



HUON VALLEY COUNCIL

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29 June 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 65**

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

Direction 65 requested the following information:

Clarify if the Priority Vegetation Area overlay should be applied to 884 Glen Huon Road, Glen Huon FR 141186/1 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 53). If so, submit written evidence that the owners of the land would support application of the Priority Vegetation Area overlay.

On 6 April 2023, Ms Sue Nelson (Arkstorm Pty Ltd) called the office for clarification on which property the direction applied to, as there are 3 titles on the PID. Ms Nelson believes that the TPC direction was for the wrong title.

Ms Nelson clarified that the intent of the representation was for 141186/1 to remain as Agricultural, but 141188/3 be changed to Rural. Ms Nelson wanted to make it clear that there was no intention that 141186/1 be re-zoned as Rural.

Planning authority policy

The Priority Vegetation Area overlay should only apply to areas of native vegetation.

Conclusions

There is no native vegetation on CT 141188/3 and the PVA overlay should not apply.

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