

TASMANIAN PLANNING COMMISSION



Our ref: DOC/24/19309
Officer: Samuel McCrossen
Phone: 6165 6833
Email: tpc@planning.tas.gov.au

21 February 2024

Mr Lachlan Kranz
Chief Executive Officer
Huon Valley Council
PO Box 210
HUONVILLE TAS 7109

Attention: Rong Zheng
By email: hvc@huonvalley.tas.gov.au
rzheng@huonvalley.tas.gov.au

Dear Mr Kranz

Huon Valley draft Local Provisions Schedule LPS - Directions

I refer to the Huon Valley draft LPS the hearings held by the Tasmanian Planning Commission (the Commission) on 13, 15 and 16 March 2023.

The Commission has identified matters on which it requires further information from the parties. The directions on these matters are set out in the attached directions schedule (Attachment A).

Due dates for directed submissions are listed in the schedule. Further submissions by parties wishing to respond to any of the information received, must be made no later than 7 days from the documents being placed on the Commission's website, or 14 days if otherwise noted in the schedule.

If you require further information please contact Samuel McCrossen, Planning Adviser, on 6165 6833.

Yours sincerely

John Ramsay
Delegate (Chair)

Attachment A - Directions schedule

TASMANIAN PLANNING COMMISSION

Our ref: DOC/24/19309
Officer: Samuel McCrossen
Phone: 6165 6833
Email: tpc@planning.tas.gov.au

21 February 2024

By email: [REDACTED]

Dear Mr Hughes

Huon Valley draft Local Provisions Schedule LPS - Directions

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Yours sincerely



John Ramsay
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Attachment A - Directions schedule

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Our ref: DOC/24/19309
Officer: Samuel McCrossen
Phone: 6165 6833
Email: tpc@planning.tas.gov.au

21 February 2024

By email: [REDACTED]

Dear Mr Oliver

Huon Valley draft Local Provisions Schedule LPS - Directions

I refer to the Huon Valley draft LPS the hearings held by the Tasmanian Planning Commission (the Commission) on 13, 15 and 16 March 2023.

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Yours sincerely

John Ramsay
Delegate (Chair)

Attachment A - Directions schedule

TASMANIAN PLANNING COMMISSION

Our ref: DOC/24/19309
Officer: Samuel McCrossen
Phone: 6165 6833
Email: tpc@planning.tas.gov.au

21 February 2024

By email:

Dear Representor

Huon Valley draft Local Provisions Schedule LPS - Directions

I refer to the Huon Valley draft LPS the hearings held by the Tasmanian Planning Commission (the Commission) on 13, 15 and 16 March 2023.

The Commission has identified matters on which it requires further information from the parties. The directions on these matters are set out in the attached directions schedule (Attachment A).

Due dates for directed submissions are listed in the schedule. Further submissions by parties wishing to respond to any of the information received, must be made no later than 7 days from the documents being placed on the Commission's website, or 14 days if otherwise noted in the schedule.

If you require further information please contact Samuel McCrossen, Planning Adviser, on 6165 6833.

Yours sincerely



John Ramsay
Delegate (Chair)

Attachment A - Directions schedule

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

Name	Direction
Direction 1 Planning Authority	Provide any further information or recommendations about the zoning of land at Scarrs Road, Garden Island Creek in response to submissions and statements made at the hearing by Ms Susan Armstrong and Mr Simon Cavanah and Ms Tanja Dullemond. Response due 6 March 2024
Direction 2 Planning Authority	Provide any further information or recommendations about the extent of the Priority Vegetation Area overlay proposed to apply to 129 Jetty Road, Waterloo folio of the Register 168260/1 (Gary Oliver). Furthermore, advise if any changes to the extent of the Rural and Agriculture zones should be made as a consequence of any changes to the overlay. Response due 28 February 2024 Any response by the landowner, Mr Gary Oliver due 14 days from the submission being placed on the Commission’s website
Direction 3 Planning Authority	Provide any recommended drafting revisions to the proposed Blackswan Lagoon Scenic Protection Area overlay in Table C8.1 requested by the Leprena Trust (representation 20). Response due 28 February 2024
Direction 4 Jason Whitehead for Leprena Trust (representation 20)	Provide any other information about the proposed Blackswan Lagoon Scenic Protection Area that should be included with information to be sent to the Department of Natural Resources and the Environment to seek its response to the proposal, including but not limited to: <ul style="list-style-type: none"> • a summary as to how the proposed code provisions align with any strategic or other plans administered by the Department of Natural Resources and the Environment and more specifically Parks and Wildlife; and • details of all stakeholders who have indicated support for the proposed Blackswan Lagoon Scenic Protection Area. Response due 28 February 2024
Direction 5	Upon the publishing of responses in relation to Directions 3 and 16 of this schedule, the provision of a statement in relation to the proposed

<p>Sonia Mellor, Department of Natural Resources and the Environment (Parks and Wildlife)</p>	<p>Blackswan Lagoon Scenic Protection Area indicating the Department's position on the proposed code provisions.</p> <p><i>A response is due 14 days from the submissions being placed on the Commission's website</i></p>
<p>Direction 6 Malcolm Thomas (representation 387)</p>	<p>Provide a list or diagram of the properties/titles at Abels Bay, which the planning authority should consider for alternative zoning or application of the Priority Vegetation Area overlay. Include any further details about what zones are proposed to apply.</p> <p><i>Response due 28 February 2024</i></p>
<p>Direction 7 Planning Authority</p>	<p>Provide a submission (note direction 6 above), including a diagram to show the recommended zoning and Priority Vegetation Area overlay that should be applied to land, including the quarry at 100 Randalls Road folio of the Register 137938/3, subject of the representation made by Mr Malcolm Thomas (representation 387). Note that a direction has been made to Mr Thomas (see below) that has requested details of the properties proposed to be reconsidered. Arrangements must be made between Mr Thomas and the planning authority's natural values expert Mr Mulchay to jointly inspect the site to enable the planning authority to form its opinion on the zones and area of the Priority Vegetation Area overlay that should be applied.</p> <p><i>Response due 6 March 2024</i></p> <p><i>Any response by the landowner, Mr Malcolm Thomas due 7 days from the submission being placed on the Commission's website</i></p>
<p>Direction 8 Planning Authority</p>	<p>Undertake a site inspection of 98 Maxfields Road, Franklin folios of the Register 95394/1 and 95394/2 (Ms Robyn Giec representation 180) by the planning authority's natural values expert and advise if the Priority Vegetation Area overlay recommended in the submission dated 15 December 2023 should be amended. If so, provide a diagram to show the area where the Priority Vegetation Area overlay should be applied.</p> <p><i>Response due 6 March 2024</i></p>
<p>Direction 9 Planning Authority</p>	<p>To provide the following:</p> <ul style="list-style-type: none"> • a response to Direction 51 issued on the 30 May 2023, being the preparation of 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); • the preparation of a diagram showing the planning authority's recommended application of the Priority Vegetation Area overlay to land at 104 Sorell Street, Port Huon (folio of the Register 141157/1), 120 Sorell Street, Port Huon (folios of the Register 138947/1 and 138947/2), 131 Sorell Street, Port Huon (folio of the Register 129343/4) and 39 Crooke Street, Port Huon (folio of the Register 117160/3);

	<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 and Ms Amy Robertson, to seek their views in relation to the possible overlay changes.</p> <p>Response due 6 March 2024</p>
Direction 10 Planning Authority	<p>Consider whether the Rural or Rural Living D zones should be applied to 180 Middle Road, Pelverata owned by Juan Ramirez (representation 358) and any part of the adjoining land at 29 Middle Road, Pelverata owned by Mr Horst Meister, or whether either property should otherwise remain in the Landscape Conservation Zone.</p> <p>Response due 6 March 2024</p> <p>Any response by the landowners, Mr Juan Ramirez and Mr Horst Meister due 14 days from the submission being placed on the Commission's website</p>
Direction 11 Planning Authority	<p>Consult with the owner of 1010 Halls Track Road, Pelverata, Mr Paul Evans (representation 282) and provide a diagram that shows the preferred location of a split-zone boundary between the Rural and Landscape Conservation zones on the land.</p> <p>Response due 6 March 2024</p>
Direction 12 Planning Authority	<p>Provide the following:</p> <ul style="list-style-type: none"> a diagram to show the location of the proposed boundary between the Rural and Landscape Conservation Zones at 144, 171 and 173 Caseys Road, Nicholls Rivulet (folios of the Register 32417/1, 126620/1 and 239822/1) and the Rural Zone proposed to apply to 99, 169 and 170 Caseys Road, Nicholls Rivulet (folios of the Register 113943/1, 126621/1 and 126620/1); 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 to the possible zone changes.</p> <p>Response due 6 March 2024</p>
Direction 13 Planning Authority	<p>Provide a diagram to show the area of 149 Narrows Road, Strathblane (folio of the Register 200986/1) where the Priority Vegetation Area overlay should be applied.</p>

	<p>Response due 6 March 2024</p> <p>Any response by the landowner, Mr Steven and Mrs Cheryl Townend through Ms Danielle Gray of Gray Planning, due 7 days from the submission being placed on the Commission's website</p>
<p>Direction 14 Planning Authority</p>	<p>Provide the following:</p> <ul style="list-style-type: none"> • a diagram to show recommended zoning (including any modifications to the Priority Vegetation Area overlay) for land at Banksia Road, Mountain River (folio of the Register 22036/1), 77 Banksia Road, Mountain River (folio of the Register 47027/5), 55 Cudgee Road, Mountain River (folio of the Register 228915/1) and 130 Cudgee Road, Mountain River (folio of the Register 145379/6); • 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 to the possible zone and overlay changes.</p> <p>Response due 6 March 2024</p>
<p>Direction 15 Planning Authority</p>	<p>The provision of a diagram showing the recommended application of the Priority Vegetation Area overlay to all that land which was the subject of representations made by Mark O'May (representations 382 and 384) and referred to in the submission made by the Planning Authority dated 18 December 2023.</p> <p>Response due 6 March 2024</p> <p>Any response by the landowner, Mr Mark O'May due 7 days from the submission being placed on the Commission's website</p>
<p>Direction 16 Planning Authority</p>	<p>Provide the following:</p> <ul style="list-style-type: none"> • a diagram to show recommended zoning (including any modifications to the Priority Vegetation Area overlay) for land at 29 Waggs Road, Mountain River (folio of the Register 136005/3), 36 Waggs Road, Mountain River (folio of the Register 122929/4), 1 Waggs Road, Mountain River (folio of the Register 136005/1), Lot 1 Mountain River Road, Mountain River (folio of the Register 182622/1), land identified as "Flat 1" on strata plan 109436, land identified as "Part of Flat 2" on strata plan 109436 located to the east side of Mountain River Road, 23 Dip Road, Mountain River (folio of the Register 155678/2), 61 Dip Road, Mountain River (folio of the Register 155678/1), 55 Cudgee Road, Mountain River (folio of the Register 160209/1), 25 Banksia Road, Mountain River (folio of the

	<p>Register 143302/2), 30 Cudgee Road, Mountain River (folio of the Register 143302/1), Dip Road, Mountain River (folio of the Register 241136/1), 234 Mountain River Road, Mountain River (folio of the Register 50730/2) and any other land which in the expert opinion of the planning authority the zoning ought to be revised;</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 to the possible zone and overlay changes.</p> <p>Response due 6 March 2024</p>
<p>Direction 17 Planning Authority</p>	<p>Provide a revised diagram showing a split-zone between the Rural Zone and the Landscape Conservation Zone at 128 Kellys Road, Cradoc folio of the Register 33285/1 with the zone boundary to be based upon GPS co-ordinates marking the division between cleared land and bushland.</p> <p>Response due 6 March 2024</p> <p>Any response by the landowner, Ms Susan Duff (representation 163) due 7 days from the submission being placed on the Commission's website</p>
<p>Direction 18 Lance and Jennifer Hadaway (representation 246)</p>	<p>Provide any historic and recent photographs of 283 Kent Beach Road, Dover as evidence of the past and current vegetation on the land.</p> <p>Response due 28 February 2024</p> <p>A response by the planning authority is due 7 days from the submission being placed on the Commission's website</p>
<p>Direction 19 Nanette and Thomas Botha (representation 286)</p>	<p>Provide any further information, such as a natural values assessment, that would support the proposed changes to the Priority Vegetation Area overlay recommended by the planning authority to apply to 36 Waggs Road, Mountain River folio of the Register 122929/4.</p> <p>Response due 6 March 2024</p> <p>A response by the planning authority is due 7 days from the submission being placed on the Commission's website</p>
<p>Direction 20 Thomas Mistry (Submission 13)</p>	<p>Provide a diagram that identifies the preferred location of the split-zone boundary between the Rural and Landscape Conservation at 136 Rocky Creek Road, Crabtree as discussed at the hearing by Ms Amy Robertson on 16 February 2024.</p> <p>Response due 28 February 2024</p> <p>A response by the planning authority is due 7 days from the submission being placed on the Commission's website</p>

<p>Direction 21 Howard Hughes</p>	<p>Provide any further information about the proposed zoning of 1044 Halls Track Road, Pelverata folio of the Register 127980/1.</p> <p><i>Response due 6 March 2024</i></p> <p><i>A response by the planning authority is due 7 days from the submission being placed on the Commission's website</i></p>
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