

From: [Rong Zheng](#)
To:
Subject: FW: Huon Valley Draft LPS - TPC Letter to Parties Providing Post-Hearing Notice of Directions and Submission Dates
Date: Wednesday, 28 June 2023 3:45:42 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Huon Valley Draft LPS - Attachment A - Directions Schedule.pdf](#)
[Endorsed Plan SUB-4-2012 Amended 2015 Permit \(CT 179764-5\).pdf](#)
[ERA Zone Plan from DA-337-2022 - Huon Link Road \(1 page\).pdf](#)
[DSG Plan for Huon Link Road from DA-337-2022 - Plan \(1 page\).pdf](#)
[ERA Plan from DA-337-2022 - Huon Link Road \(1 page\).pdf](#)
[Endorsed Plan Document for SUB-28 2021 CT 178529-500.pdf](#)
[Ashy Wav. Huonville FolioPlan-178529-500 \(SUB-31-2015\).pdf](#)
[Huon Valley Draft LPS - TPC Letter dated 6 April 2023.PDF](#)

Hi Linda

Please see the info provided earlier. It seems that the response is not recorded in your system.

Cheers

Rong



Rong Zheng

Project Manager - Strategic Land Use

Phone: 03 6264 9467

Email: rzheng@huonvalley.tas.gov.au

Huon Valley Council
Huonville, Tas, 7109
www.huonvalley.tas.gov.au

We acknowledge the Traditional Custodians of the South East Nation, the Melukerdee people of the Huon River and the Lyluequonny people of the Far South. We recognise their continuing connection to land, water and culture, and pay respects to the Elders past, present and emerging.

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From: Michael Bartlett <mbartlett@huonvalley.tas.gov.au>
Sent: Monday, April 17, 2023 7:28 PM
To: tpc@planning.tas.gov.au
Cc: Rong Zheng <rzheng@huonvalley.tas.gov.au>
Subject: Huon Valley Draft LPS - TPC Letter to Parties Providing Post-Hearing Notice of Directions and Submission Dates

Dear Mr Ramsay

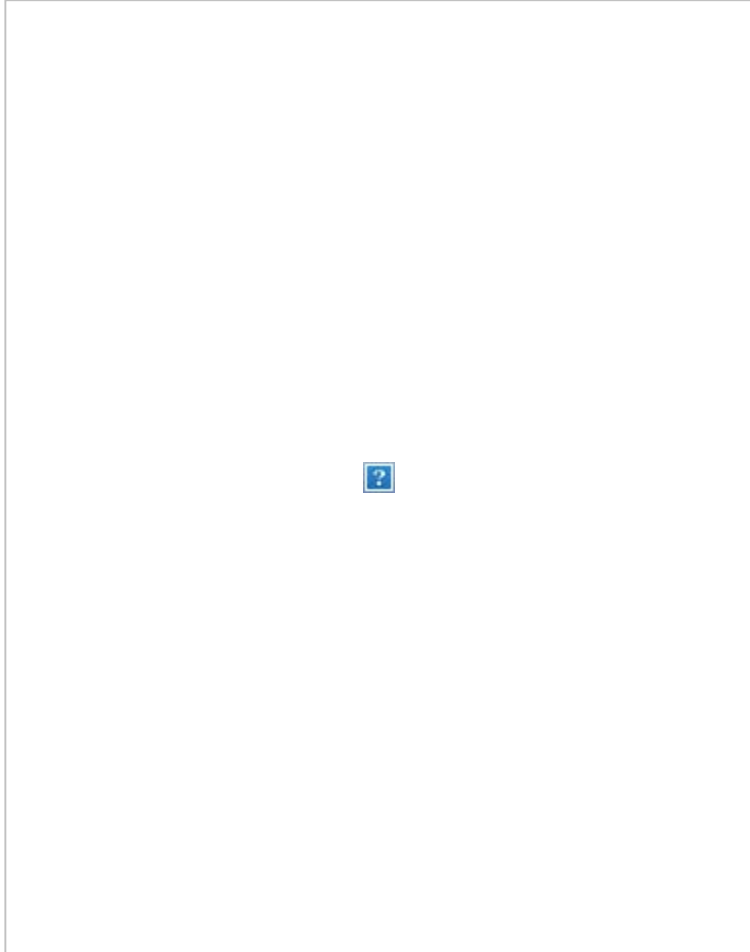
I refer to the letter dated 6 April 2023 from the Commission (attached).

In relation to Direction 2 and 3 information is attached in response to those Directions.

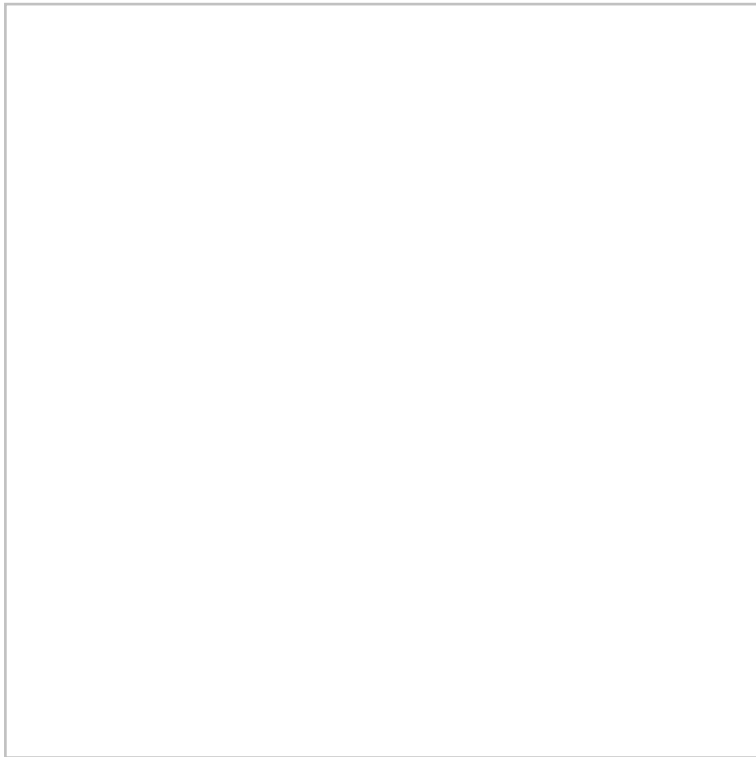
Huon Link Road (DA-337/2022)

Attached are 3 plans from documentation advertised as part of the application, DA-337/2022. This application will be considered by the Planning Authority at its next meeting on 26 April 2023. Therefore, application documentation to be considered at that meeting will be displayed on Council's website at that time on this page of the website: [Meetings, agendas & minutes - Huon Valley Council Huon Valley Council](#) .

CT 179764/5 – Sale Street, Huonville SUB-4/2012)



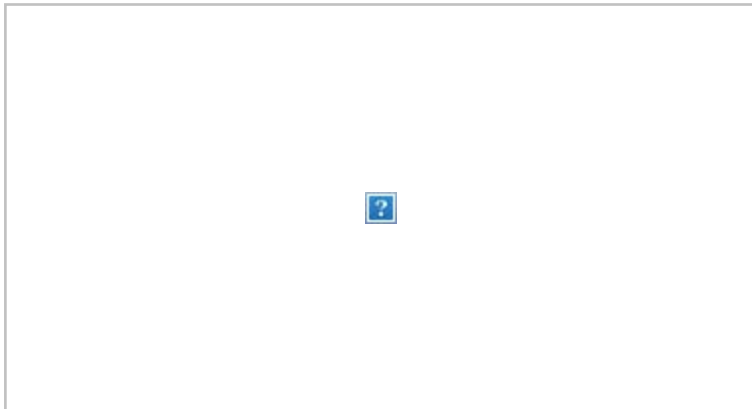
Lot 500 - Ashy Way, Huonville



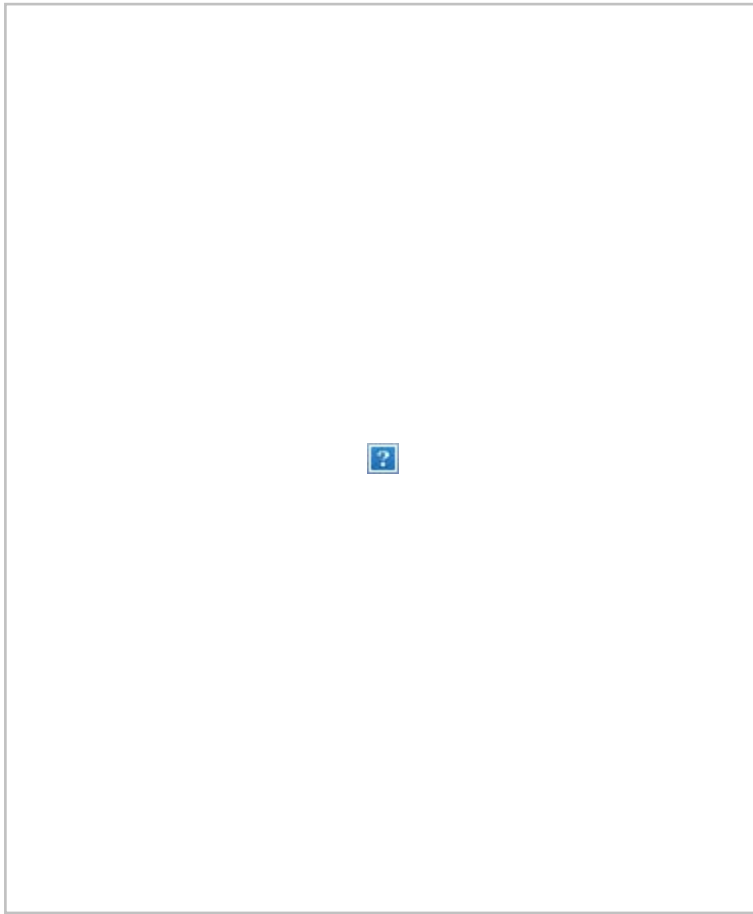
Other subdivisions

There are some other subdivisions that have also progressed in recent years which are located south of the above properties such as the following.

CT 1788931/1



38 Coolstore Road, Huonville



If information is required on these subdivisions please let me know.

Regards



Michael Bartlett

Manager Development Services

Phone: [03 6264 0353](tel:0362640353)

Email: mbartlett@huonvalley.tas.gov.au

Huon Valley Council
40 Main Street, Huonville, Tas, 7109
www.huonvalley.tas.gov.au

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OWNER KD & JD PROPERTY DEVELOPMENTS
PTY LTD

FOLIO REFERENCE 173224/1 & 176295/300

GRANTEE PART OF LOT 436 (640A-OR-OP) GTD.
TO THOMAS & WILLIAM WALTON

PLAN OF SURVEY

BY SURVEYOR DAVID BRUCE MILLER
BROOKS LARK & CARRICK SURVEYORS
 UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK
 PH 6248-5898 MOB. 0400-114-824
TOWN OF HUONVILLE

SCALE 1: 2,000 LENGTHS IN METRES

REGISTERED NUMBER

SP178529

APPROVED

EFFECTIVE

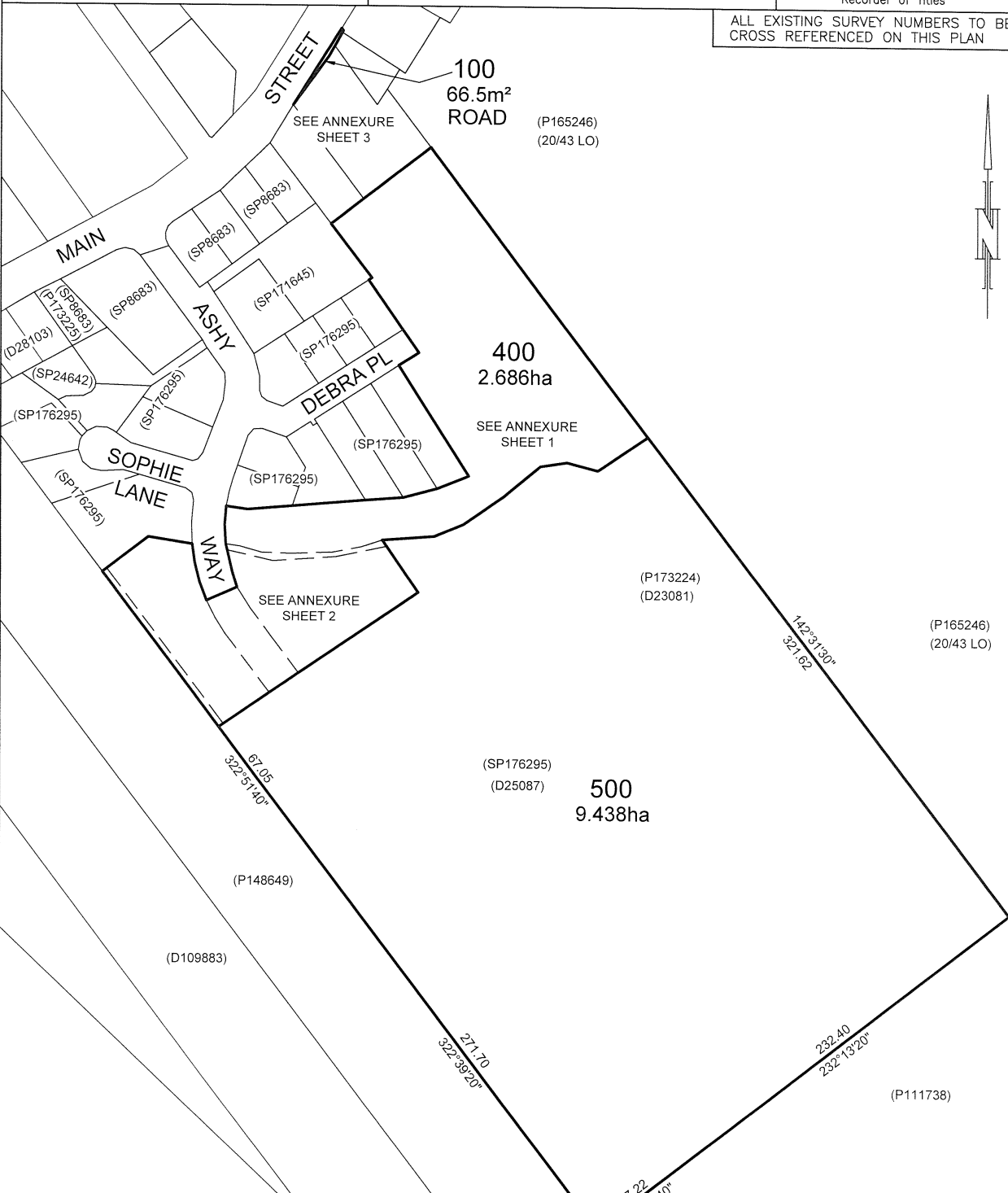
FROM

- 7 APR 2020



Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



100
66.5m²
ROAD

(P165246)
(20/43 LO)

SEE ANNEXURE
SHEET 3

MAIN

ASHY

DEBRA PL

SOPHIE
LANE

WY

SEE ANNEXURE
SHEET 1

400
2.686ha

SEE ANNEXURE
SHEET 2

500
9.438ha

142°3'130"

321.62

(P165246)
(20/43 LO)

(P173224)
(D23081)

(SP176295)
(D25087)

67.05

322°5'140"

(P148649)

(D109883)

211.70

322°39'20"

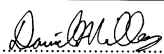
47.22

232°39'40"

232.40

232°13'20"

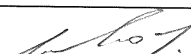
(P111738)



Registered Land Surveyor

9/1/2020

Date



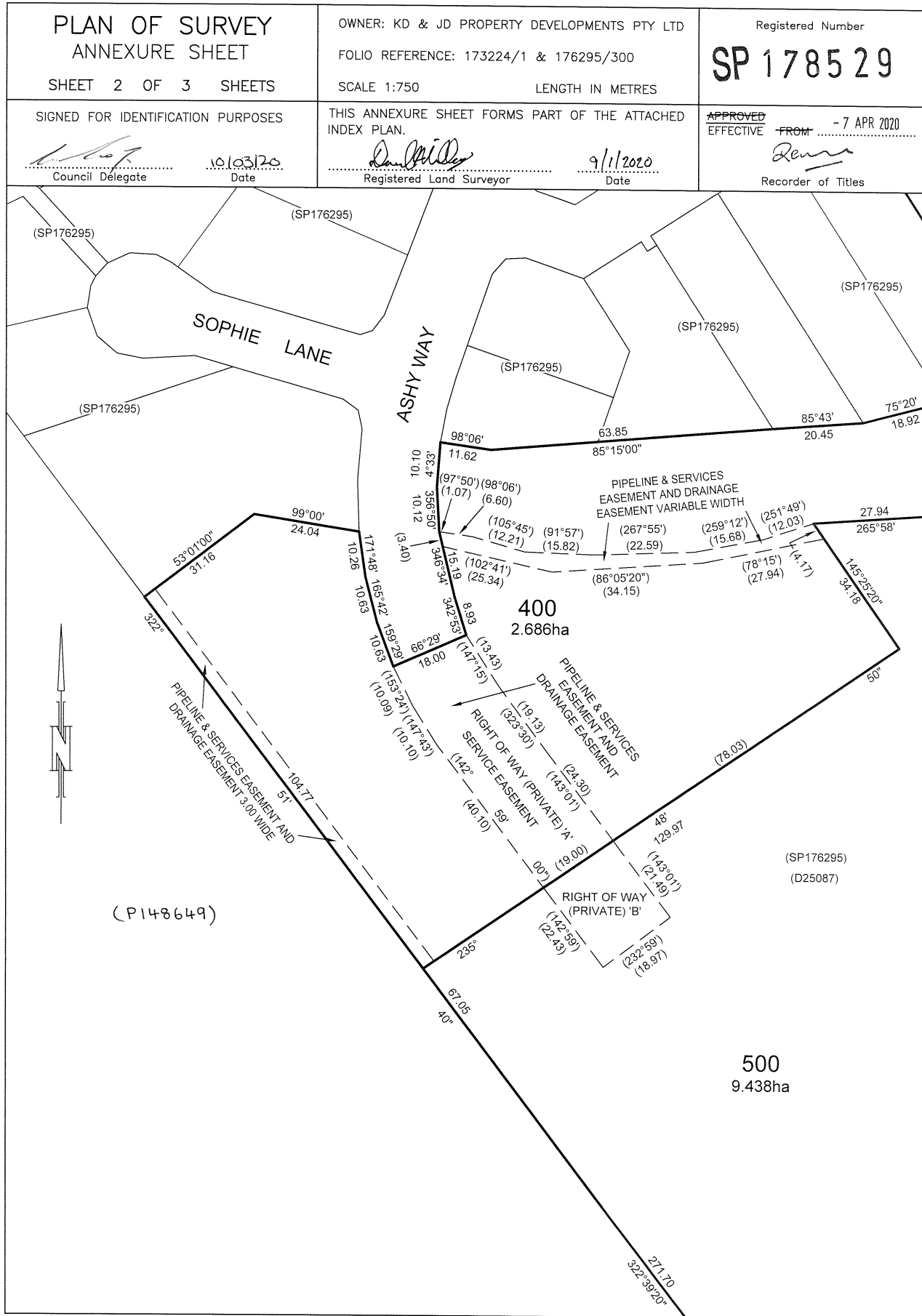
Council Delegate

10/03/20

Date

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS	OWNER: KD & JD PROPERTY DEVELOPMENTS PTY LTD FOLIO REFERENCE: 173224/1 & 176295/300 SCALE 1:750 LENGTH IN METRES	Registered Number SP 1785 29
SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 10/03/20 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 9/1/2020 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM - 7 APR 2020 <i>[Signature]</i> Recorder of Titles

The map shows a large parcel of 400 (2.686ha) and a smaller parcel of 500 (9.438ha). The 400 parcel is bounded by bearings and distances: 00°, 142°, 55', 82.17', 20", 143°, 11', 59.11', 20", 142°, 52.17', 31', 30", 321.62', 40", 32.01', 48', 235', 17.29', 284°25', 261°10', 14.41', 25.57', 230°31', 26.49', 235°17', 17.15', 247°58', 27.94', 265°58', 145°25'20", 34.18', 78°15', 27.94', 14.17', 251°49', 12.03', 259°12', 15.68', 267°55', 22.59', 86°05'20", 34.15'. The 500 parcel is bounded by bearings and distances: 85°15'00", 63.85', 85°43', 20.45', 75°20', 18.92', 68°10', 18.32', 327°24'20", 70.30', 32.32', 15.07', 325°03'40", 57°24', 12.79', 51°12', 2.09', 322°20'40", 36.33', 52°20', 22.15', 52°, 40', 45.64', 00°. The map also shows several other parcels: (SP172832) (SIO172646) (D43927) (76/93 DO), (D35012) (23/55 DO), (SP171645), (SP176295), (P165246) (20/43 LO), and (P173224) (D23081). A pipeline and services easement of variable width is shown at the bottom left.



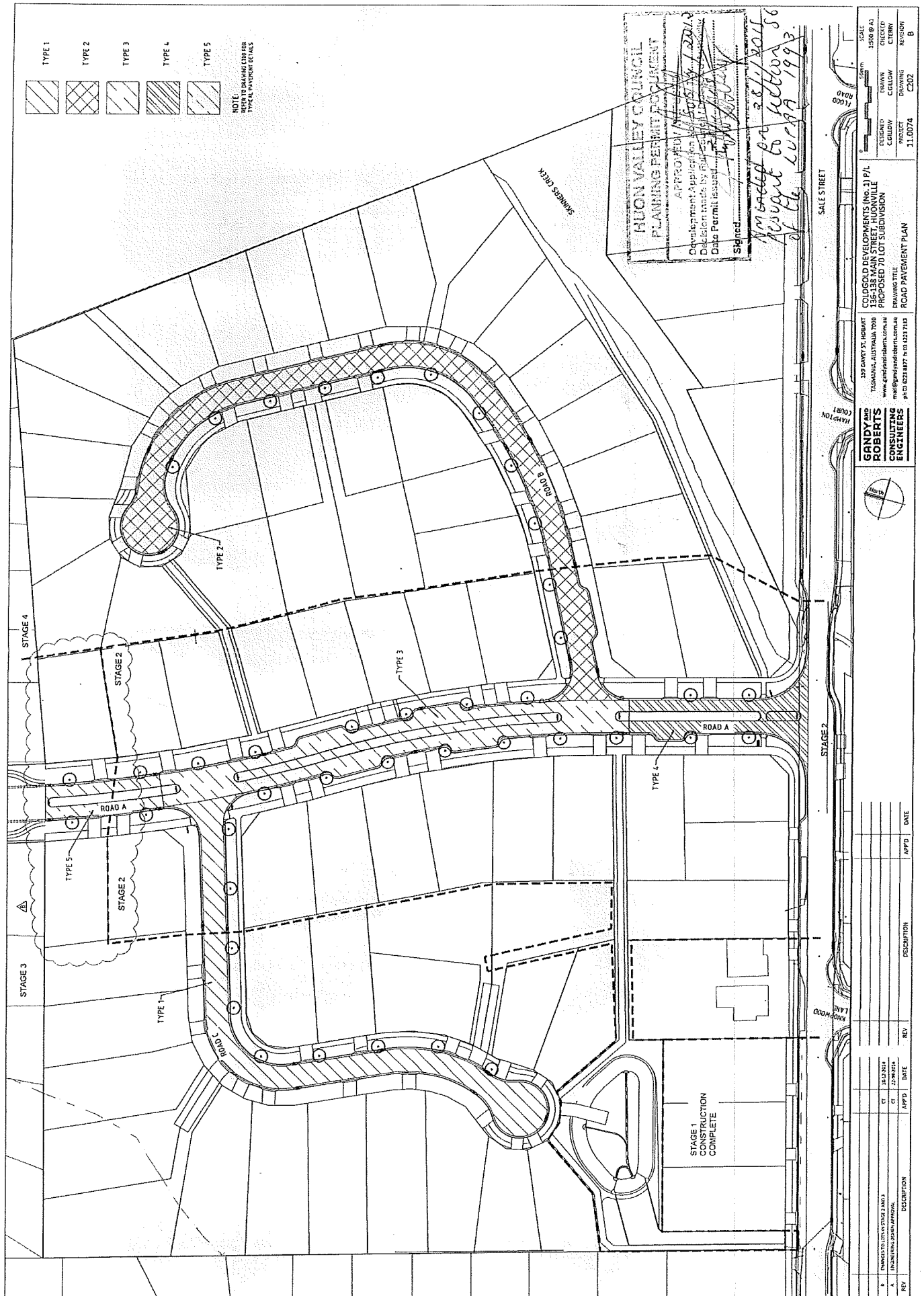
PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER: KD & JD PROPERTY DEVELOPMENTS PTY LTD FOLIO REFERENCE: 173224/1 & 176295/300 SCALE 1:400 LENGTH IN METRES	Registered Number SP.178529
SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 10/03/20 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 9/1/2020 Registered Land Surveyor Date	APPROVED - 7 APR 2020 EFFECTIVE FROM <i>[Signature]</i> Recorder of Titles



LEGEND:

-  EXISTING BOUNDARY
-  LINE OFFSET BY 3m FROM CURRENT ROAD RESERVE BOUNDARY
-  PROPOSED WORKS AREA GREATER THAN 3m OUTSIDE OF CURRENT ROAD RESERVE BOUNDARY, OR NOT EXEMPT AS PER CLAUSE 5.4.2, 5.4.5, OR 5.2.10

				SCALES NTS			Department of State Growth		CONTRACT No.	DRAWING	PRINTED DATE	SHEET No. 1049			
							HUON LINK ROAD FLOOD ROAD TO ORCHARD AVENUE KEY PLAN		3500	3100B-2-7-1000_Exemption Plan.dwg	9 Sep 22, 1:36 AM				
							REGISTRATION NUMBER								
A	FOR INFORMATION		MM				29/07/22	DESIGNED HM							
No.	Amendment Description		Initials				Date	REVIEWED MM							
A3 original		This sheet may be prepared using colour and may be incomplete if copied		Co-ordinate System: GDA2020/MGA 55		Height Datum: AHD 83		REVISION A							



GANDY AND ROBERTS CONSULTING ENGINEERS



STANDARD 25, 1000000
TODAY'S AUTOMATIC 2000
www.gandyandroberts.com.au
ph 03 8231 4077 n 03 8231 7113

COLOD DEVELOPMENTS (NO. 2) P/L
PROPOSED 70 LOT SUBDIVISION

DESIGNED BY
CHECKED BY
CULLOW
CULLOW
CULLOW

11.0074 C202 B

1500 @ A3

11.0074 C202 B

11.0074 C202 B

11.0074 C202 B

11.0074 C202 B

11.0074 C202 B

11.0074 C202 B

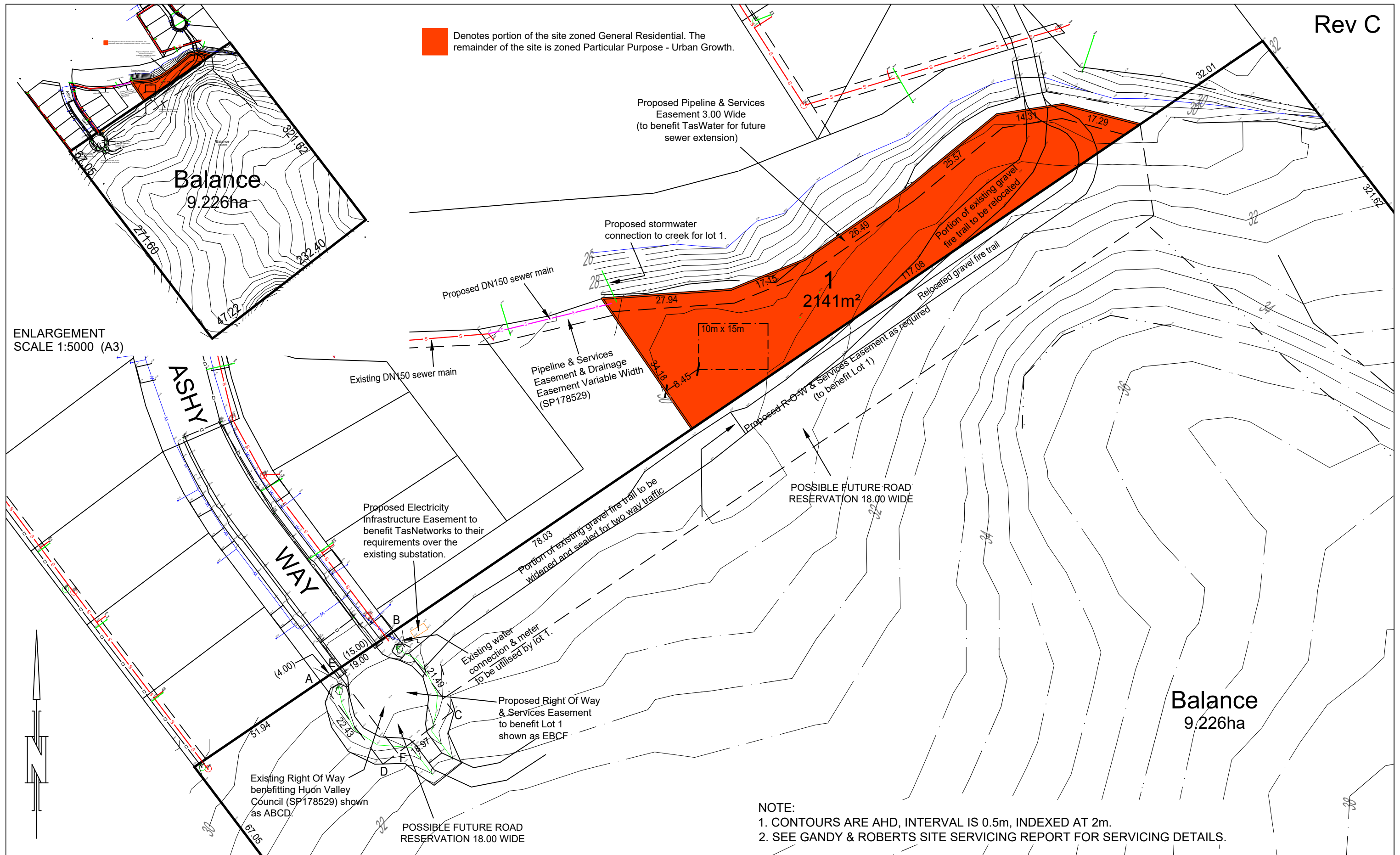
11.0074 C202 B

11.0074 C202 B

11.0074 C202 B

11.0074 C202 B

Rev C



This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
All measurements and areas are subject to the final survey.

**Brooks, Lark
and Carrick
SURVEYORS**

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@blcsurveyors.com.au
WEB: www.rbsurveyors.com

OWNER: D & K MILLER SUPER PTY LTD
TITLE REFERENCE: C.T.178529/500
LOCATION: ASHY WAY,
HUONVILLE

Proposed Subdivision

Date: 5-07-2022	Reference: MILLK03 13871-01
Scale: 1:750 (A3)	Municipality: HUON VALLEY

Huon Link Road Supporting Planning Report

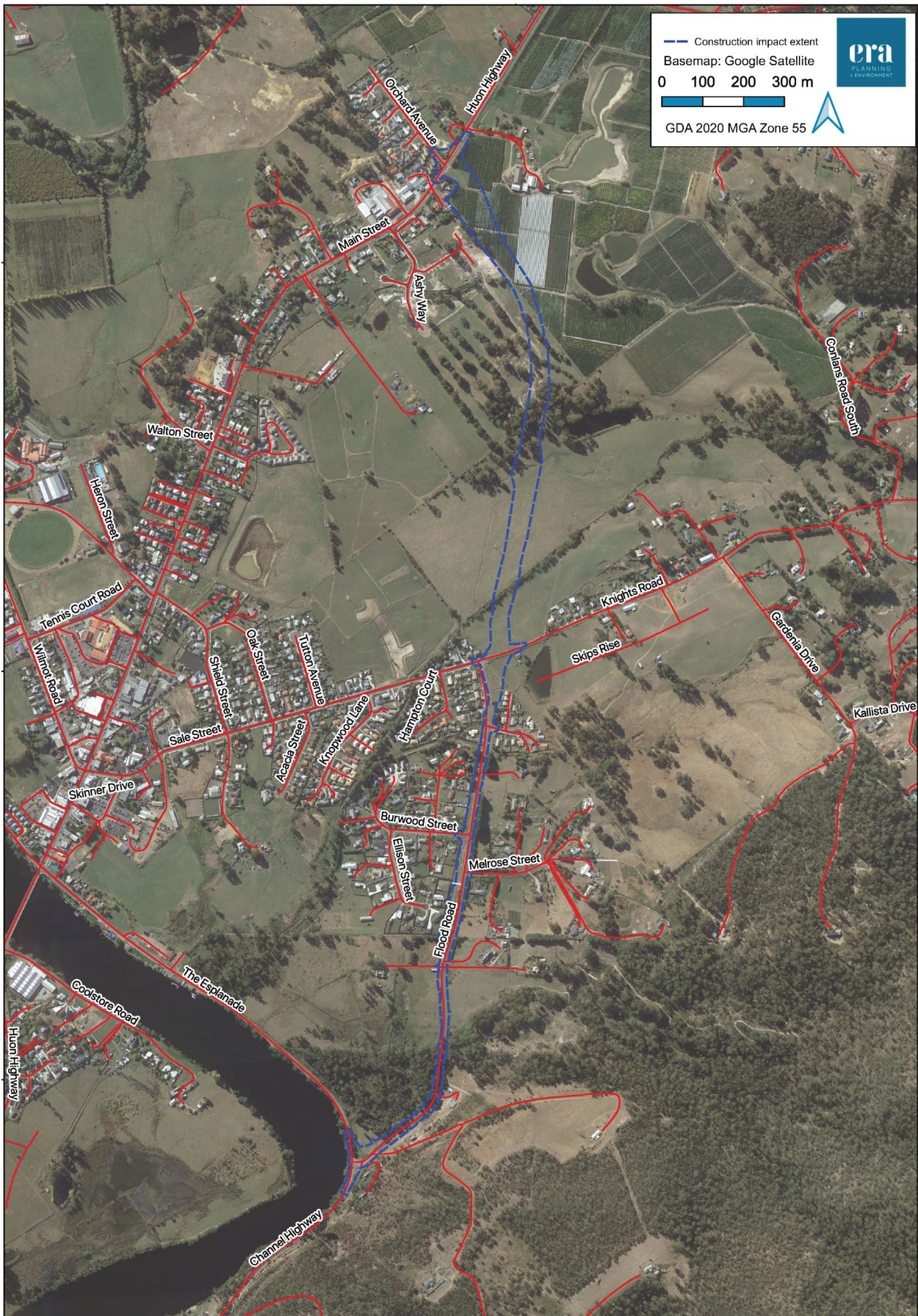


FIGURE 1: PROJECT LOCATION

Huon Link Road Supporting Planning Report

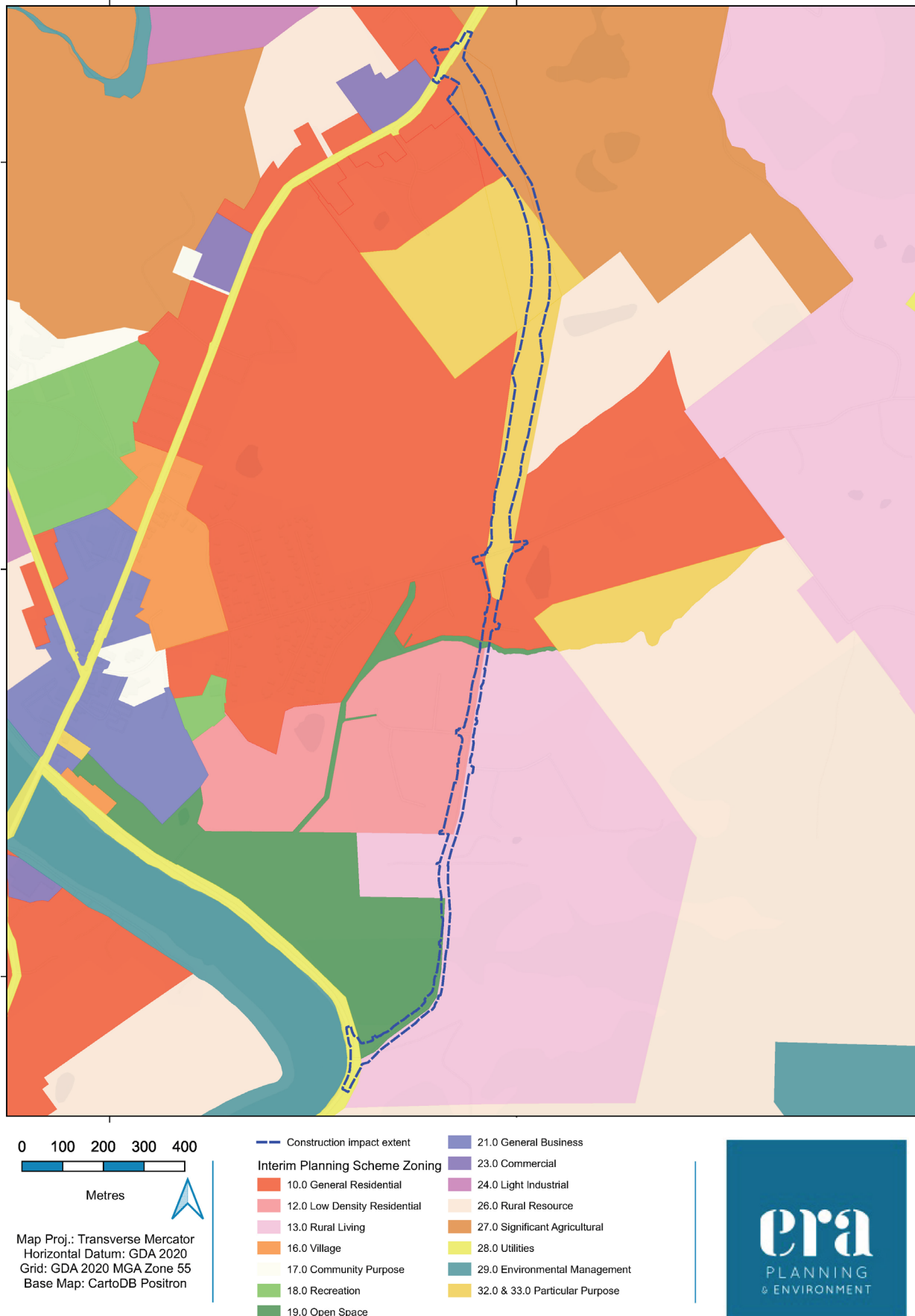


FIGURE 15: ZONING MAP SHOWING INDICATIVE HUON LINK ROAD

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	Provide further details about the Planning Authority's proposed land use and development strategy, including any information about the terms of reference, scope of work, any consultants engaged, consultation strategy, project timeline, and the work that has been completed to date. <i>Response due Friday 14 April 2023.</i>
Planning Authority 2	Provide a copy of the proposal plan for the Huonville bypass recently submitted with the development application made to the Planning Authority. <i>Response due Friday 14 April 2023.</i>
Planning Authority 3	Provide a copy of the approved plan of subdivision for the land at Sale Street, Huonville folio of the Register 179764/5 and any other relevant subdivision approvals for the land to the south of Main Street, Huonville folio of the Register 178529/500 (representation 128 and 149). <i>Response due Friday 14 April 2023.</i>
Department of State Growth	Provide an opinion on whether the Utilities Zone should be applied to that part of Esperance Road, Southport folio of the Register 17705/1 identified on the folio plan as 'road widening' (representation 24). <i>Response due Friday 14 April 2023.</i>

TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/39750
Officer: Samuel McCrossen
Phone: 03 6165 6833
Email: tpc@planning.tas.gov.au

6 April 2023

Mr Jason Browne
General Manager
Huon Valley 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 hearing held by the Tasmanian Planning Commission (the Commission) on 4 April 2023.

At the hearing, the Commission identified matters on which it requires further information from the planning authority. 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)

Attachment A – Directions schedule

cc. Department of State Growth
Representors