

TASMANIAN PLANNING COMMISSION

Our ref: DOC/23/121944
Officer: Linda Graham
Phone: 6165 6826
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16 October 2023

Mr Lachlan Kranz
Acting General Manager
Huon Valley Council
PO Box 210
HUONVILLE TAS 7109

Attention: Rong Zheng

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

Dear Mr Kranz

**Huon Valley Local Provisions Schedule (LPS)
Request for extension of time to submit response to Directions**

I refer to an email received on 9 October 2023 requesting an extension of time to provide a response to Directions issued on 30 May 2023, 14 July 2023, 9 August 2023 and 15 August 2023.

As requested, an extension until the 7 November 2023 is granted to facilitate council's response to all outstanding directions to the Commission.

To assist, please refer to Attachment A which lists all outstanding directions issued to the Planning Authority.

If you require further information please contact Linda Graham, Planning Adviser, on 6165 6826.

Yours sincerely



Dan Ford
Delegate

Attachment A: Huon Valley draft LPS - Outstanding Directions to the Planning Authority

Attachment A

Huon Valley draft LPS - Outstanding Directions to the Planning Authority

30 May 2023 Directions

No.	Direction
Direction 12 Planning Authority	<p>In relation to representation 266 (land at 94 Rifle Range Road, Cygnet (folio of the Register 38864/1)):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority's recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 94 Rifle Range Road, Cygnet (folio of the Register 38864/1); and • advice in relation to the attribute upon which the zone boundary has been determined.
Direction 13 Planning Authority	<p>In relation to representation 347 (land at Nicholls Rivulet):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority's recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 813 Nicholls Rivulet Road, Nicholls Rivulet (folio of the Register 251581/1); and • advice in relation to the attribute upon which the zone boundary has been determined. <p>The diagram is to be prepared in consultation with representor 347, Steve Smith.</p>
Direction 15 Planning Authority	<p>Following the hearing of representation 82 (land at Crabtree):</p> <ul style="list-style-type: none"> • a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 16 Sharpes Road, Crabtree (folio of the Register 157468/1); and • advice in relation to the attribute upon which the zone boundary has been determined. <p>The diagram is to be prepared in consultation with representor 82, Carl Burden.</p>
Direction 17 Planning Authority	<p>Following the hearing of representation 371 (land at 159 Lloyds Road, Franklin, folio of the Register 33185/1):</p> <ul style="list-style-type: none"> • advise on the status of the proposed Part 5 agreement to be registered on folio of the Register 33185/1, including advice on whether there is an intention to move forward with the registration; • a diagram showing the recommended application of the Landscape Conservation Zone, including the potential for a split zone between the Landscape Conservation Zone and the Rural Zone; and • advice in relation to the attribute upon which any zone boundary has been determined.
Direction 19 Planning Authority	<p>In relation to representations 382 and 384 (land at Judbury and Lonnvale):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority's recommended application of the Rural Zone, Agriculture Zone, Landscape Conservation Zone and the Priority Vegetation Area overlay to that land identified in representations 382 and 384. <p>The diagram is to be prepared in consultation with representor 382 and 384, Mark O' May.</p>
Direction 20 Planning Authority	<p>In relation to representation 110 (land at 118 Denison Road, Lonnvale (folio of the Register 163647/1)), advice as to whether the zone should be revised from the Landscape Conservation Zone to the Rural Zone.</p>
Direction 34	<p>Following the hearing of representations 86, 91 and 206 (land at Peverata):</p>

Planning Authority	<ul style="list-style-type: none"> • a diagram showing the planning authority's recommended application of the Rural Zone to land zoned Landscape Conservation in the draft LPS; • 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). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p>
Direction 51 Planning Authority	<p>In relation to representation 313 (101 Sorell Street, Port Huon PID 3422559):</p> <ul style="list-style-type: none"> • a diagram showing the planning authority's recommended modification of the Priority Vegetation Area overlay to land at 101 Sorell Street, Port Huon (PID 3422559). <p>The diagram is to be prepared in consultation with representor 313, Amy and Dion Robertson.</p>
Direction 58 Planning Authority	<p>Following the hearing of representation 257 (land at Lot 1, Ida Bay Road, Ida Bay (folio of the Register 112795/1), the provision of approved use and development on other lots within proximity to Lot 1, Ida Bay Road, Ida Bay (folio of the Register 112795/1).</p>
Direction 64 Planning Authority	<p>Submit written evidence that all registered owners of the following properties would support the application of the Rural Zone to the land (representation 44):</p> <ul style="list-style-type: none"> • 740 Lymington Road, Lymington FR 199168/1; • 755 Lymington Road, Lymington FR 8963/1; • Lymington Road, Lymington FR 8963/2; • 15 Drip Beach Road, Lymington FR 225673/1; and <p>Cygnet Coast Road, Lymington PID 5852528.</p>
Direction 79 Planning Authority	<p>Provide an opinion on whether the Rural Zone should be applied to the area that includes and surrounds 9 Constance Road, Cygnet FR 129169/1 (representation 213 Jane and Matthew Lock) and 16 Constance Road, Cygnet FR 109251/1 (representation 142 Jacinta Marr).</p> <p>If so, the response must provide a list/map/diagram of lots where the Zone should be applied. Furthermore, submit written evidence that registered owners of the land (except for representor 213 Jane and Matthew Lock) would support the application of the Rural Zone to the land.</p>
Direction 80 Planning Authority	<p>Provide an opinion on whether the Rural Zone should be applied to the land at North Huon Road, Ranelagh FR 201822/1 (land adjoining 540 North Huon Road, Ranelagh FR 213051/1 (representation 167 Stephen Bartels). If so, submit written evidence that registered owners of the property support the application of the Rural Zone to the land.</p>
Direction 82 Planning Authority	<p>Provide an opinion on whether the Rural Zone should be applied to 11 Lavender Lane, Dover FR 163491/1 and 24 Lavender Lane, Dover FR 109938/1 (representation 189 Rangi Yates). If so, submit written evidence that registered owners of each property support the application of the Rural Zone to the land.</p>

14 July 2023 Directions

No.	Direction
Direction 1 Planning Authority	<p>Following the hearing of representation 44 (land at Lymington), the provision of contact details for the landowners of the following properties (including postal addresses and email addresses, if available):</p> <ul style="list-style-type: none"> • 755 Lymington Road, Lymington (folio of the Register 8963/1); • Lymington Road, Lymington (folio of the Register 8963/2); and • 15 Drip Road, Lymington (folio of the Register 225673/1). <p>It is the intention of the Commission to contact these landowners to seek their views in relation to the possible application of the Rural Zone.</p>
Direction 2 Planning Authority	<p>Following the hearing of representation 124 (land at Mountain River):</p> <ul style="list-style-type: none"> • a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 158 Sawyers Creek Road, Mountain River (folio of the Register 174325/1); and • advice in relation to the attribute upon which the zone boundary has been determined. <p>The diagram is to be prepared in consultation with representor 124, Ireneinc Planning for Adrian Stevenson.</p>
Direction 3 Planning Authority	<p>Following the hearing of representations 129 and 130 (land at Lymington), the provision of contact details for the landowners of the following properties (including postal addresses and email addresses, if available):</p> <ul style="list-style-type: none"> • 85 Klynes Road, Lymington (folio of the Register 231747/3); • Lot 1 Klynes Road, Lymington (folio of the Register 146712/1); and • Klynes Road, Lymington (folio of the Register 120389/5). <p>It is the intention of the Commission to contact these landowners to seek their views in relation to the possible application of the Rural Zone.</p>
Direction 5 Planning Authority	<p>Following the hearing of representation 87 (land at Mountain River):</p> <ul style="list-style-type: none"> • a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 1333 Lonnavale Road, Lonnavale (folio of the Register 242407/1); and • advice in relation to the attribute upon which the zone boundary has been determined. <p>The diagram is to be prepared in consultation with representor 87, Prue and Peter de Vries, taking into consideration the tourist operation which currently operates from the site.</p>
Direction 6 Planning Authority	<p>Following the hearing of representation 137 (land at Glen Huon):</p> <ul style="list-style-type: none"> • a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 174 Sunny Hills Road, Glen Huon (folio of the Register 29616/2); and • advice in relation to the attribute upon which the zone boundary has been determined. <p>The diagram is to be prepared in consultation with representor 137, Alan Baldry and Joan Armstrong.</p>
Direction 7 Planning Authority	<p>Following the hearing of representation 264 (land at Castle Forbes Bay), the provision of contact details for the landowners of the following properties (including postal addresses and email addresses, if available):</p> <ul style="list-style-type: none"> • 3 Kiles Road, Castle Forbes Bay (folio of the Register 7692/1); and

	<ul style="list-style-type: none"> • 135 Castle Forbes Bay Road, Castle Forbes Bay (folio of the Register 119742/1). <p>It is the intention of the Commission to contact these landowners to seek their views in relation to the possible application of the Rural Zone.</p>
Direction 8 Planning Authority	<p>Following the hearing of representations 281, 286 and 345 (land at Mountain River):</p> <ul style="list-style-type: none"> • diagram showing the planning authority's recommended application of the Rural Zone (together with the Priority Vegetation Area overlay) and the Agriculture Zone to that land located to the east of Mountain River Road and south of Gums Road; • 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). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p>
Direction 9 Planning Authority	<p>Following the hearing of representation 318 (land at Mountain River):</p> <ul style="list-style-type: none"> • a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 130 Cudgee Road, Mountain River (folio of the Register 145379/6), together with any modifications to the Priority Vegetation Area overlay; and • advice in relation to the attribute upon which the zone boundary has been determined. <p>The diagram is to be prepared in consultation with representor 318, JMG Engineers and Planners for Albert de Kleine.</p>
Direction 10 Planning Authority	<p>Following the hearing of representation 387 (land at Abels Bay):</p> <ul style="list-style-type: none"> • diagram showing the planning authority's recommended application of the Rural Zone (together with the Priority Vegetation Area overlay), Landscape Conservation Zone and the Agriculture Zone to that land located at Abels Bay, Randalls Bay and Deep Bay with particular focus on the zoning of folios of the Register 137938/3 and 226262/1); • 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). <p>It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.</p>
Direction 11 Planning Authority	<p>Following the hearing of representation 46 (land at Grove):</p> <ul style="list-style-type: none"> • a diagram showing the recommended modification of the Priority Vegetation Area overlay to land at 250 Turn Creek Road, Grove (folio of the Register 44169/2). <p>The diagram is to be prepared in consultation with representor 46, Gray Planning for Barbara and Graham Walker.</p>
Direction 12 Planning Authority	<p>Following the hearing of representation 16 (land at Mountain River) the provision of contact details for the landowner of the following property (including postal address and email address, if available):</p> <ul style="list-style-type: none"> • 124 Wattle Hill Road, Mountain River (folio of the Register 210464/1). <p>It is the intention of the Commission to contact this landowner to seek their views in relation to the possible application of the Rural Zone.</p>

9 August 2023 Directions

No.	Direction
Direction 4 Planning Authority	<p>Following the hearing of representation 180 (land at 98 Maxfields Road, Franklin), the Planning Authority is to review the hearing submission made by the representor and provide advice in relation to any modification of the Priority Vegetation Area overlay as it applies to 98 Maxfields Road, Franklin.</p> <p>Note: The hearing submission is published on the Commission assessment page for the Huon Valley draft LPS as Hearing submission R65.</p>
Direction 6 Planning Authority	<p>Following the hearing of representation 163 (land at Cradoc), the planning authority is to:</p> <ul style="list-style-type: none"> 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 co-ordinates where relevant. <p>The diagram is to be prepared in consultation with representor 163, Susan Duff.</p>
Direction 9 Planning Authority	<p>Following the hearing of representation 358 (land at 180 Middle Road, Peverata, folio of the Register 49031/1), the planning authority is to undertake an investigation as to whether the Rural Zone ought to apply to the land.</p> <p>Note: This direction is in addition to Direction 34 issued on the 30 May 2023, which relates to representations 86, 91 and 206 and seeks recommendations from the planning authority in relation to the application of the Rural Zone to land in Peverata.</p>
Direction 14 Planning Authority	<p>In relation to representation 330 (land at 103 Tongue Road, Hastings, folio of the Register 50720/1), the planning authority is to undertake an investigation as to what extent the Priority Vegetation Area overlay ought to apply to the land.</p>

15 August 2023 Directions

Direction 5 Planning Authority	<p>Following the submission of direction responses in relation to representations 10, 158, 164 and 312, provision of the following additional information to support modification of the Priority Vegetation Area overlay:</p> <ul style="list-style-type: none"> confirmation that expert advice informed the recommendations.
Direction 6 Planning Authority	<p>Provide a statement on the merits of the submission made by Gray Planning in relation to representation 103 (land at 149 Narrows Road, Strathblane, folio of the Register 2000986/1), dated 28 July 2023.</p> <p>Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission - Gray Planning response to Direction 13 issued on the 14 July 2023 - 28 July 2023.</p>
Direction 7 Planning Authority	<p>In relation to representation 184 (Bakers Creek Road, Lucaston, folio of the Register 41338/1):</p> <ul style="list-style-type: none"> a diagram showing the planning authority's recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at Bakers Creek Road, Lucaston (folio of the Register 41338/1); and advice in relation to the attribute upon which the zone boundary has been determined. <p>The diagram is to be prepared in consultation with representor 184, Peter Boyce.</p>

From: Rong Zheng <rzheng@huonvalley.tas.gov.au>
Sent: Monday, 9 October 2023 12:24 PM
To: Graham, Linda
Cc: TPC Enquiry
Subject: RE: Huon Valley draft LPS - extension of time - provision of responses to Directions

Dear Linda

I hope you are well. I am requesting an extension until 7 November 2023, to complete the following directions:

- Direction dated May 30, 2023;
- Direction dated July 14, 2023; and
- Direction dated August 9 and 15, 2023;

Due to unexpected professional commitments, the Planning Authority needs additional time to meet the original deadlines. I appreciate your understanding and support. Please let me know if you require any further information.

Thank you,

Rong



Rong Zheng
Project Manager - Strategic Land Use
Phone: 03 6264 9467
Email: rzheng@huonvalley.tas.gov.au

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We acknowledge the Traditional Custodians of the South East Nation, the Melukerdee people of the Huon River and the Lyluequonny people of the Far South. We recognise their continuing connection to land, water and culture, and pay respects to the Elders past, present and emerging.

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