



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 1**

I write in response to the Commission's directions issued on 19 October 2023.

Direction 1 requested the following information:

In relation to the "Franklin Urban Development Area" referred to in the 26 July 2023 Council meeting minutes, the planning authority is to confirm:

- Whether the Franklin Urban Development Area related to a particular representation/s?; and
- Whether a modification is required to the draft LPS?

**Response**

The "Franklin Urban Development Area" pertains to the region in Franklin that has been identified as having development potential in draft Huon Valley Land Use Development Strategy. This designation is based on recommendations outlined in a report conducted by Graeme Corney in 2012. The report proposed that the Urban Growth boundary be positioned around the 20 m contour line to safeguard the western hillside. The Council has formally endorsed this approach.

The specific details regarding the area are documented in the draft Land Use Development Strategy. The delineated area is situated on the west side of the highway, positioned behind existing lots fronting the highway. The intention is to facilitate infill within the current extent of development, thereby preserving the linear form of the township.

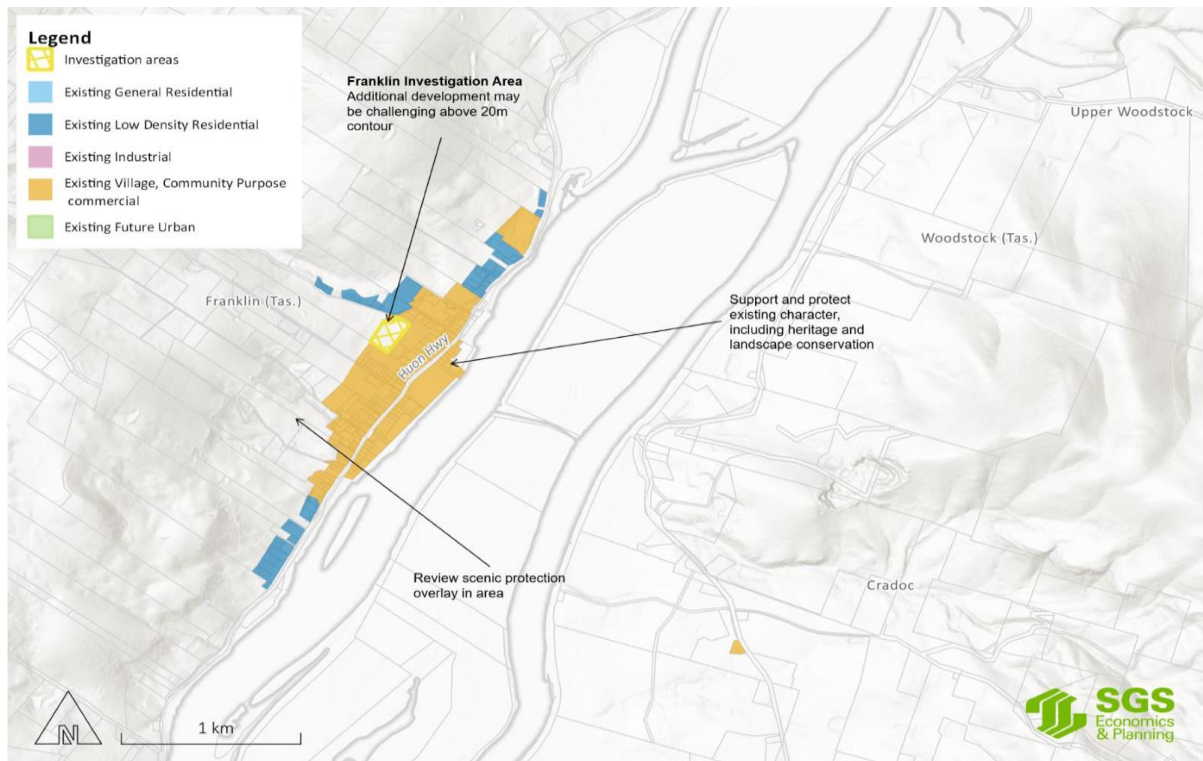


Figure 1 Franklin Investigation Area from the draft Land Use Development Strategy

It is crucial to note that this development area is also associated with representation 45 submitted by Mr Shane Johnson, which includes a rezone request. In consideration of the Franklin Community's interests, the Council has made the following decision:

- The Franklin Urban Growth Boundary be limited to around the 20m contour line;
- Land between around the 60m and 20m contour line be considered for Rural Living A; and
- Land above around the 60m immediately behind the township of Franklin be considered for Rural Living B and / or Landscape Conservation Zoning.

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**