

TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/44233
Officer: Samuel McCrossen
Phone: 03 6165 6833
Email: tpc@planning.tas.gov.au

20 April 2023

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

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

Dear Mr Browne,

Huon Valley Draft Local Provisions Schedule (LPS) - Review of Landscape Conservation Zone Application.

I refer to the Huon Valley draft LPS hearings held by the Tasmanian Planning Commission (the Commission) up to 18 April 2023. At the most recent hearings, the Commission's draft LPS delegate Panel outlined its intention to make the following direction to the Planning Authority to clarify its methodology for application of the Landscape Conservation Zone.

When considering representations in relation to the application of the Landscape Conservation Zone to properties the subject of representations, the Panel may consider it appropriate to ask a series of questions of the Planning Authority. Likely questions may be about the matters listed below:

- whether the Planning Authority still supports the views expressed in the s.35F report prepared by ERA Planning and Environment in response to representations about application of the Landscape Conservation Zone;
- generally whether land zoned, or recommended to be zoned Landscape Conservation is identified for protection and/or conservation;
- generally what landscape values are recognised by the Landscape Conservation Zone;
- generally whether land zoned, or recommended to be zoned Landscape Conservation, wholly or partially contributes to landscape value and to what extent parts of land may have landscape value;
- to what extent any existing approved use or development would compromise the purpose of the Landscape Conservation Zone; and
- how alternate zones and/or the use of split zones was considered.

It may not be necessary or appropriate for the Panel to ask all or any of these questions. The number and extent of the questions will be determined by the Panel in light of any further advice it is seeking. However, the Planning Authority should prepare for upcoming hearings by considering the above questions and anticipate responses in advance.

Yours sincerely

A handwritten signature in black ink that reads "John Ramsay". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

John Ramsay
Delegate (Chair)