
From: Allen Sun <asun@huonvalley.tas.gov.au>
Sent: Friday, 27 October 2023 10:04 AM
To: Graham, Linda
Cc: Rong Zheng
Subject: Huon Valley draft LPS - names and addresses of affected landowners
Attachments: Huon Valley draft LPS - Names and addresses of affected landowners 231023.pdf; Table of zoning analysis in Garden Island Creek names and addresses.pdf; Table of zoning analysis in Pelverata names and addresses.pdf

You don't often get email from asun@huonvalley.tas.gov.au. [Learn why this is important](#)

Hi Linda,

I hope you are well.

Please find attached documents of affected owners' contact names and addresses in response to following directions:

- Proposed zone revision at Garden Island Creek
- Proposed zone revision at Pelverata
- Direction 64, 30 May 23
- Direction 79, 30 May 23
- Direction 82, 30 May 23
- Direction 3, 14 July 23
- Direction 7, 14 July 23
- Direction 8, 14 July 23
- Direction 10, 14 July 23
- Direction 12, 14 July 23

Please do not hesitate to let me know if we could be of any help.

Kind regards



Allen Sun
Strategic Planning Support Officer
Phone: 03 6264 9473
Email: asun@huonvalley.tas.gov.au

Huon Valley Council
40a Main Street, 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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TASMANIAN PLANNING COMMISSION

Our ref: DOC/23/XXX
Officer: Linda Graham, Chloe Edgell
Phone: 61656833
Email: tpc@planning.tas.gov.au

DATE

Postal address

By email: **Email address**

Dear **Name**

Huon Valley Council Draft Local Provision Schedule (LPS) – folio of the Register CT No., land at Street address in the Cluster proposed rezoning

State-wide planning reform required all local government areas to develop a Local Provision Schedule (LPS), which along with the State Planning Provisions, forms the Tasmanian Planning Scheme.

The Huon Valley Council is in the process of applying the Local Provisions Schedule to the municipality. The Huon Valley draft LPS was exhibited as part of the process. This included some text-based documents and maps showing where different zones and codes apply. Information about the Huon Valley LPS can be accessed on the [Tasmanian Planning Commission website](#).

Your land at **Street Address**, folio of the Register **CT No.**, was exhibited as **Exhibited Zone**. During the exhibition period some landowners sent representations about their land to the Council. The Council was required to compile a report (called 35F) of responses and recommendations about each representation.

The Commission has undertaken hearings into the matters raised in each representation. At a hearing held earlier this year, the rezoning of a group of properties, at the **Cluster** including your land was discussed. The Commission directed the planning authority to confirm the extent of the cluster to be included in the proposed change. As a consequence, the following zone revision from the exhibited **Exhibited Zone** to the **Proposed Zone** is now being considered.

The Commission is seeking to ascertain whether affected landholders support the proposed zone revisions. Included with this letter is a copy of the relevant State Planning Provisions zone chapters for comparison purposes and a form on which to provide your response to us. For your response to be included in the Commission's considerations it needs to be provided by **DATE**. It is important that the response reflects that of all registered owners of the property. It would be appreciated if you could provide your advice in writing by completing the attached form and returning by electronic mail or mail.

Should you wish to, the zoning of your land could be discussed at a hearing. If you want to participate in a hearing, please fill in and return the hearing attendance form (attached) and you will be advised on the date and time. Hearings will be held in the Council Chambers in Huonville and are likely to take place in late November.

Please note that confirmation or otherwise of your agreeance to the change of zoning does not necessarily confirm the Tasmanian Planning Commission will alter the zoning of the land. The Commission will release the decision on the entire Huon Valley LPS after all the hearings and considerations have been concluded.

Level 3, 144 Macquarie Street Hobart Tasmania GPO Box 1691 Hobart TAS
Ph: 03 6165 6828 Email: tpc@planning.tas.gov.au
www.planning.tas.gov.au

If you require further information, please contact Linda Graham or Chloe Edgell, Planning Advisers, on 03 6165 6833.

Yours sincerely

Delegate

Attachments:

- Zoning Response Form
- Form No. 2 - Hearing attendance for parties
- Relevant Zone Provisions

Attn: Linda Graham, Chloe Edgell
Re: Huon Valley draft LPS – *Cluster* zone change

Tasmanian Planning Commission
GPO Box 1691 Hobart TAS 7001

tpc@planning.tas.gov.au

To whom it may concern,

I am writing to confirm that *I agree / I do not agree* with the recommended change in zoning of the property I own at *Street address*, folio of the Register *CT No.*, from the *Exhibited Zone* to the *Proposed zone*.

.....
Name

Street address

Dated:

Further Comments:

.....
.....
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.....

Brown, Jarrod

From: Allen Sun <asun@huonvalley.tas.gov.au>
Sent: Wednesday, 1 November 2023 8:48 AM
To: Graham, Linda
Cc: Edgell, Chloe; Rong Zheng
Subject: RE: Huon Valley draft LPS - additional landowner contact details and preparation of maps showing PVAO for landowner notification
Attachments: Huon Valley draft LPS - additional landowner contact details.docx

Hi Linda,

I hope you are well. I am sorry that I could not provide these contact details to you yesterday afternoon.

Please find attached word document of additional landowner contact details.

Would you please be able to help to confirm the title highlighted in red which I was not able to find its address in Huon Valley.

Thank you so much in advance.

Please do not hesitate to let me know if I could be of any help.

Kind regards



Allen Sun
Strategic Planning Support Officer
Phone: 03 6264 9473
Email: asun@huonvalley.tas.gov.au

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From: Graham, Linda <Linda.Graham@planning.tas.gov.au>
Sent: Tuesday, October 31, 2023 1:46 PM
To: Rong Zheng <rzheng@huonvalley.tas.gov.au>
Cc: Edgell, Chloe <Chloe.Edgell@planning.tas.gov.au>; Allen Sun <asun@huonvalley.tas.gov.au>
Subject: RE: Huon Valley draft LPS - additional landowner contact details and preparation of maps showing PVAO for landowner notification

Thanks everyone! I'll keep an eye out for the further contact details. Thanks, Linda

From: Rong Zheng <rzheng@huonvalley.tas.gov.au>
Sent: Tuesday, 31 October 2023 1:26 PM
To: Graham, Linda <Linda.Graham@planning.tas.gov.au>
Cc: Edgell, Chloe <Chloe.Edgell@planning.tas.gov.au>; Allen Sun <asun@huonvalley.tas.gov.au>
Subject: RE: Huon Valley draft LPS - additional landowner contact details and preparation of maps showing PVAO for landowner notification

Hi Linda

Allen will provide you with the contact details.

I can confirm that application of the PVAO based upon REM modelling is acceptable.

Cheers
Rong



Rong Zheng
Project Manager - Strategic Land Use
Phone: 03 6264 9467
Email: rzheng@huonvalley.tas.gov.au

Huon Valley Council
40a Main Street, Huonville, Tas, 7109
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From: Graham, Linda <Linda.Graham@planning.tas.gov.au>
Sent: Tuesday, October 31, 2023 1:18 PM
To: Rong Zheng <rzheng@huonvalley.tas.gov.au>
Cc: Edgell, Chloe <Chloe.Edgell@planning.tas.gov.au>; Allen Sun <asun@huonvalley.tas.gov.au>
Subject: Huon Valley draft LPS - additional landowner contact details and preparation of maps showing PVAO for landowner notification
Importance: High

Hi Rong

Can we please have name, address and contact details for the owners of the following parcels:

- 136005/1
- 184260/1
- 156939/1
- 156939/2
- 158937/3
- 34337/1

- 244908/1
- 167504/1
- 183842/1
- 212013/1
- 75731/1

If this is something we can have this afternoon, that would be great. We're looking to do notification tomorrow.

There are a few clusters where the zoning is proposed to be revised from Agriculture to another zone. We would need to apply the PVAO to these clusters. The Commission is preparing mapping to accompany notification showing application of the PVAO based upon REM modelling only. Can you confirm that this is acceptable? Any proposed deviations from the REM modelling can be discussed at the upcoming hearing (e.g. if Jim or a landowner has any particular issues with the REM).

I will send through copies of the notification undertaken and responses received so the PA has a copy of all correspondence going into the next hearings.

Thanks, Linda

Linda Graham (she, her, hers)

Planning Adviser | Tasmanian Planning Commission

03 6165 6826 | linda.graham@planning.tas.gov.au

www.planning.tas.gov.au

GPO Box 1691 Hobart TAS 7001 | Level 3, 144 Macquarie Street, Hobart, TAS 7000

TASMANIAN PLANNING COMMISSION

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We act with **Integrity** **Respect** **Accountability** Our workplaces are **Inclusive** **Collaborative**

In recognition of the deep history and culture of this Island, we would like to acknowledge and pay our respects to all Tasmanian Aboriginal people; the past and present custodians of the Land.

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