



15 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 6**

I write in response to the Commission's directions issued on 6 August 2023.

Direction 6 requested the following information:

Following the hearing of representation 163 (land at Cradoc), 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 128 Kellys Road, Cradoc (folio of the Register 33285/1); 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 163, Susan Duff.

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 contains buildings including both the residence and sheds. The Landscape Conservation zone has been applied to the part of the land, which is substantially vegetated, steeper and does not contain buildings. The approximate split zone location is shown below with the blue line, noting that as the split zone location only partly follows the 220 m contour. The landowner of FR 33285/1 was contacted by email on 30 November 2023, no response was received from the landowner as of today.

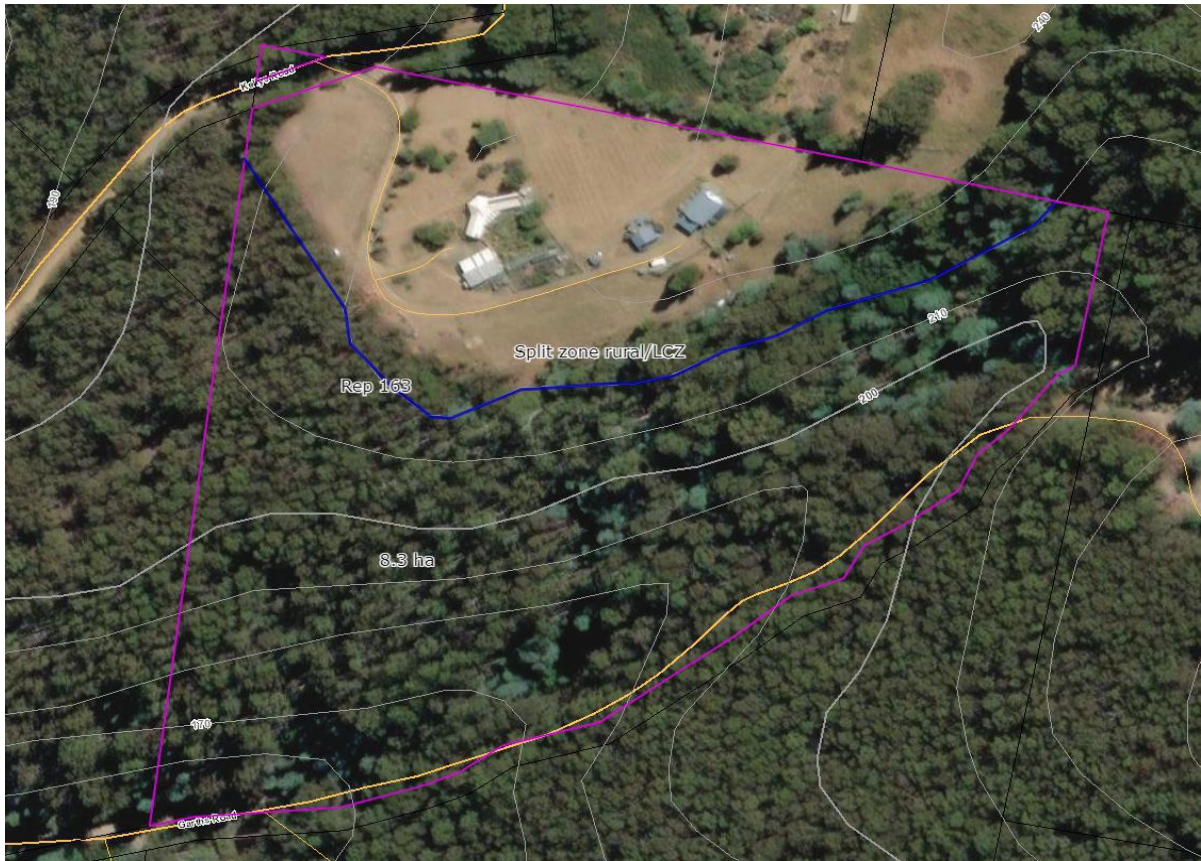


Figure 1 Land shown with pink border with approximate split zone location shown with blue line.

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

Kind Regards

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE