

# TASMANIAN PLANNING COMMISSION

Our ref: DOC/23/123646  
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19 October 2023

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

By email: [hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)  
[rzheng@huonvalley.tas.gov.au](mailto:rzheng@huonvalley.tas.gov.au)

Dear Mr Kranz

## Huron Valley draft Local Provisions Schedule (LPS)

I refer to the Huron Valley draft LPS and matters raised following recent hearings and in further submissions received by the Commission. The Commission seeks information from the planning authority in relation to these matters set out in the attached directions schedule (Attachment A).

Please submit your responses to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au) by the due date specified in the schedule. Once received, all responses will be published on the [Commission website](#)<sup>1</sup>. 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 6165 6826.

Yours sincerely



Dan Ford  
**Delegate**

Attachment A – Directions schedule

cc. Representors/submitters

<sup>1</sup> <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 address the identified matters by **15 November 2023**.

Submissions to the Commission are to be provided by email to [tpc@planning.tas.gov.au](mailto: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](http://www.planning.tas.gov.au). Please note that submissions will be published in full, without redaction.

Name	Direction
Direction 1 Planning Authority	<p>In relation to the “Franklin Urban Development Area” referred to in the 26 July 2023 Council meeting minutes, the planning authority is to confirm:</p> <ul style="list-style-type: none"> <li>• Whether the Franklin Urban Development Area related to a particular representation/s?; and</li> <li>• Whether a modification is required to the draft LPS?</li> </ul>
Direction 2 Planning Authority	<p>In relation to representation 282 (land at 1010 Halls Track Road, Pelverata (folio of the Register 108640/1)) the planning authority, in consultation with representor 282, Paul Evans, is to:</p> <ul style="list-style-type: none"> <li>• Provide a diagram showing the planning authority’s recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to the land at 1010 Halls Track Road, Pelverata (folio of the Register 108640/1); and</li> <li>• Confirm the attribute/s upon which the zone boundary has been determined.</li> </ul>
Direction 3 Planning Authority	<p>In relation to representation 26 (land at 171 Caseys Road, Nicholls Rivulet (folio of the Register 126620/1)) the planning authority is to provide a statement on the merits of the further submission made by Jeanette Gormley as published on the Commission website as <a href="#">“Submission – Jeanette Gormley 21 July 2023”</a>.</p>
Direction 4 Planning Authority	<p>In relation to representation 170 (land at Lot 4 Huon View Road, Lower Longley (folio of the Register 160523/4)) the planning authority, in consultation with representor 170, Stephen Bartels is to:</p> <ul style="list-style-type: none"> <li>• Provide a diagram showing the planning authority’s recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at Lot 4 Huon View Road, Lower Longley (folio of the Register 160523/4); and</li> <li>• Confirm the attribute/s upon which the zone boundary has been determined.</li> </ul>

<p>Direction 5 Planning Authority</p>	<p>In relation to Submission 13 (land at 136 Rocky Creek Road, Crabtree PID 9710592), the planning authority is to provide a statement on the merits of the further submission made by Thomas Mistry and published on the Commission website as "<a href="#">Submission – Thomas Mistry 31 July 2023</a>" and if appropriate:</p> <ul style="list-style-type: none"> <li>• Provide a diagram showing the planning authority's recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 136 Rocky Creek Road, Crabtree (folio of the Register 168351/2); and</li> <li>• Confirm the attribute/s upon which the zone boundary has been determined.</li> </ul> <p>Any diagram is to be prepared in consultation with submitter 13, Thomas Mistry.</p>
<p>Direction 7 Planning Authority</p>	<p>In relation to land owned by Caccavo Farms Pty Ltd (folios of the Register 52907/1 and 45264/1), the planning authority is to provide:</p> <ul style="list-style-type: none"> <li>• Written advice from its agricultural consultant on the impact of the proposed split zoning between the Rural Zone and the Agriculture Zone;</li> <li>• Written advice from its natural values consultant on the impact of proposed the split zoning between the Rural Zone and the Agriculture Zone; and</li> <li>• Written advice on the application of Rural Zone, Agriculture Zone and the proposed split zoning under Guideline No. 1.</li> </ul>
<p>Direction 8 Jake Norris (Hansen Orchards)</p>	<p>Submission of a Natural Values Assessment prepared by a suitably qualified person which provides justification for the removal or modification of the Priority Vegetation Area overlay as it applies to land at 2125 Huon Highway, Grove (folio of the Register 119181/1).</p>