



7 March 2024

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 10**

I write in response to the Commission's directions issued on 21 February 2024.

Direction 10 requested the following information:

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.

Response

The Planning Authority has reviewed the two properties related to this direction, as well as the information provided at the hearing. It is submitted that the application of the Landscape Conservation Zone does not necessarily affect the desired development of the land as articulated by and on behalf of the landowners given the discussed forest practices plans existing or proposed.

Notwithstanding if the TPC were to consider an alternative zoning appropriate to consider then application of the Rural Living (Area D) Zone to the area indicated in the figure below, noting however that this zoning would provide the potential for application for 1 lot subdivision of 29 Middle Road, and subsequently if subdivision were approved, potentially a second dwelling on the land, noting that subdivision and or development of the land would of course be subject to complying with the zone and code controls applicable.



Figure 1 Zoning diagram (Rural Living (Area D) Zone) with 10m contours, cadastral parcels, road centrelines and ESRI imagery from www.thelist.tas.gov.au © the State of Tasmania

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

Kind Regards

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE