terms of reference, scope of work, any consultants engaged, consultation strategy, project timeline, and the work that has been completed to date.</p> <p>Response due 9 June 2023</p>
<p>Direction 71 Planning Authority</p>	<p>Provide a copy of the proposal plan for the Huonville bypass recently submitted with the development application made to the Planning Authority.</p> <p>Response due 9 June 2023</p>

Direction 72 Planning Authority	<p>Provide a copy of the approved plan of subdivision for the land at Sale Street, Huonville folio of the Register 179764/5 and any other relevant subdivision approvals for the land to the south of Main Street, Huonville folio of the Register 178529/500 (representation 128 and 149).</p> <p>Response due 9 June 2023</p>
Direction 73 Planning Authority	<p>Provide an opinion on whether the Utilities Zone should be applied to that part of Esperance Road, Southport folio of the Register 17705/1 identified on the folio plan as 'road widening' (representation 24).</p> <p>Response due 7 July 2023.</p>
Direction 74 Planning Authority	<p>In relation to the submission responding to direction 1.18 (provision of the analysis undertaken by RMCG Agricultural Consultants) provision of the following further information:</p> <ul style="list-style-type: none"> • verification from RMCG Agricultural Consultants that the blue inputs added into the section 35F report, accurately record the position of RMCG Agricultural Consultants; • clarification that the blue input added into the section 35F report, provides a basis upon which recommendations were made by the planning authority; and • clarification as to whether the blue inputs added into the section 35F report have been extracted from another document (e.g. a report prepared by RMCG Agricultural Consultants) and the provision of this document. <p>Response due 9 June 2023</p>
Direction 75 Planning Authority	<p>Provide a statement on the merits of the submission made by the Department of State Growth, dated 6 April 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 2.</p> <p>Response due 7 July 2023.</p>
Direction 76 Planning Authority	<p>Provide a statement on the merits of the submission made by George and Doreen Czaplinski, dated 13 April 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 3.</p> <p>Response due 7 July 2023.</p>
Direction 77 Planning Authority	<p>Provide a statement on the merits of the submission made by Michelle and Daniel Becker, dated 13 April 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission 4.</p> <p>Response due 7 July 2023.</p>

<p>Direction 78 Planning Authority</p>	<p>Provide an opinion on whether the Rural Living Zone should be applied to the area that includes and surrounds 23 Flakemores Road, Eggs and Bacon Bay FR 30982/6 (representation 37 Steve Gibson). If so, the response must provide a list/map/diagram of lots where the Zone should be applied, and also specify the Rural Living Zone lot size that should be applied.</p> <p>Street addresses and title details for all land identified in the diagram must also be submitted and contact details for all affected landowners (including postal addresses and email addresses, if available).</p> <p>Response due 7 July 2023.</p>
<p>Direction 79 Planning Authority</p>	<p>Provide an opinion on whether the Rural Zone should be applied to the area that includes and surrounds 9 Constance Road, Cygnet FR 129169/1 (representation 213 Jane and Matthew Lock) and 16 Constance Road, Cygnet FR 109251/1 (representation 142 Jacinta Marr).</p> <p>If so, the response must provide a list/map/diagram of lots where the Zone should be applied. Furthermore, submit written evidence that registered owners of the land (except for representor 213 Jane and Matthew Lock) would support the application of the Rural Zone to the land.</p> <p>Response due 7 July 2023.</p>
<p>Direction 80 Planning Authority</p>	<p>Provide an opinion on whether the Rural Zone should be applied to the land at North Huon Road, Ranelagh FR 201822/1 (land adjoining 540 North Huon Road, Ranelagh FR 213051/1 (representation 167 Stephen Bartels). If so, submit written evidence that registered owners of the property support the application of the Rural Zone to the land.</p> <p>Response due 7 July 2023.</p>
<p>Direction 81 Planning Authority</p>	<p>Provide a response on the merits of the findings of the Flora and Fauna Report for Lot 14 Flakemores Road, Eggs and Bacon Bay FR 8131/14 prepared by Sally Scrivens (RMCG) and whether the Priority Vegetation Area or Future Coastal Refugia Area overlays should be modified or removed from the land.</p> <p>Note: The Flora and Fauna Report is published on the Commission Huon Valley draft LPS assessment page as Hearing submission R16.</p> <p>Response due 7 July 2023.</p>
<p>Direction 82 Planning Authority</p>	<p>Provide an opinion on whether the Rural Zone should be applied to 11 Lavender Lane, Dover FR 163491/1 and 24 Lavender Lane, Dover FR 109938/1 (representation 189 Rangı Yates). If so, submit written evidence that registered owners of each property support the application of the Rural Zone to the land.</p> <p>Response due 7 July 2023.</p>

Direction 83 Planning Authority	Provide a response to the submission to be made by Angelo Kessarios below (once received) and comment on the merits of the Rural Living Zone proposed for Lanes Road, Glen Huon FR 140814/4. Response due 7 July 2023.
Direction 84 Planning Authority	Provide a response to the submission made at the hearing by Shane Pritchard (representation 403) on the merits of the General Residential Zone proposed for the land at Mary Street, Cygnet FR 165335/6 and FR 165335/7. Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Hearing submission R13. Response due 7 July 2023.
Direction 85 Planning Authority	Provide evidence of the qualifications (preferably a curriculum vitae) for the following experts who have given, or will give, evidence on behalf of the Planning Authority: <ul style="list-style-type: none"> • Claire Hester; • Jim Mulchay; • Andrew Welling; • Astrid Kettelar; • Michael Tempest; and any other persons who intend to provide expert evidence on behalf of the Planning Authority. Response due 9 June 2023

OUTSTANDING DIRECTIONS TO REPRESENTORS

Name	Direction
Direction 86 Angelo Kessarios	Provide a further submission in support of the Rural Living Zone proposed for Lanes Road, Glen Huon FR 140814/4 and confirm which Rural Living Zone subdivision category is proposed to be applied to the land. Response due 9 June 2023
Direction 87 Stephen Bartels	Provide evidence of the qualifications (preferably a curriculum vitae) for Sally Scrivens, author of the Flora and Fauna Report for Lot 14 Flakemores Road, Eggs and Bacon Bay FR 8131/14. Response due 9 June 2023
Direction 88 Sean and Victoria Light	Provide a copy of the attachment to representation 153 submitted to the planning authority on 22 May 2022. Response due 7 July 2023.

Direction 89
Siobhan Fernantzen

Provide a copy of the attachments to representation 152 submitted to the planning authority on 31 May 2022.

Response due 7 July 2023.