



HUON VALLEY COUNCIL

40 Main Street, Huonville
PO Box 210, Huonville 7109
03 6264 0300
hvc@huonvalley.tas.gov.au
huonvalley.tas.gov.au
ABN 77 602 207 026

24 July 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 31**

I write in response to the Commission's directions issued on 30 May 2023.

Direction 31 requested the following information:

Following the hearing of representations 83, 240 and 346 (land at Glaziers Bay):

- a diagram showing the:
 - o planning authority's recommended application of the Rural Zone to 89 Graces Road, Glaziers Bay (folio of the Register 39295/1) and 45 Graces Road, Glaziers Bay (folio of the Register 129215/1) **and surrounding land zoned Landscape Conservation Zone**; and
 - o planning authority's recommended application of the Rural Living Zone D to land in Glaziers Bay, as identified in the section 35F report **and not otherwise recommended above for inclusion in the Rural Zone**;
- 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).

It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.

Response

A diagram showing the planning authority's recommendation is provided on separated file.

The landowner of 89 Graces Road, Glaziers Bay (folio of the Register 39295/1) has requested the lot be zoned Rural due to their plans of having a resource processing use on the site. There is no objection to this zoning given there is an existing dwelling on the site and the size of the lot (2.4 ha) will generally restrict the intensity of the future use and development on the site. Notwithstanding, given the magnitude of the change that this would provide for, in terms of the allowable use and development, from the Environmental Living zone to the Rural zone, the Planning Authority only supports this change should all adjoining landowners and those on the opposite side of Graces Road including 92, 82 and 72 Graces Road be notified of this change.

There is no change to all other lots in Glaziers Bay that are currently zoned Environmental Living and proposed to go into the Rural Living Area D zone in accordance with the 35F report. This includes 45 Graces Road, Glaziers Bay (CT 129215/1), noting the representation gives no reasoning in terms of future use and development of the site for seeking the Rural zone. Accordingly, it is opined that given the Rural Living zone provides for a single dwelling as a no permit required use (site currently contains a single dwelling), with most resource development uses and resource processing uses discretionary in the Rural Living zone, together with the size of the lot and the current zoning of Environmental Living, the Rural Living Area D zone is opined to be the most appropriate zone for 45 Graces Road, Glaziers Bay.

Street addresses, title details and contact details

Rep	Title	Note	Street Address	Postal Address	Email
83, 240, 346	39295/1	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
83, 240, 346	129215/1	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
83, 240, 346	138476/1	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	176700/3	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	

83, 240, 346	51992/1	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	41669/3	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	174791/1	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	160800/3	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
83, 240, 346	118197/6	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	250702/2	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]
83, 240, 346	176700/5	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	241929/4 51992/2	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	129215/5	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	

83, 240, 346	174791/9	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
83, 240, 346	118197/4	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
83, 240, 346	175500/2	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
83, 240, 346	143303/1	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
83, 240, 346	129215/3	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	175500/8	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	153256/1	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	245457/1	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	163406/2	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]	

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83, 240, 346	176700/7	S35 F	<div></div>	<div></div>	
83, 240, 346	176700/6	S35 F	<div></div>	<div></div>	<div></div>
83, 240, 346	47273/1	S35 F	<div></div>	<div></div>	
83, 240, 346	41669/2	S35 F	<div></div>	<div></div>	<div></div>
83, 240, 346	21971/1	S35 F	<div></div>	<div></div>	
83, 240, 346	15473/1	S35 F	<div></div>	<div></div>	
83, 240, 346	160800/1	S35 F	<div></div>	<div></div>	<div></div>
83, 240, 346	118197/2	S35 F	<div></div>	<div></div>	

83, 240, 346	40279/1	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	41669/1	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	28222/1	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
83, 240, 346	138476/2	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	38636/1	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
83, 240, 346	129215/1	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
83, 240, 346	160800/2	S35 F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
83, 240, 346	163407/1	S35 F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]

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' followed by a stylized surname.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE