

From: [Michael Bartlett](#)
To: [TPC Enquiry](#)
Cc: [Rong Zheng](#)
Subject: Huon Valley Draft LPS - TPC Letter to Parties Providing Post-Hearing Notice of Directions and Submission Dates
Date: Monday, 17 April 2023 7:30:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Huon Valley Draft LPS - Attachment A - Directions Schedule.pdf](#)
[Endorsed Plan SUB-4-2012 Amended 2015 Permit \(CT 179764-5\).pdf](#)
[ERA Zone Plan from DA-337-2022 - Huon Link Road \(1 page\).pdf](#)
[DSG Plan for Huon Link Road from DA-337-2022 - Plan \(1 page\).pdf](#)
[ERA Plan from DA-337-2022 - Huon Link Road \(1 page\).pdf](#)
[Endorsed Plan Document for SUB-28 2021 CT 178529-500.pdf](#)
[Ashy Way, Huonville FolioPlan-178529-500 \(SUB-31-2015\).pdf](#)
[Huon Valley Draft LPS - TPC Letter dated 6 April 2023.PDF](#)

Dear Mr Ramsay

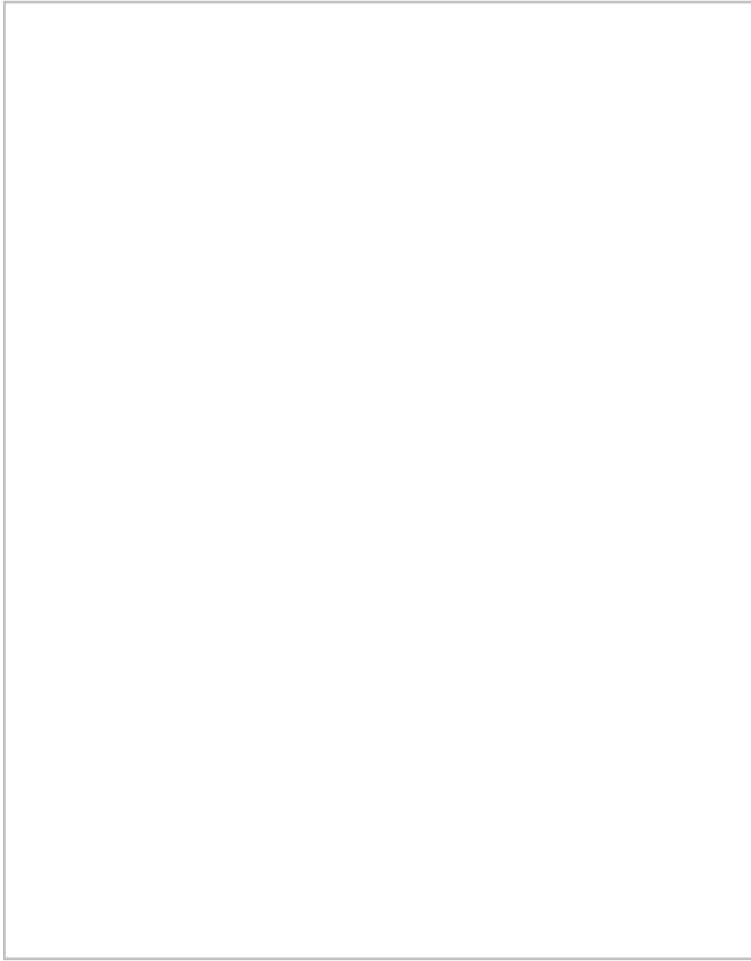
I refer to the letter dated 6 April 2023 from the Commission (attached).

In relation to Direction 2 and 3 information is attached in response to those Directions.

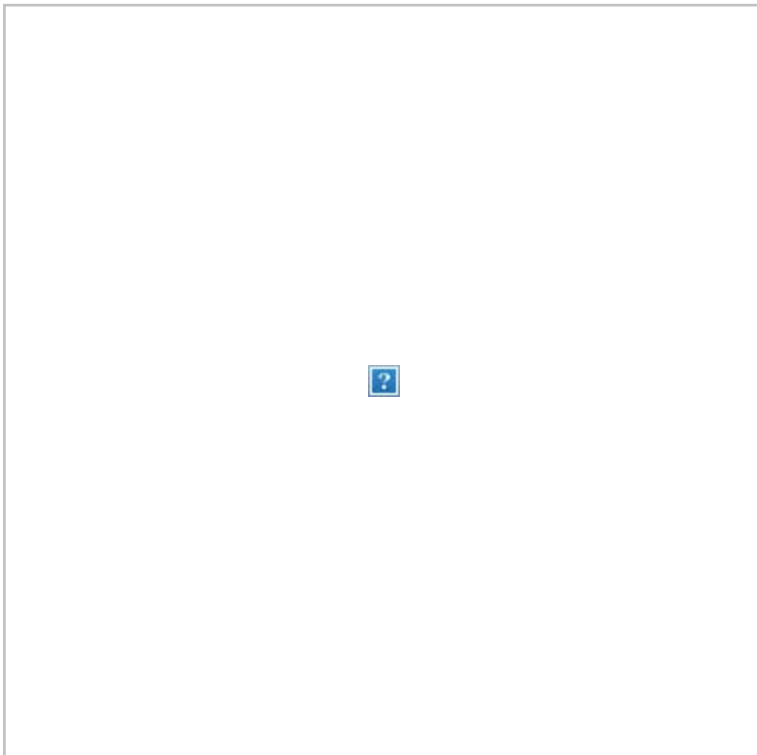
Huon Link Road (DA-337/2022)

Attached are 3 plans from documentation advertised as part of the application, DA-337/2022. This application will be considered by the Planning Authority at its next meeting on 26 April 2023. Therefore, application documentation to be considered at that meeting will be displayed on Council's website at that time on this page of the website: [Meetings, agendas & minutes - Huon Valley Council Huon Valley Council](#) .

CT 179764/5 – Sale Street, Huonville SUB-4/2012)



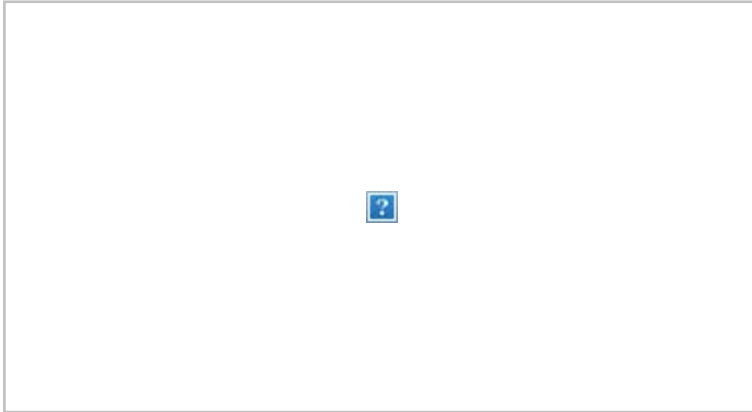
Lot 500 - Ashy Way, Huonville



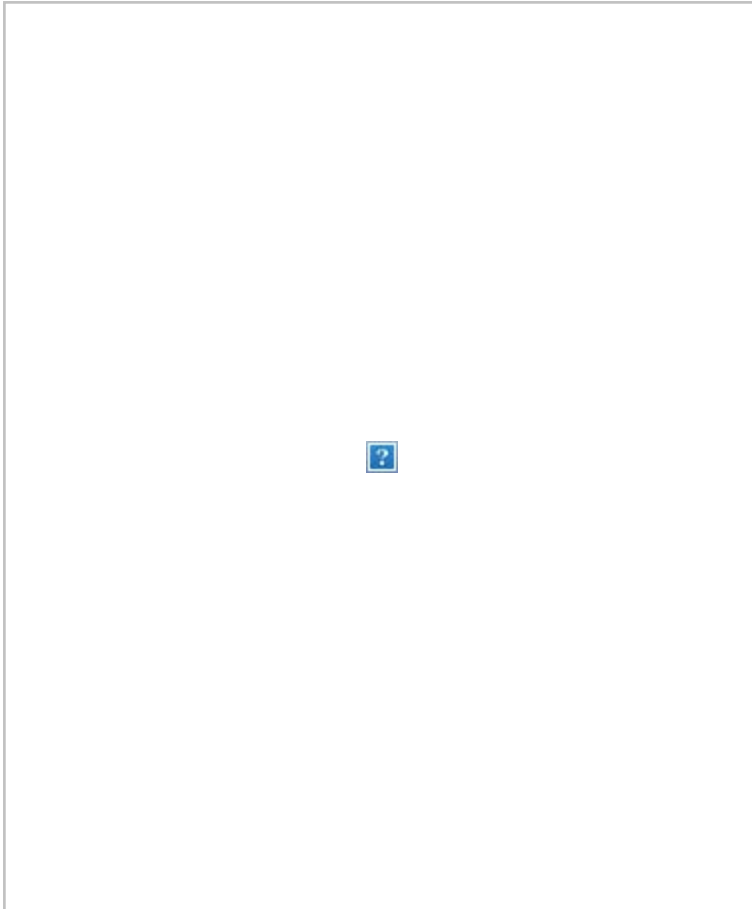
Other subdivisions

There are some other subdivisions that have also progressed in recent years which are located south of the above properties such as the following.

CT 1788931/1



38 Coolstore Road, Huonville



If information is required on these subdivisions please let me know.

Regards



Michael Bartlett

Manager Development Services

Phone: [03 6264 0353](tel:0362640353)

Email: mbartlett@huonvalley.tas.gov.au

Huon Valley Council

40 Main Street, Huonville, Tas, 7109

www.huonvalley.tas.gov.au

We acknowledge the Traditional Custodians of the South East Nation, the Melukerdee people of the Huon River and the Lyluequonny people of the Far South. We recognise their continuing connection to land, water and culture, and pay respects to the Elders past, present and emerging.

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- TYPE 1
- TYPE 2
- TYPE 3
- TYPE 4
- TYPE 5

NOTE:
 SEE DRAWING FOR
 TYPICAL PAVEMENT DETAILS

HUON VALLEY COUNCIL
 PLANNING PERMIT DOCUMENT
 APPROVED 11/25/2011
 Development Application No. 11/25/2011
 Decision made by Planning Committee
 Date Permit Issued: 11/25/2011
 Signed: *[Signature]*

*Revised on 28/11/2011
 Request to allow 50
 of the LUR 1993.*



SCALE: 1:500 @ A3

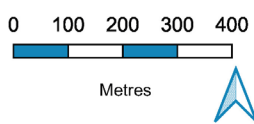
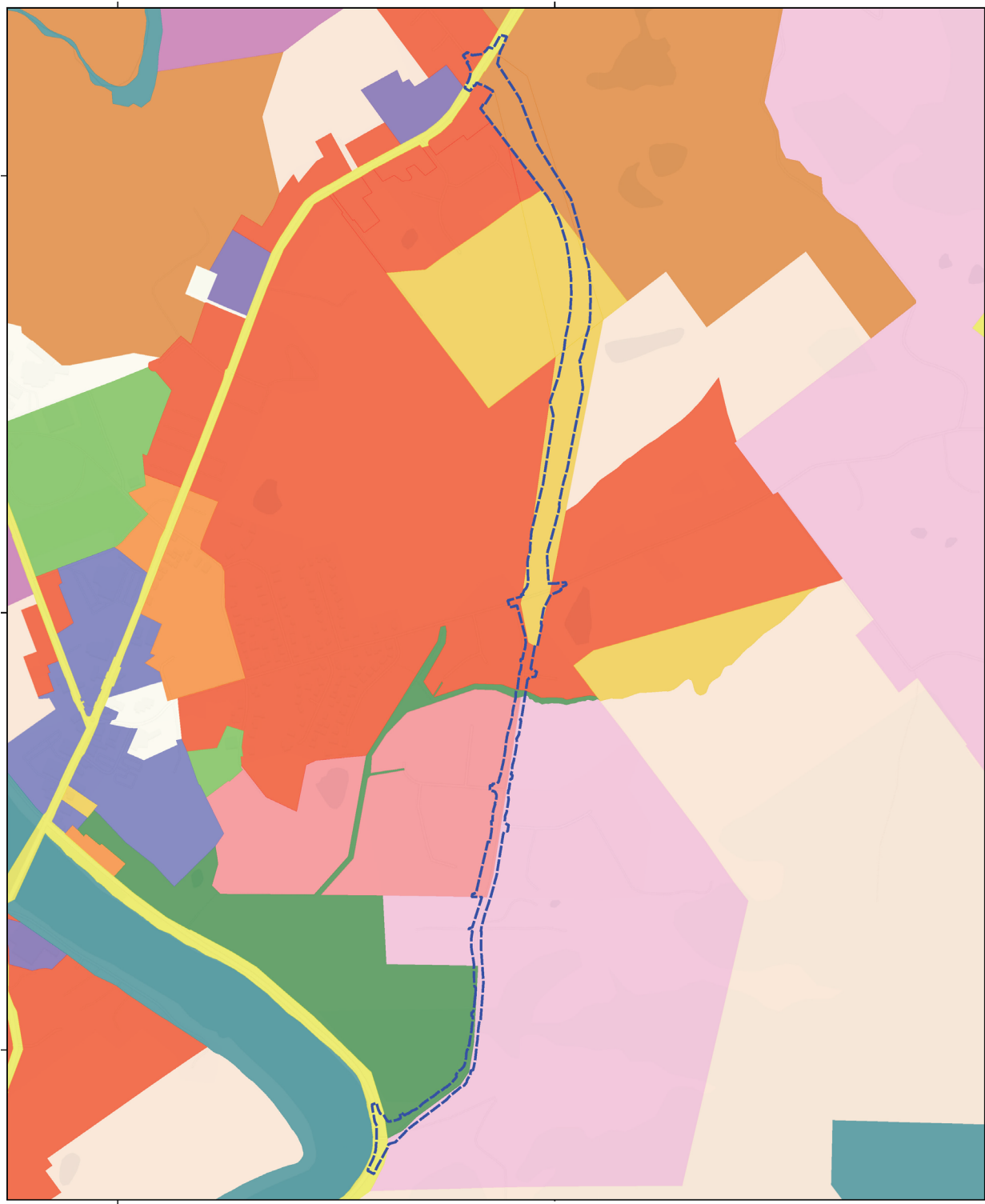
DESIGNED: CHAN CULLOW
 CHECKED: CERRY
 PREPARED: CULLOW
 DRAWING NO: 11.0074
 REVISION: B

ASSOCIATE ENGINEER
 COLLEGE DEVELOPMENTS (NO. 2) P/L
 1500/1500/1500/1500
 PROPOSED 70 LOT SUBDIVISION
 DRAWING TITLE: ROAD PAVEMENT PLAN
 PROJECT NO: 11.0074

ASSOCIATE ENGINEER
 GANDY AND ROBERTS CONSULTING ENGINEERS
 1500/1500/1500/1500
 PROJECT NO: 11.0074

REV	DESCRIPTION	APPROD	DATE
A	ISSUED FOR PERMIT	CT	28/11/2011
B	REVISIONS TO PERMIT	CT	28/11/2011
C	ISSUED FOR PERMIT	CT	28/11/2011

Huon Link Road Supporting Planning Report



Map Proj.: Transverse Mercator
 Horizontal Datum: GDA 2020
 Grid: GDA 2020 MGA Zone 55
 Base Map: CartoDB Positron

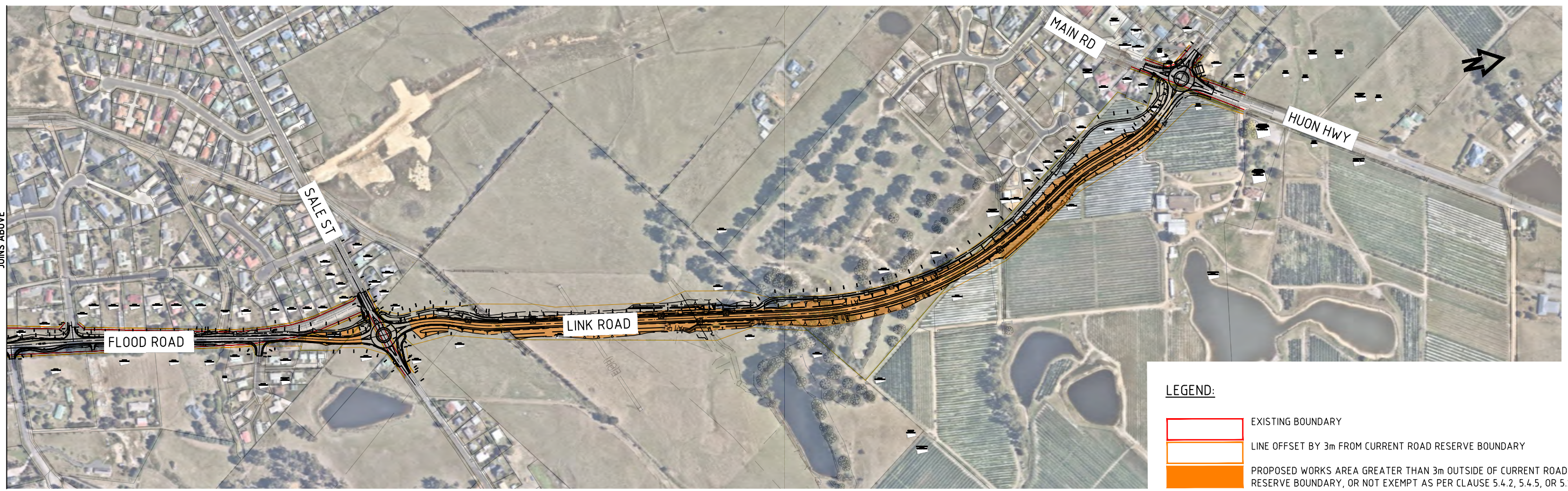
- Construction impact extent
- Interim Planning Scheme Zoning**
- 10.0 General Residential
- 12.0 Low Density Residential
- 13.0 Rural Living
- 16.0 Village
- 17.0 Community Purpose
- 18.0 Recreation
- 19.0 Open Space
- 21.0 General Business
- 23.0 Commercial
- 24.0 Light Industrial
- 26.0 Rural Resource
- 27.0 Significant Agricultural
- 28.0 Utilities
- 29.0 Environmental Management
- 32.0 & 33.0 Particular Purpose



FIGURE 15: ZONING MAP SHOWING INDICATIVE HUON LINK ROAD



JOINS BELOW



JOINS ABOVE

LEGEND:

- EXISTING BOUNDARY
- LINE OFFSET BY 3m FROM CURRENT ROAD RESERVE BOUNDARY
- PROPOSED WORKS AREA GREATER THAN 3m OUTSIDE OF CURRENT ROAD RESERVE BOUNDARY, OR NOT EXEMPT AS PER CLAUSE 5.4.2, 5.4.5, OR 5.2.10

FOR INFORMATION			
No.	Amendment Description	Initials	Date
A3 original	This sheet may be prepared using colour and may be incomplete if copied	MM	29/07/22

SCALES
NTS

Co-ordinate System: GDA2020/MGA 55
 Height Datum: AHD 83

DESIGNED: HM
 REVIEWED: MM

Department of State Growth

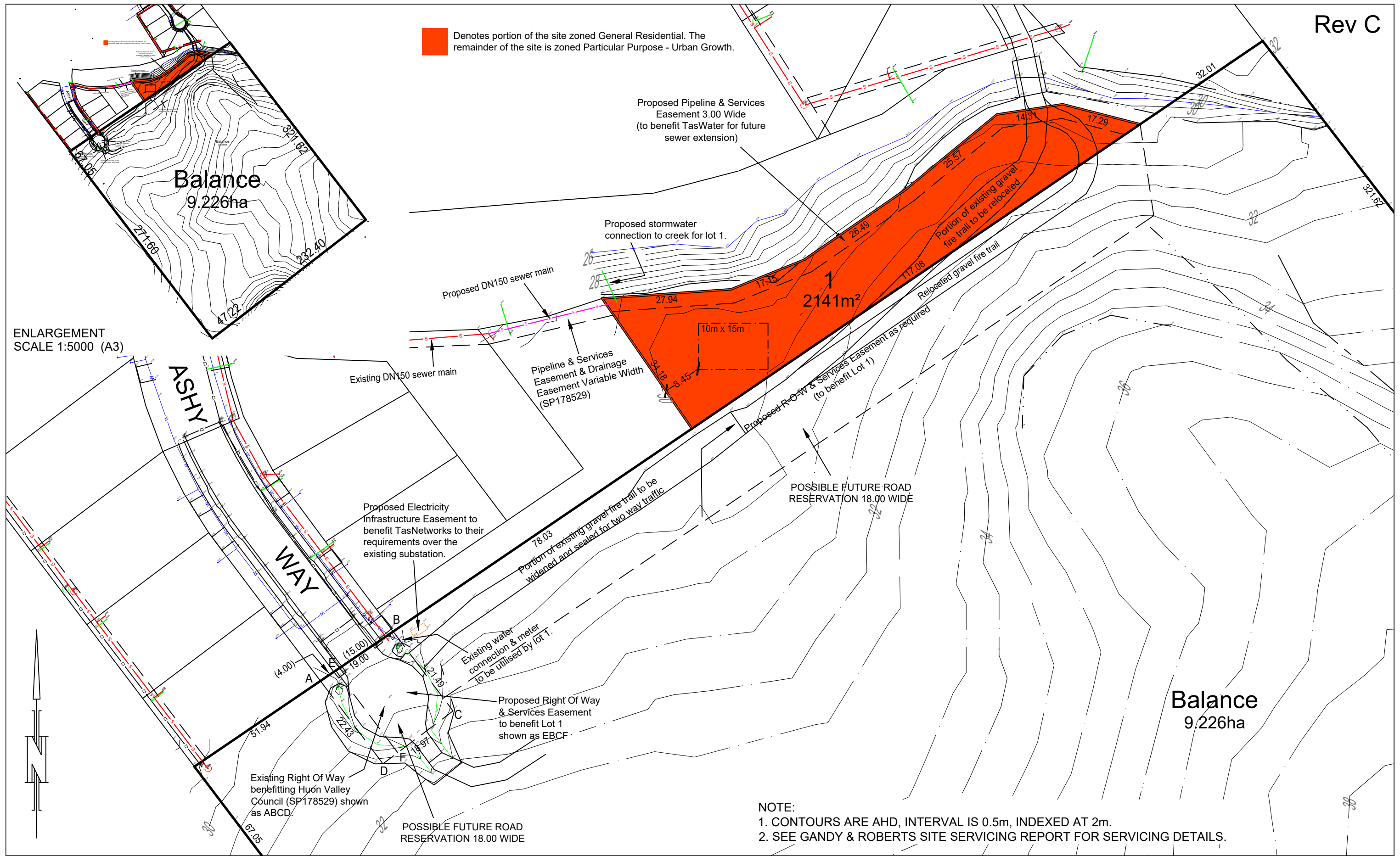
HUON LINK ROAD
 FLOOD ROAD TO ORCHARD AVENUE
 KEY PLAN

CONTRACT No. 3500	DRAWING 3100B-2-7-1000_Exemption Plan.dwg	PRINTED DATE 9 Sep 22, 1:36 AM	SHEET No. 1049
REGISTRATION NUMBER			REVISION A

Huon Link Road Supporting Planning Report



FIGURE 1: PROJECT LOCATION



ENLARGEMENT
SCALE 1:5000 (A3)

Denotes portion of the site zoned General Residential. The remainder of the site is zoned Particular Purpose - Urban Growth.

NOTE:
1. CONTOURS ARE AHD, INTERVAL IS 0.5m, INDEXED AT 2m.
2. SEE GANDY & ROBERTS SITE SERVICING REPORT FOR SERVICING DETAILS.

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
All measurements and areas are subject to the final survey.

**Brooks, Lark
and Carrick
SURVEYORS**

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@blcsurveyors.com.au
WEB: www.rbsurveyors.com

OWNER: D & K MILLER SUPER PTY LTD
TITLE REFERENCE: C.T.178529/500
LOCATION: ASHY WAY,
HUONVILLE

Proposed Subdivision

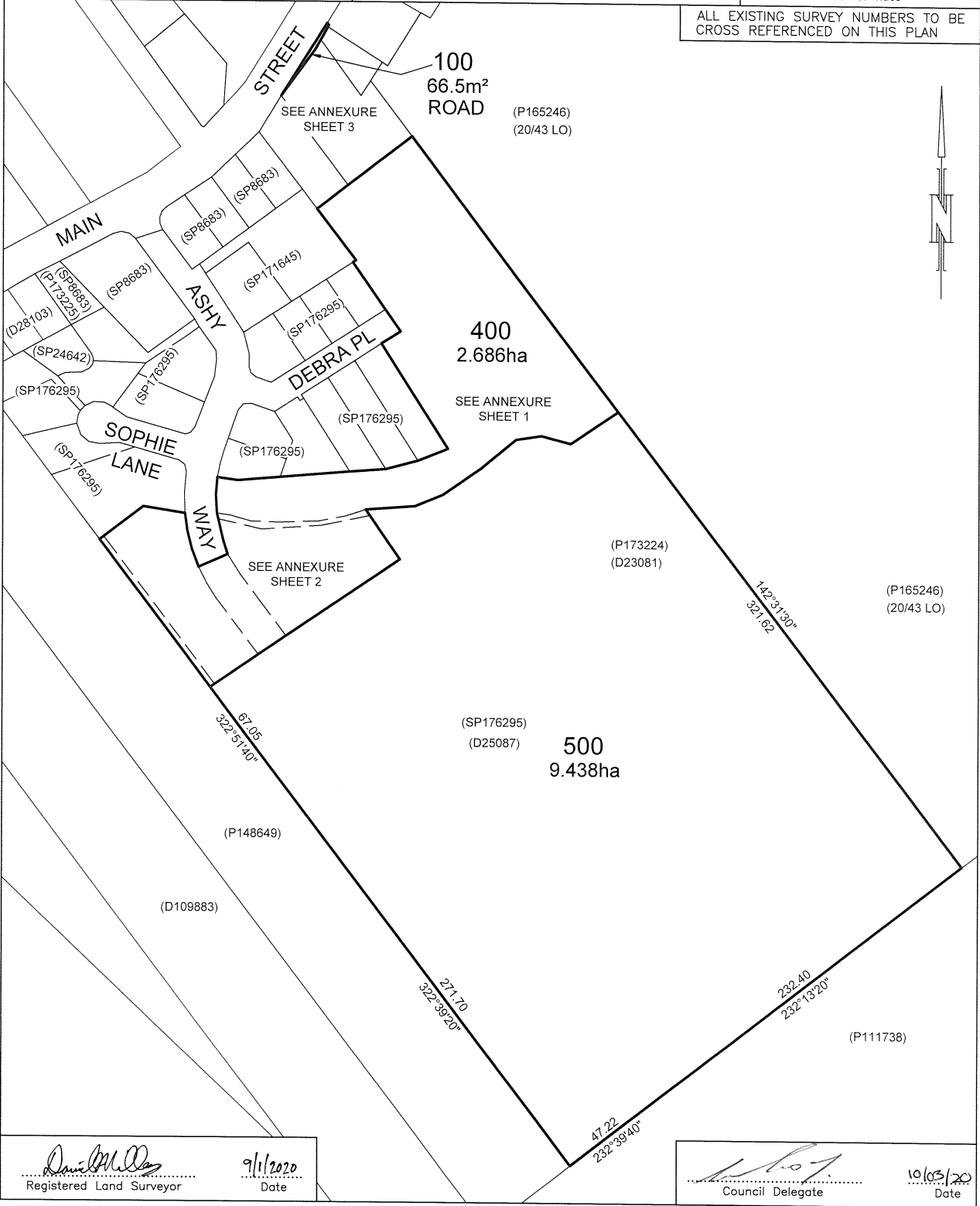
Date: 5-07-2022	Reference: MILLK03 13871-01
Scale: 1:750 (A3)	Municipality: HUON VALLEY

HUON VALLEY COUNCIL
Planning Permit Document
Approved by Delegation Authority
Version 1.0 Date: 18/08/2022

12/2/20

<p>OWNER KD & JD PROPERTY DEVELOPMENTS PTY LTD</p> <p>FOLIO REFERENCE 173224/1 & 176295/300</p> <p>GRANTEE PART OF LOT 436 (640A-OR-OP) GTD. TO THOMAS & WILLIAM WALTON</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR DAVID BRUCE MILLER BROOKS LARK & CARRICK SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0400-114-824</p> <p>TOWN OF HUONVILLE</p> <p>SCALE 1: 2,000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p>SP178529</p> <hr/> <p>APPROVED EFFECTIVE FROM - 7 APR 2020</p> <p><i>David Bruce Miller</i> Recorder of Titles</p>
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ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



David Bruce Miller
 Registered Land Surveyor 9/1/2020
 Date

[Signature]
 Council Delegate 10/05/20
 Date



