

# TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/132734  
Officer: Linda Graham  
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15 November 2023

Mr Lachlan Kranz  
Acting General Manager  
Huon Valley Council  
PO Box 210  
HUONVILLE TAS 7109

Attention: Rong Zheng

By email: [hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)  
[rzheng@huonvalley.tas.gov.au](mailto:rzheng@huonvalley.tas.gov.au)

Dear Mr Kranz

**Huon Valley Local Provisions Schedule (LPS)  
Request for extension of time to submit response to Directions**

I refer to an email received on 1 November 2023 requesting an extension of time to provide a response to Directions issued on 30 May 2023, 14 July 2023, 9 and 15 August 2023 and 19 October 2023.

As requested, an extension until 18 December 2023 is granted to facilitate council's response to all outstanding directions to the Commission. The Commission notes the protracted nature of the Huon LPS assessment and hearing process and seeks to finalise its decision as soon as practicable. Accordingly, the Commission anticipates that this will be the final extension of time afforded to the planning authority and requests that it makes any necessary arrangements to ensure that all outstanding matters are resolved, or responded to, prior to 18 December 2023.

To assist, please refer to Attachment A which lists all outstanding directions issued to the Planning Authority.

If you require further information please contact Linda Graham, Planning Adviser, on 6165 6826.

Yours sincerely

Dan Ford  
**Delegate**

Attachment A:

Huon Valley draft LPS - Outstanding Directions to the Planning Authority 14 November 2023

# Attachment A

## Huon Valley draft LPS - Outstanding Directions to the Planning Authority

as of 14 November 2023

### 30 May 2023 Directions

No.	Direction
Direction 12 Planning Authority	<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"><li>• 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</li><li>• advice in relation to the attribute upon which the zone boundary has been determined.</li></ul>
Direction 13 Planning Authority	<p>In relation to representation 347 (land at Nicholls Rivulet):</p> <ul style="list-style-type: none"><li>• 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</li><li>• advice in relation to the attribute upon which the zone boundary has been determined.</li></ul> <p>The diagram is to be prepared in consultation with representor 347, Steve Smith.</p>
Direction 15 Planning Authority	<p>Following the hearing of representation 82 (land at Crabtree):</p> <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 at 16 Sharpes Road, Crabtree (folio of the Register 157468/1); and</li><li>• advice in relation to the attribute upon which the zone boundary has been determined.</li></ul> <p>The diagram is to be prepared in consultation with representor 82, Carl Burden.</p>
Direction 17 Planning Authority	<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"><li>• 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;</li><li>• 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</li><li>• advice in relation to the attribute upon which any zone boundary has been determined.</li></ul>
Direction 19 Planning Authority	<p>In relation to representations 382 and 384 (land at Judbury and Lonnavele):</p> <ul style="list-style-type: none"><li>• 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.</li></ul> <p>The diagram is to be prepared in consultation with representor 382 and 384, Mark O' May.</p>
Direction 20 Planning Authority	<p>In relation to representation 110 (land at 118 Denison Road, Lonnavele (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>

Direction 51 Planning Authority	<p>In relation to representation 313 (101 Sorell Street, Port Huon PID 3422559):</p> <ul style="list-style-type: none"> <li>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).</li> </ul> <p>The diagram is to be prepared in consultation with representor 313, Amy and Dion Robertson.</p>
Direction 58 Planning Authority	<p>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).</p>
Direction 80 Planning Authority	<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>

### 14 July 2023 Directions

No.	Direction
Direction 2 Planning Authority	<p>Following the hearing of representation 124 (land at Mountain River):</p> <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 at 158 Sawyers Creek Road, Mountain River (folio of the Register 174325/1); and</li> <li>advice in relation to the attribute upon which the zone boundary has been determined.</li> </ul> <p>The diagram is to be prepared in consultation with representor 124, Ireneinc Planning for Adrian Stevenson.</p>
Direction 5 Planning Authority	<p>Following the hearing of representation 87 (land at Mountain River):</p> <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 at 1333 Lonnavele Road, Lonnavele (folio of the Register 242407/1); and</li> <li>advice in relation to the attribute upon which the zone boundary has been determined.</li> </ul> <p>The diagram is to be prepared in consultation with representor 87, Prue and Peter de Vries, taking into consideration the tourist operation which currently operates from the site.</p>
Direction 6 Planning Authority	<p>Following the hearing of representation 137 (land at Glen Huon):</p> <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 at 174 Sunny Hills Road, Glen Huon (folio of the Register 29616/2); and</li> <li>advice in relation to the attribute upon which the zone boundary has been determined.</li> </ul> <p>The diagram is to be prepared in consultation with representor 137, Alan Baldry and Joan Armstrong.</p>
Direction 9 Planning Authority	<p>Following the hearing of representation 318 (land at Mountain River):</p> <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 at 130 Cudjee Road, Mountain River (folio of the Register 145379/6), together with any modifications to the Priority Vegetation Area overlay; and</li> <li>advice in relation to the attribute upon which the zone boundary has been determined.</li> </ul> <p>The diagram is to be prepared in consultation with representor 318, JMG Engineers and Planners for Albert de Kleine.</p>

Direction 11 Planning Authority	<p>Following the hearing of representation 46 (land at Grove):</p> <ul style="list-style-type: none"> <li>a diagram showing the recommended modification of the Priority Vegetation Area overlay to land at 250 Turn Creek Road, Grove (folio of the Register 44169/2).</li> </ul> <p>The diagram is to be prepared in consultation with representor 46, Gray Planning for Barbara and Graham Walker.</p>
Direction 12 Planning Authority	<p>Following the hearing of representation 16 (land at Mountain River) the provision of contact details for the landowner of the following property (including postal address and email address, if available):</p> <ul style="list-style-type: none"> <li>124 Wattle Hill Road, Mountain River (folio of the Register 210464/1).</li> </ul> <p>It is the intention of the Commission to contact this landowner to seek their views in relation to the possible application of the Rural Zone.</p>

### 9 August 2023 Directions

No.	Direction
Direction 4 Planning Authority	<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>Note: The hearing submission is published on the Commission assessment page for the Huon Valley draft LPS as Hearing submission R65.</p>
Direction 6 Planning Authority	<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>
Direction 9 Planning Authority	<p>Following the hearing of representation 358 (land at 180 Middle Road, Peverata, 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>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 Peverata.</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>

### 15 August 2023 Directions

Direction 5 Planning Authority	<p>Following the submission of direction responses in relation to representations 10, 158, 164 and 312, provision of the following additional information to support modification of the Priority Vegetation Area overlay:</p> <ul style="list-style-type: none"> <li>confirmation that expert advice informed the recommendations.</li> </ul>
Direction 6 Planning Authority	<p>Provide a statement on the merits of the submission made by Gray Planning in relation to representation 103 (land at 149 Narrows Road, Strathblane, folio of the Register 2000986/1), dated 28 July 2023.</p>

	Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission - Gray Planning response to Direction 13 issued on the 14 July 2023 - 28 July 2023.
Direction 7 Planning Authority	<p>In relation to representation 184 (Bakers Creek Road, Lucaston, folio of the Register 41338/1):</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• advice in relation to the attribute upon which the zone boundary has been determined.</li> </ul> <p>The diagram is to be prepared in consultation with representor 184, Peter Boyce.</p>

## 19 October 2023 Directions

Direction 1 Planning Authority	<p>In relation to the "Franklin Urban Development Area" referred to in the 26 July 2023 Council meeting minutes, the planning authority is to confirm:</p> <ul style="list-style-type: none"> <li>• Whether the Franklin Urban Development Area related to a particular representation/s?; and</li> <li>• Whether a modification is required to the draft LPS?</li> </ul>
Direction 2 Planning Authority	<p>In relation to representation 282 (land at 1010 Halls Track Road, Peverata (folio of the Register 108640/1)) the planning authority, in consultation with representor 282, Paul Evans, is to:</p> <ul style="list-style-type: none"> <li>• Provide a diagram showing the planning authority's recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to the land at 1010 Halls Track Road, Peverata (folio of the Register 108640/1); and</li> <li>• Confirm the attribute/s upon which the zone boundary has been determined.</li> </ul>
Direction 3 Planning Authority	<p>In relation to representation 26 (land at 171 Caseys Road, Nicholls Rivulet (folio of the Register 126620/1)) the planning authority is to provide a statement on the merits of the further submission made by Jeanette Gormley as published on the Commission website as "Submission – Jeanette Gormley 21 July 2023".</p>
Direction 4 Planning Authority	<p>In relation to representation 170 (land at Lot 4 Huon View Road, Lower Longley (folio of the Register 160523/4)) the planning authority, in consultation with representor 170, Stephen Bartels is to:</p> <ul style="list-style-type: none"> <li>• Provide 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 Lot 4 Huon View Road, Lower Longley (folio of the Register 160523/4); and</li> <li>• Confirm the attribute/s upon which the zone boundary has been determined.</li> </ul>
Direction 5 Planning Authority	<p>In relation to Submission 13 (land at 136 Rocky Creek Road, Crabtree PID 9710592), the planning authority is to provide a statement on the merits of the further submission made by Thomas Mistry and published on the Commission website as "Submission – Thomas Mistry 31 July 2023" and if appropriate:</p> <ul style="list-style-type: none"> <li>• Provide 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 136 Rocky Creek Road, Crabtree (folio of the Register 168351/2); and</li> <li>• Confirm the attribute/s upon which the zone boundary has been determined. Any diagram is to be prepared in consultation with submitter 13, Thomas Mistry.</li> </ul>

<p>Direction 7 Planning Authority</p>	<p>In relation to land owned by Caccavo Farms Pty Ltd (folios of the Register 52907/1 and 45264/1), the planning authority is to provide:</p> <ul style="list-style-type: none"> <li>• Written advice from its agricultural consultant on the impact of the proposed split zoning between the Rural Zone and the Agriculture Zone;</li> <li>• Written advice from its natural values consultant on the impact of proposed the split zoning between the Rural Zone and the Agriculture Zone; and</li> <li>• Written advice on the application of Rural Zone, Agriculture Zone and the proposed split zoning under Guideline No. 1.</li> </ul>
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**From:** Allen Sun <asun@huonvalley.tas.gov.au>  
**Sent:** Wednesday, 1 November 2023 9:57 AM  
**To:** Graham, Linda  
**Cc:** Edgell, Chloe; Rong Zheng  
**Subject:** RE: Huon Valley draft LPS - additional landowner contact details and preparation of maps showing PVAO for landowner notification

Dear Linda,

I hope you are well. My apologies, I would like to rectify my extension date.

I am requesting an extension until 14 December 2023, to complete the following directions:

- Direction dated 30 May 2023;
- Direction dated 21 June 2023;
- Direction dated 14 July 2023;
- Direction dated 19 October 2023.

Due to unexpected professional commitments, the Planning Authority needs additional time to meet the original deadlines. I appreciate your understanding and support.

Please let me know if you require any further information.

Kind regards



**Allen Sun**  
Strategic Planning Support Officer  
Phone: 03 6264 9473  
Email: asun@huonvalley.tas.gov.au

Huon Valley Council  
40a Main Street, Huonville, Tas, 7109  
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**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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**From:** Graham, Linda <Linda.Graham@planning.tas.gov.au>  
**Sent:** Wednesday, November 1, 2023 9:20 AM  
**To:** Allen Sun <asun@huonvalley.tas.gov.au>  
**Cc:** Edgell, Chloe <Chloe.Edgell@planning.tas.gov.au>; Rong Zheng <rzheng@huonvalley.tas.gov.au>  
**Subject:** RE: Huon Valley draft LPS - additional landowner contact details and preparation of maps showing PVAO for landowner notification