



# HUON VALLEY COUNCIL

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15 December 2023

Our Ref: 17/82  
Enquiries to: Rong Zheng

Mr J Ramsay  
Delegate (Chair)  
Tasmanian Planning Commission  
GPO Box 1691  
HOBART TAS 7001

Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –  
DIRECTION 22**

I write in response to the Commission's directions issued on 9 August 2023.

Direction 22 requested the following information:

Following the hearing of representation 356 (land at 119 and 398 Silver Hill Road, Cygnet), the planning authority is to:

- undertake an investigation as to whether the Rural Zone, Agriculture Zone and/or General Residential Zone ought to apply to the land; and
- prepare a diagram showing the planning authority's recommended zone and overlay application.

## Response

The land 238321/1 is currently zoned Agriculture in the draft LPS and adjoins the General Residential zone to the north, Rural to the east and Agriculture to the west and south. The land cannot be considered as being part of the urban residential area of Cygnet given its current zoning of Agriculture and it being outside of the urban growth boundary under the Huon Valley Land Use and Development Strategy 2007. Accordingly, a change in zone for land of this size, requires a detailed local strategic analysis to ensure consistency with GRZ 2 (c). Given a recent structure or master plan has not been prepared for the area which identifies this land as the most suitable land for an expansion of Cygnet, the LPS process is not the appropriate process to consider a rezoning of the land to General Residential.

It is understood that the directions issued for Rep 356 was to consider the entire cluster of Ag zoned land to the south and otherwise adjoining.

The Ag zoned cluster comprised of CT 242393/1 to the west and extending to CT 288321/1 to the north and CT 45482/1 to the northeast has been considered. Due to a combination of published Land Capability, existing and potential irrigation water resources, historic and current land use we consider there is insufficient reason to remove any of this land from the Agriculture zone.

If you would like to discuss this matter further, please do not hesitate to contact Rong Zheng direct on 6264 9467.

Kind Regards



**RONG ZHENG**  
**PROJECT MANAGER – STRATEGIC LAND USE**