



HUON VALLEY COUNCIL

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18 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 30**

I write in response to the Commission's directions issued on 9 August 2023.

Direction 30 requested the following information:

Following the hearing submission 18 (land at Woodstock):

- 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.

The diagram is to be prepared in consultation with submitter 18, Graeme Combes.

Response

The recommended application of the Rural zone on the land has been based on the area of land that is partially cleared of native forest vegetation and the less steep parts of the land. The Landscape Conservation zone recommended to be applied to the part of the land, which is entirely vegetated and steeper. The split zone location is recommended at the 80 m contour. The landowner was contacted by email on 15 December, no response has been received as of today.

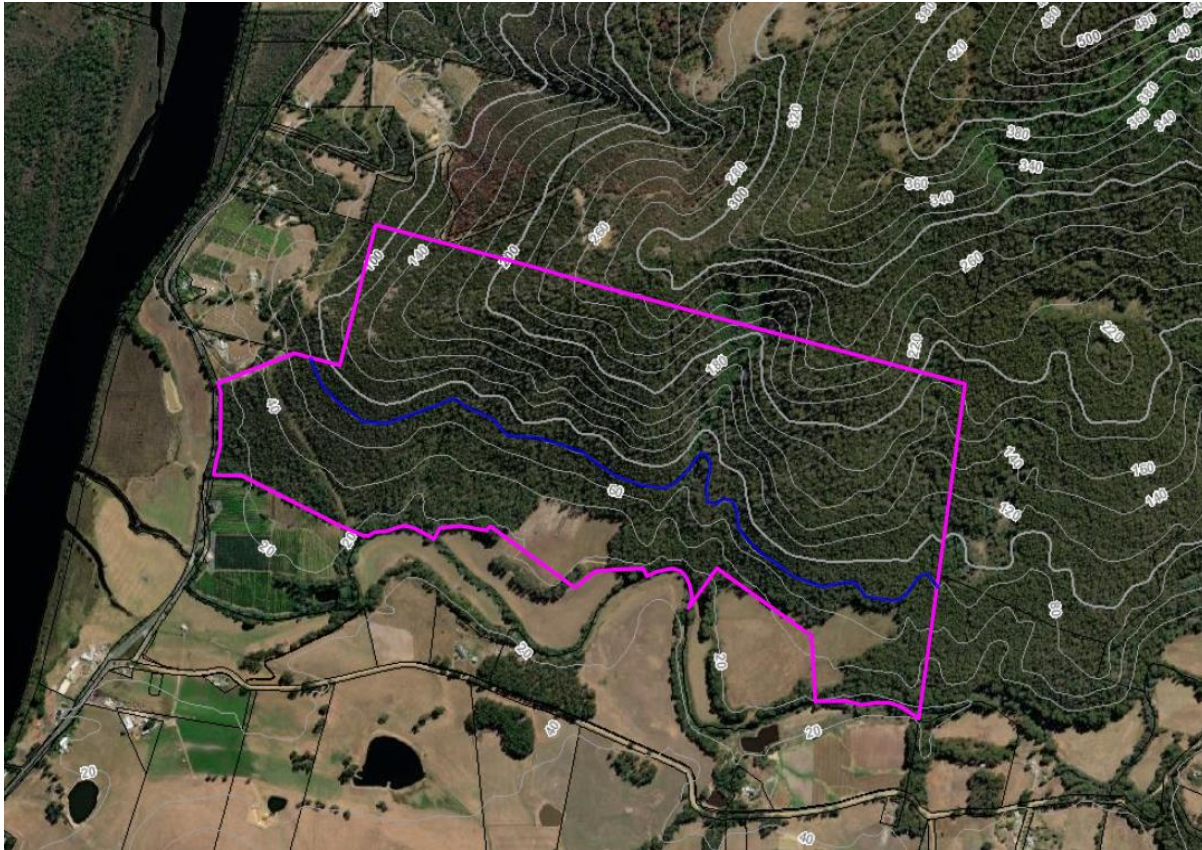


Figure 1 Land shown with pink border with approximate split zone location shown with blue line.

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

Kind Regards

A handwritten signature in blue ink, appearing to read 'Rong' followed by a stylized surname.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE