



HUON VALLEY COUNCIL

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18 December 2023

Our Ref: 17/82
Enquiries to: Rong Zheng

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

Email: tpc@planning.tas.gov.au

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –
DIRECTION 20**

I write in response to the Commission's directions issued on 9 August 2023.

Direction 20 requested the following information:

Following the hearing of representation 221 (land at Lonnavele), the planning authority is to:

- prepare a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 342 Woolleys Road, Lonnavele (folio of the Register 101973/1); and
- provide advice in relation to the attribute upon which the zone boundary has been determined, including the provision of coordinates where relevant.

The diagram is to be prepared in consultation with representor 221, Stacey Carlton and Andrew Page.

Response

The recommended application of the Rural Zone on the land has been based on the area of land that is substantially cleared of native forest vegetation and the lower slopes of the property adjoin land identified for the Rural zone in the draft LPS. The Landscape Conservation zone has been applied to the part of the land which is substantially vegetated and steeper. The approximate split zone location is shown below with the blue line. The landowners were contacted by email on 15 December 2023, they agreed with the recommended split-zoning to the land.

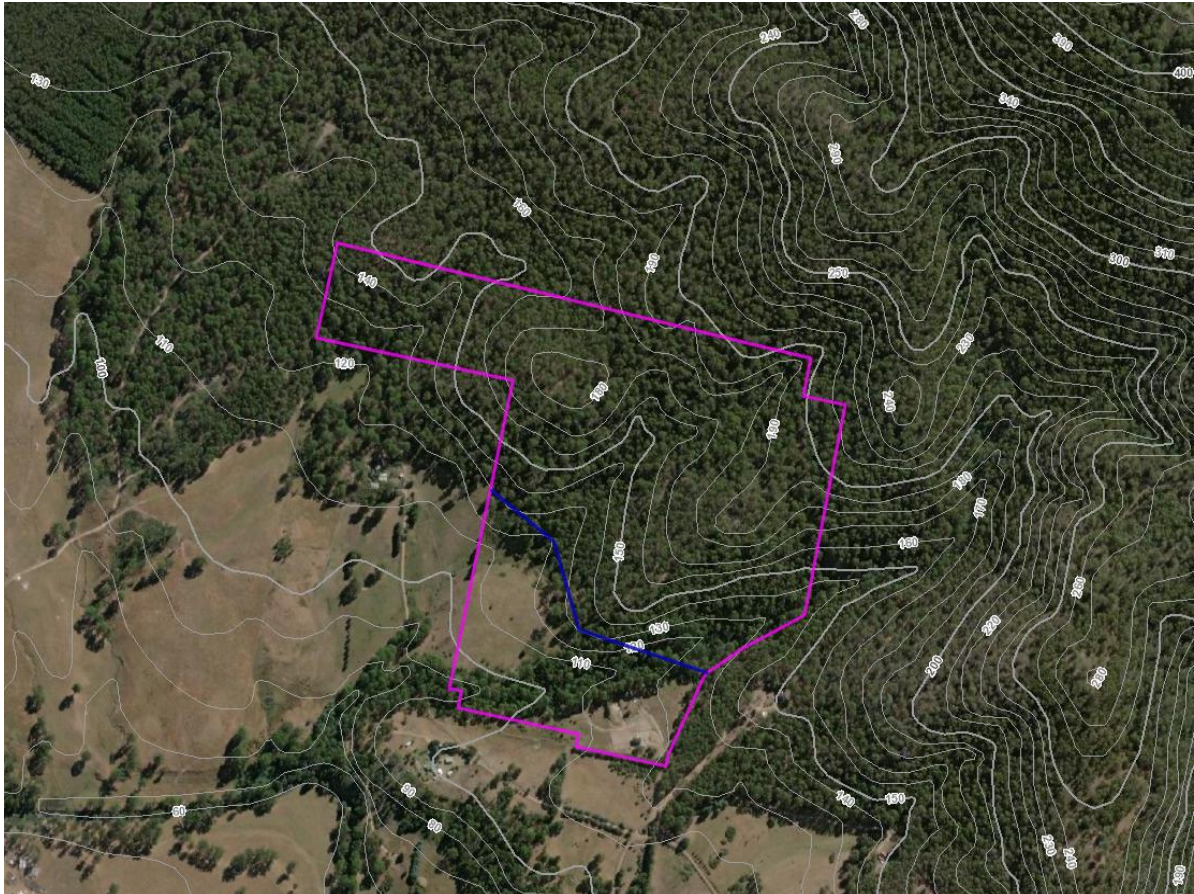


Figure 1 Land shown with pink border with approximate split zone location shown with blue line.

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

Kind Regards

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

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE