

# TASMANIAN PLANNING COMMISSION

Our ref: DOC/24/43601  
Officer: Samuel McCrossen  
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Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

15 April 2024

Erik Hayward and Lisa Searle

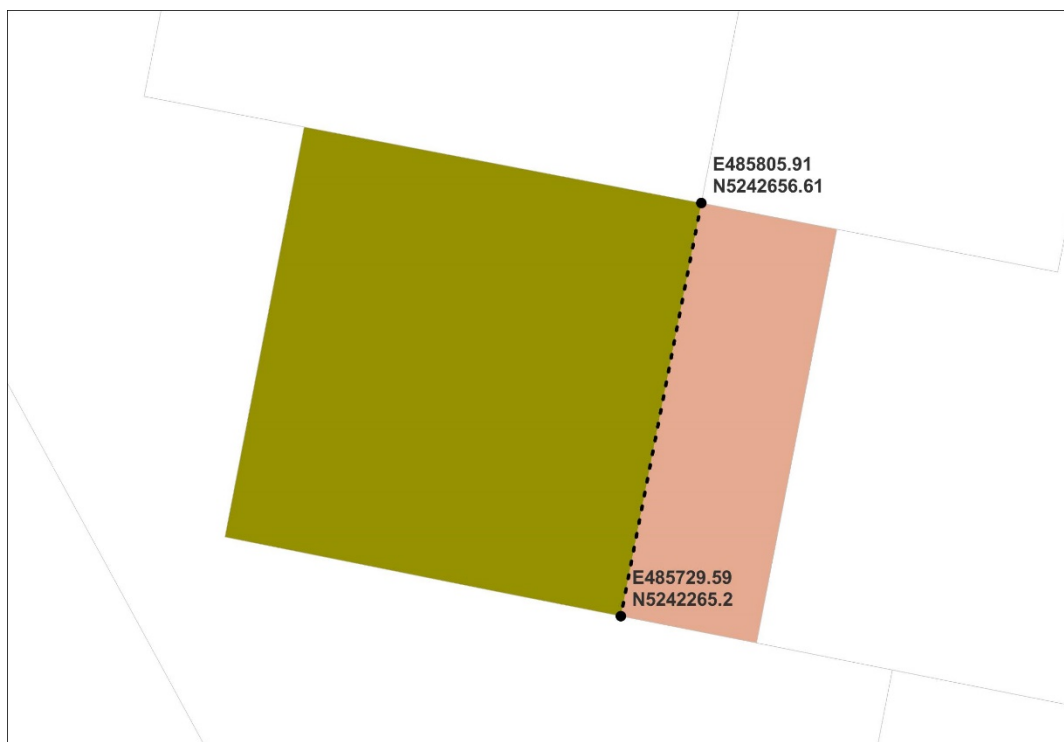
By email: [erikhayward@icloud.com](mailto:erikhayward@icloud.com); [erik.hayward@hotmail.co.uk](mailto:erik.hayward@hotmail.co.uk)

Dear Mr Hayward and Ms Searle,

**Huon Valley Draft Local Provisions Schedule (LPS)**  
**Direction - land at 971 Lonnavele Road, Lonnavele - Representation 56**

The Commission recently concluded hearings on the Huon Valley draft LPS and is now reviewing the matters heard. At the hearing on 27 April 2023, the Commission heard from the planning authority that it was prepared to consider whether part of your land, specifically the cleared area on the eastern side of the property, should be included in the Rural Zone. I therefore write to seek your opinion on the proposed split-zoning.

The diagram below shows a proposed split-zone boundary, which has been prepared using recent aerial photography of the land.



*Diagram showing proposed split zoning of land at 971 Lonnavele Road, Lonnavele folio of the Register 112834/2*

A 'split zone' is a term used to describe the circumstance where two zones are applied to a single property. In this proposal, the Landscape Conservation Zone would continue to apply to the vegetated portion of the land and the Rural Zone would apply to the north-west corner to allow rural activities to be undertaken.

It would be appreciated if you could provide your response in writing, by email or letter, by **22 April 2024**.

Please note that confirmation or otherwise of your agreeance to the change of split-zoning does not necessarily confirm the Commission will alter the zone of the land.

The Commission will release the decision on the entire Huon Valley LPS in due course.

If you require further information please contact Samuel McCrossen, Planning Adviser, on 03 6165 6833.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Ramsay', with a stylized flourish at the end.

John Ramsay  
**Delegate (Chair)**

cc Huon Valley Council