



19 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 13**

I write in response to the Commission's directions issued on 30 May 2023.

Direction 13 requested the following information:

- 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 813 Nicholls Rivulet Road, Nicholls Rivulet (folio of the Register 251581/1); 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 347, Steve Smith.

Response

The zone boundary between the Rural zone and the Landscape Conservation zone to land at 813 Nicholls Rivulet Road, Nicholls Rivulet (FR 251581/1) is recommended at the 260 m contour as shown in aerial below.

The Planning Authority supports the landowner's proposal. The attributes upon which the split zone boundary between the Rural zone and the Landscape Conservation zone has been determined are the use of the land, the associated infrastructure, and the consistency with surrounding lands.

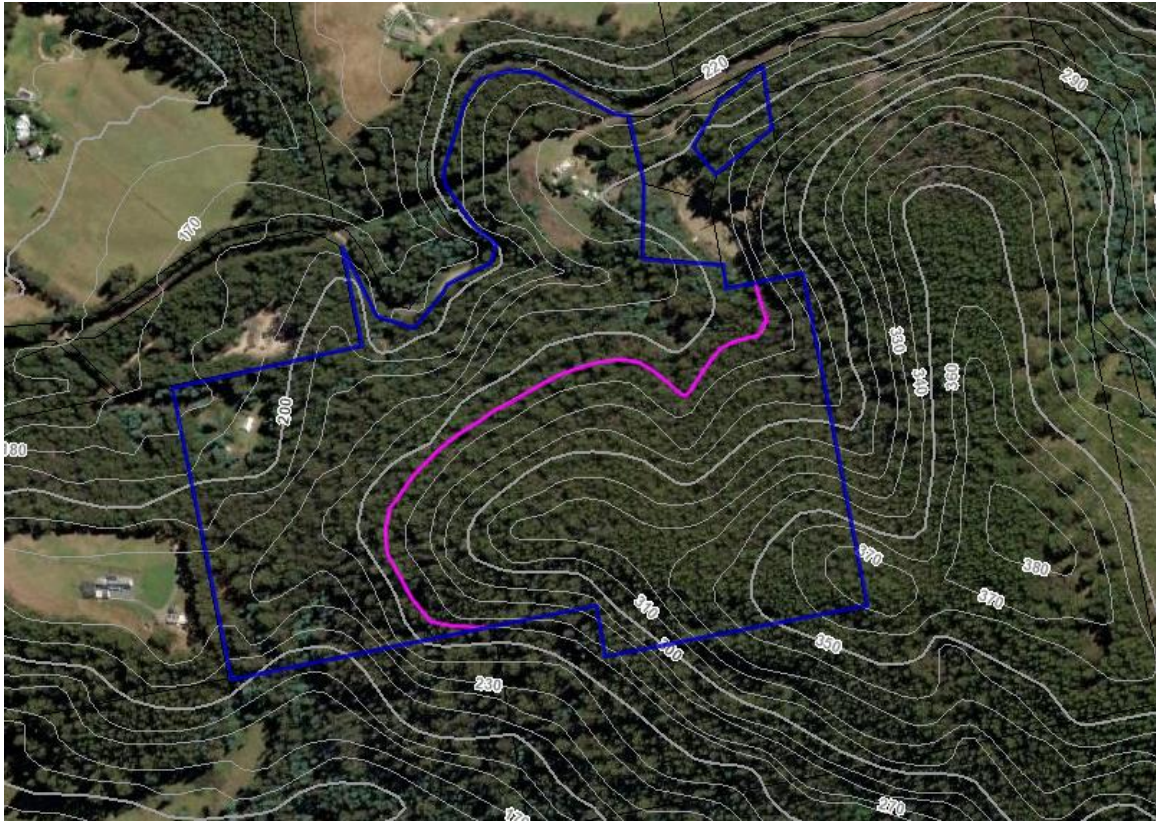


Figure 1 Cadastre boundaries for FR 251581/1 shown with blue outline – pink identifying approximately location of split zone boundary at the 260 m contour.

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