

TASMANIAN PLANNING COMMISSION

Our ref: DOC/23/23839
Officer: Samuel McCrossen
Phone: 03 6165 6833
Email: tpc@planning.tas.gov.au

9 March 2023

Mr Jason Browne
General Manager
Huron Valley Council
PO Box 210
HUONVILLE TAS 7109

By email: hvc@huonvalley.tas.gov.au
rzheng@huonvalley.tas.gov.au

Dear Mr Browne,

Huron Valley Draft Local Provisions Schedule (LPS)

Hearings are to be held on the representations made on the Huron Valley draft LPS and the recommendations in the planning authority's report under section 35F of the *Land Use Planning and Approvals Act 1993* (the section 35F report). The delegate Panel for the draft LPS assessment is John Ramsay (chair), Nick Heath and Dan Ford.

The Commission will initially hold a directions hearing to which all parties, including the planning authority and representors are invited. While it is expected that the planning authority will attend, representors may attend if they wish. Non-attendance at the directions hearing, does not affect future consideration of a representation.

The purpose of the directions hearing is to outline the arrangements for hearings into the representations, to explain the Commission's processes and to respond to any queries representors or the planning authority may have about the process. The merit of representations is not considered at the directions hearing. The directions hearing will be held on **Tuesday, 21 March 2023** at 10am at the Huronville Town Hall, 40 Main Street Huronville.

Following the directions hearing, the Commission will hold hearings into the representations. The hearings have been scheduled at the Huron Valley Council Chambers, 40 Main Street Huronville, commencing at 10am on the following days:

Day 1 Tuesday, 4 April 2023	Day 2 Thursday, 6 April 2023	Day 3 Monday, 17 April 2023	Day 4 Tuesday, 18 April 2023
Day 5 Monday, 24 April 2023	Day 6 Thursday, 27 April 2023	Day 7 Tuesday, 2 May 2023	Day 8 Thursday, 4 May 2023
Day 9 Monday, 8 May 2023	Day 10 Tuesday, 9 May 2023	Day 11 Thursday, 11 May 2023	Day 12 Monday, 15 May 2023
Day 13 Tuesday, 16 May 2023	Day 14 Thursday, 18 May 2023	Day 15 Tuesday, 4 July 2023	Day 16 Thursday, 6 July 2023
Day 17 Monday, 17 July 2023	Day 18 Tuesday, 18 July 2023	Day 19 Thursday, 20 July 2023	Day 20 Monday, 25 July 2023

A full schedule of the nominated matters, hearing dates, commencement times, and venues is included at Attachment A, which provides guidance on which hearing sessions are intended to be relevant to each representation. Reserve hearing days have been scheduled for the following dates, if required, at the Commission Office, Level 3, 144 Macquarie Street, Hobart:

- Thursday, 27 July 2023;
- Monday, 31 July 2023;
- Tuesday, 1 August 2023; and
- Thursday, 3 August 2023.

The Commission notes the above dates and times may be subject to change. All interested parties are advised that any changes to the hearing schedule will be published on the assessment page for the Huon Valley draft LPS on the Commission's website.

Directions

I also refer to matters raised in the representations and the planning authority's section 35F report, including recommendations on the representations. Preliminary consideration of the representations and the section 35F report recommendations on the merit of each representation has identified that there are a number of issues that the Commission seeks further information about from the planning authority and specific representors prior to the hearings. The directions on these matters are set out in the attached directions schedule (Attachment B).

In addition, the Commission seeks to understand if/how the Council has engaged with property owners that may be affected by zoning and overlay changes that have been recommended by the Council in the section 35F report.

Please submit your responses to tpc@planning.tas.gov.au by the due dates specified in the schedule.

Once received, the submissions referred to above will be made available on the [Commission's website](#)¹. Please note that submissions will be published in full, without redaction. This website will be the primary portal for exchanging information.

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

Yours sincerely



John Ramsay
Delegate (Chair)

Attachment A – Hearings schedule
Attachment B – Directions schedule

¹ www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/lps-huo-tps