

TASMANIAN PLANNING COMMISSION

Our ref: DOC/23/133881
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16 November 2023

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

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

Dear Mr Kranz

Huon Valley draft Local Provisions Schedule (LPS) Outstanding Directions

I refer to the Huon Valley draft LPS and matters raised following recent hearings and within representations and submissions received by the Commission. The Commission seeks information from the planning authority in relation to matters set out in the attached directions schedule (Attachment A). Please note that Attachment A contains a list of the outstanding directions and one additional new direction to that identified in our recent correspondence dated 15 November 2023 which approved an extension of time for the provision of direction responses.

Please submit your responses to tpc@planning.tas.gov.au by the due date specified in the schedule. Once received, all responses will be published on the [Commission website](#)¹. This website remains the primary portal for exchanging information. Further submissions by parties wishing to respond to any of the information received, must be made no later than 7 days from the documents being placed on the Commission's website.

If you require further information please contact Linda Graham, Planning Adviser, on 03 6165 6826.

Yours sincerely



Dan Ford
Delegate

Attachment A – Directions schedule

cc. Representors/submitters

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/lps-huo-tps>

Attachment A – Directions Schedule for Huon Valley Draft LPS

The Commission directs that the parties listed below be prepared to address the identified matters by the **18 December 2023**.

Submissions to the Commission are to be provided by email to tpc@planning.tas.gov.au. Where attachments are too large for email, please contact the Commission for assistance with file sharing.

The Commission keeps electronic records and does not require hard copy documents. All submissions will be placed on the Commission’s website at www.planning.tas.gov.au. Please note that submissions will be published in full, without redaction.

Name	Direction
Planning Authority Direction 1	Provide a statement on the merits of the further submission made by Submitter 13 in relation to land at 136 Rocky Creek Road, Crabtree. Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission – 136 Rocky Creek Road, Crabtree¹ dated 16 July 2023.

OUTSTANDING DIRECTIONS ISSUED 9 AUGUST 2023

Name	Direction
Planning Authority Direction 12	In relation to representation 297 (land at 614 Lady Bay Road, Southport, folio of the Register 121159/1), the planning authority is to undertake an investigation: <ul style="list-style-type: none"> • as to whether the Landscape Conservation Zone or the Rural Living Zone C ought to apply to the land; and • to what extent the Priority Vegetation Area overlay ought to apply to the land.
Planning Authority Direction 15	In relation to Submission 12 (land at 2438 Huon Highway, Huonville, folio of the Register 64394/4), the provision of any recently issued planning permit for use and/or development at 2438 Huon Highway, Huonville
Planning Authority Direction 20	Following the hearing of representation 221 (land at Lonnavale), the planning authority is to: <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 342 Wooley’s Road, Lonnavale (folio of the Register 101973/1); and

¹ https://www.planning.tas.gov.au/__data/assets/pdf_file/0004/709294/Submission-13-136-Rocky-Creek-Road-Crabtree-16-July-2023.pdf

	<ul style="list-style-type: none"> provide advice in relation to the attribute upon which the zone boundary has been determined, including the provision of coordinates where relevant. <p>The diagram is to be prepared in consultation with representor 221, Stacey Carlton and Andrew Page.</p>
Planning Authority Direction 21	Following the hearing of representation 246 (land at 283 Kent Beach Road, Dover, folio of the Register 176601/1), the planning authority is to undertake an investigation as to whether the Priority Vegetation Area overlay which applies to the land ought to be modified.
Planning Authority Direction 22	Following the hearing of representation 356 (land at 119 and 398 Silver Hill Road, Cygnet), the planning authority is to: <ul style="list-style-type: none"> undertake an investigation as to whether the Rural Zone, Agriculture Zone and/or General Residential Zone ought to apply to the land; and prepare a diagram showing the planning authority's recommended zone and overlay application.
Planning Authority Direction 28	Following the hearing of Submission 16 (land at 59 Wilmot Road, Huonville, folios of the Register (132549/1, 184322/2 and 184322/1), the planning authority is to undertake an investigation as to whether the Priority Vegetation Area overlay which applies to the land ought to be modified.
Planning Authority Direction 30	Following the hearing submission 18 (land at Woodstock): <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 8695 Channel Highway, Woodstock, folio of the Register 181411/3; and advice in relation to the attribute upon which the zone boundary has been determined, including the provision of coordinates where relevant. <p>The diagram is to be prepared in consultation with submitter 18, Graeme Combes.</p>
Planning Authority Direction 32	Following the planning authority's consideration of the Leprena Trust hearing submission, a re-draft of Table C8.1 for the proposed Blackswan Lagoon Scenic Protection Areas overlay, addressing the planning authority's recommendations in relation to the description, scenic value and management objectives table columns. <p>The re-draft of Table C8.1 submitted to the Commission must be prepared in consultation with the Leprena Trust and include evidence of engagement with and support (or otherwise) from Parks and Wildlife in relation to that land managed by the authority within the overlay boundaries.</p>