



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 14 July 2023.

Direction 6 requested the following information:

Following the hearing of representation 137 (land at Glen Huon):

- 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.

The diagram is to be prepared in consultation with representor 137, Alan Baldry and Joan Armstrong.

Response

During the hearing process it was determined that the abovementioned title could appropriately be split zoned due to the area of cleared land. This is due to the cleared area being flatter, the adjoining land to the southeast being zoned Rural and the current land use of the property. The location of the recommended split zone is shown below which includes a boundary from approximately the 200 m contour on the southeastern title boundary, across in a westerly direction to the 210 m contour and then in a south-westerly direction to a cadastre point on the southern boundary of the title. The owner of FR 29616/2 supported the application of the split-zoning to the land on 30 November 2023.



Figure 1 Title boundaries shown with pink outline and approximate split zone location shown with blue outline.

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

Kind Regards

A handwritten signature in blue ink, appearing to read 'Rong'.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE