

TASMANIAN PLANNING COMMISSION

Our ref: DOC/23/43956
Officer: Samuel McCrossen
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20 April 2023

Mr Jason Browne
General Manager
Council
PO Box 210
HUONVILLE TAS 7109

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

Dear Mr Browne,

Huon Valley Draft Local Provisions Schedule (LPS)

I refer to the Huon Valley draft LPS hearings held by the Tasmanian Planning Commission (the Commission) up to 18 April 2023.

At the most recent hearings, the Commission identified matters about which it requires further information from the planning authority and other parties. The directions on these matters are set out in the attached directions schedule (Attachment A).

Due dates for directed submissions are listed in the schedule. 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.

Yours sincerely



John Ramsay
Delegate (Chair)

cc Representors

Attachment A - Directions schedule

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 date specified.

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 accessing Dropbox.

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 1	<p>Provide an opinion on whether the Rural Living Zone should be applied to the area that includes and surrounds 23 Flakemores Road, Eggs and Bacon Bay FR 30982/6 (representation 37 Steve Gibson). If so, the response must provide a list/map/diagram of lots where the Zone should be applied, and also specify the Rural Living Zone lot size that should be applied.</p> <p><i>Response due Thursday 4 May 2023.</i></p>
Planning Authority 2	<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> <p><i>Response due Thursday 4 May 2023.</i></p>
Planning Authority 3	<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).</p> <p>If so, submit written evidence that registered owners of the property support the application of the Rural Zone to the land.</p> <p><i>Response due Thursday 4 May 2023.</i></p>
Planning Authority 4	<p>Provide a response on the merits of the findings of the Flora and Fauna Report for Lot 14 Flakemores Road, Eggs and Bacon Bay FR 8131/14 prepared by Sally Scrivens (RMCG) and whether the Priority Vegetation Area or Future Coastal Refugia Area overlays should be modified or removed from the land.</p> <p><i>Response due Thursday 4 May 2023.</i></p>

Planning Authority 5	<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 Rangî Yates). If so, submit written evidence that registered owners of each property support the application of the Rural Zone to the land.</p> <p>Response due Thursday 4 May 2023.</p>
Planning Authority 6	<p>Provide a response to the submission to be made by Angelo Kessarios below (once received) and comment on the merits of the Rural Living Zone proposed for Lanes Road, Glen Huon FR 140814/4.</p> <p>Response due no later than 7 days from the submission being placed on the Commission's website.</p>
Planning Authority 7	<p>Provide a response to the submission made at the hearing by Shane Pritchard (representation 403) on the merits of the General Residential Zone proposed for the land at Mary Street, Cygnet FR 165335/6 and FR 165335/7.</p> <p>Response due Thursday 4 May 2023.</p>
Planning Authority 8	<p>Provide evidence of the qualifications (preferably a curriculum vitae) for the following experts who have given, or will give, evidence on behalf of the Planning Authority:</p> <ul style="list-style-type: none"> • Claire Hester; • Jim Mulchay; • Andrew Welling; • Astrid Kettelar; • Michael Tempest; and • any other persons who intend to provide evidence on behalf of the Planning Authority. <p>Response due Thursday 4 May 2023.</p>
Stephen Bartels (Representation 169)	<p>Provide evidence of the qualifications (preferably a curriculum vitae) for Sally Scrivens, author of the Flora and Fauna Report for Lot 14 Flakemores Road, Eggs and Bacon Bay FR 8131/14.</p> <p>Response due Thursday 4 May 2023.</p>
Angelo Kessarios (Submission)	<p>Provide a further submission in support of the Rural Living Zone proposed for Lanes Road, Glen Huon FR 140814/4 and confirm which Rural Living Zone subdivision category is proposed to be applied to the land.</p> <p>Response due Thursday 27 April 2023.</p>