



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

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –
DIRECTION 9**

I write in response to the Commission's directions issued on 14 July 2023.

Direction 9 requested the following information:

Following the hearing of representation 318 (land at Mountain River):

- a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 130 Cudgee Road, Mountain River (folio of the Register 145379/6), together with any modifications to the Priority Vegetation Area overlay; and
- advice in relation to the attribute upon which the zone boundary has been determined.

The diagram is to be prepared in consultation with representor 318, JMG Engineers and Planners for Albert de Kleine.

Response

During the hearing process it was determined that the abovementioned title could appropriately be split zoned due to the area being partially cleared, the use of land, the flatter area being zoned Rural, and the adjoining land being zoned Rural. The location of the recommended split zone is shown below that includes a boundary from a cadastre point on the northern boundary, in a south-westerly direction to the 200 m contour then in a westerly direction to the southern boundary on the 190 m contour. The landowner of FR 145379/6 was contacted by email on 30 November 2023, no respond has been received as of today.



Figure 1 Title boundaries shown with pink outline and approximate split zone location shown with blue outline.

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

Kind Regards

A handwritten signature in blue ink, appearing to read 'Rong'.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE