



# 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 10**

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

Direction 10 requested the following information:

Following the hearing of representation 387 (land at Abels bay):

- diagram showing the planning authority's recommended application of the Rural Zone (together with the Priority Vegetation Area overlay), Landscape Conservation Zone and the Agriculture Zone to that land located at Abels Bay, Randalls Bay and Deep Bay with particular focus on the zoning of folios of the Register 137938/3 and 226262/1);
- street addresses and title details for all land identified in the diagram; and
- contact details for all affected landowners (including postal addresses and email addresses, if available).

It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.

## Response

### Planning authority policy

The Priority Vegetation Area overlay should only apply to areas of native vegetation.

### Zoning recommendations

Both RMCG and ED assessed the representations and agreed on the zoning.

- CT 226262/1 - Currently proposed for the Rural zone, Rural is appropriate.
- CT 137938/3 - Currently proposed for the Rural Zone, Rural is appropriate.
- CT 229352/1 - Currently proposed for LCZ, LCZ is appropriate.
- CT 148436/1 - Currently proposed for Ag. Rural is appropriate.
- CT 244204/1 - Currently proposed for Split zoning Ag/LCZ, Rural for the entire title is appropriate.
- CT 231571/1 - Currently proposed for LCZ, LCZ is appropriate.
- CT 230291/1 - Currently proposed for LCZ, LCZ is appropriate.
- CT 148436/1 - Currently proposed for Ag, Rural is appropriate.
- CT 215497/1 - Currently proposed for Ag, Rural is appropriate.
- CT 166918/2 - Currently proposed for Ag, Rural is appropriate.
- CT 212013/1 - Currently proposed for Ag, Rural is appropriate.
- CT 183842/1 - Currently proposed for Ag, Rural is appropriate.
- CT 75731/1 - Currently proposed for Ag, Rural is appropriate.

### Conclusions regarding Priority Vegetation Area (PVA) overlay for titles recommended for Rural

- CT 226262/1 as per current BPA overlay boundaries and LPS proposed overlay mapping.
- CT 137938/3 as per Figure 1.
- CT 148436/1 as per Figure 2.
- CT 215497/1 as per Figure 3.
- CT 244204/1 as per Figure 4.
- CT 166918/2 as per Figure 5.
- CT 212013/1 as per Figure 6.
- CT 183842/1 as per Figure 7.
- CT 75731/1 no PVA overlay.

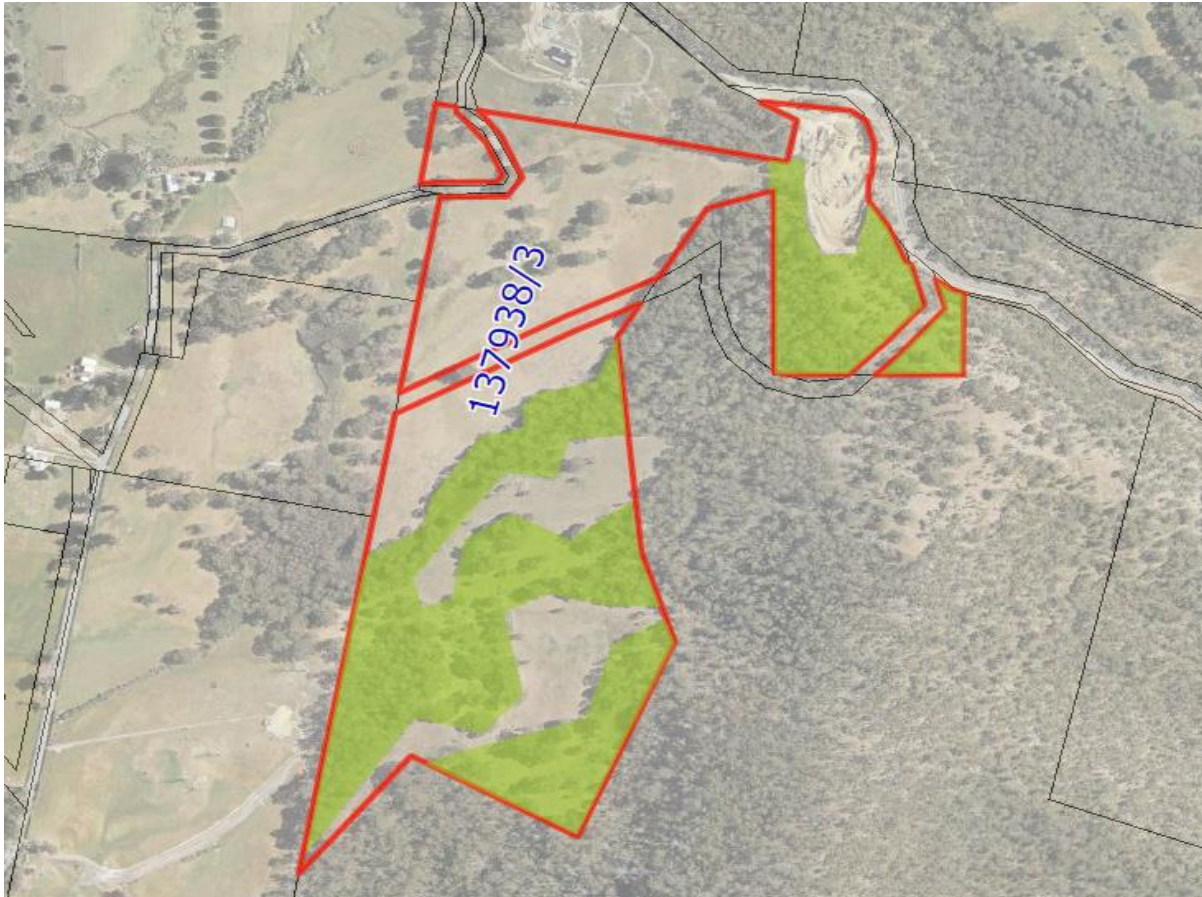


Figure 1 Suggested application of Priority Vegetation Area overlay to CT 137938/3

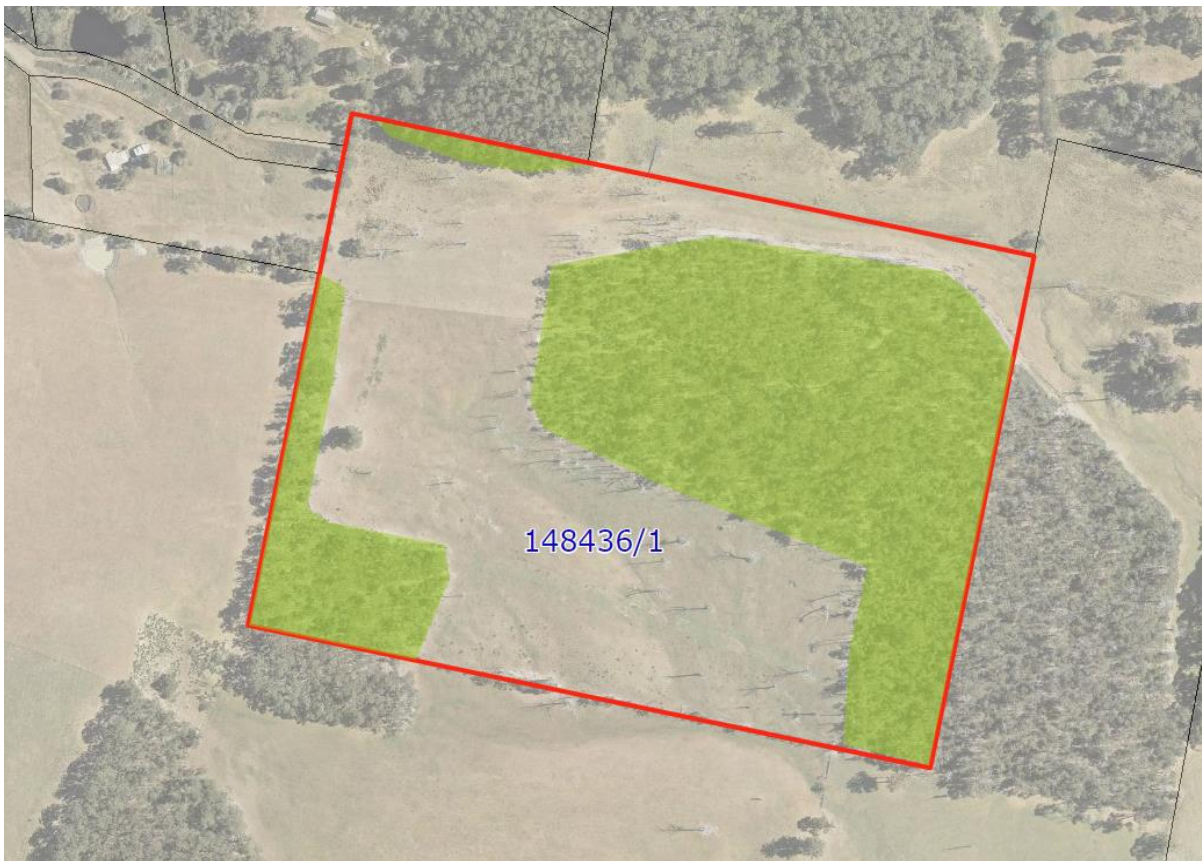


Figure 2 Suggested application of Priority Vegetation Area overlay to CT 148436/1





Figure 3 Suggested application of Priority Vegetation Area overlay to CT 215497/1



Figure 4 Suggested application of Priority Vegetation Area overlay to CT 244204/1



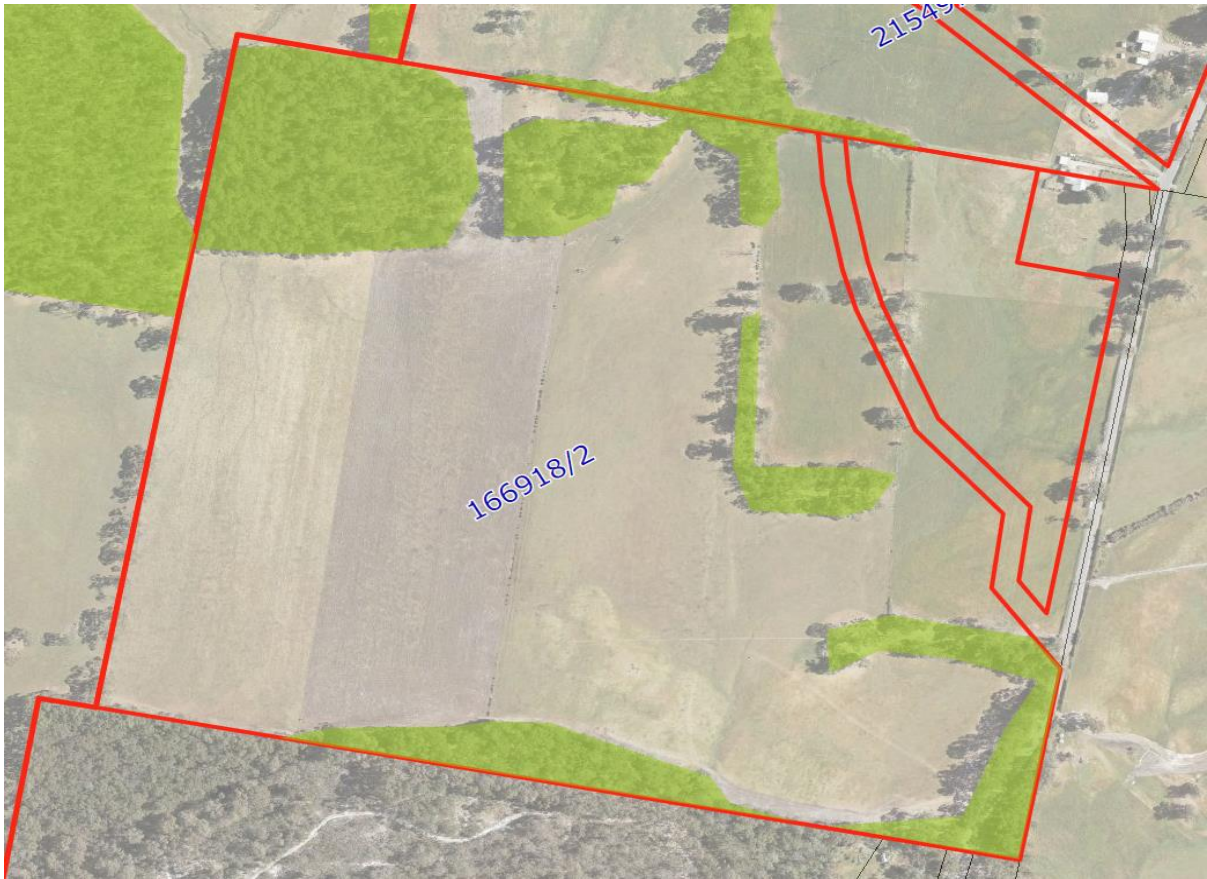


Figure 5 Suggested application of Priority Vegetation Area overlay to CT 166918/2

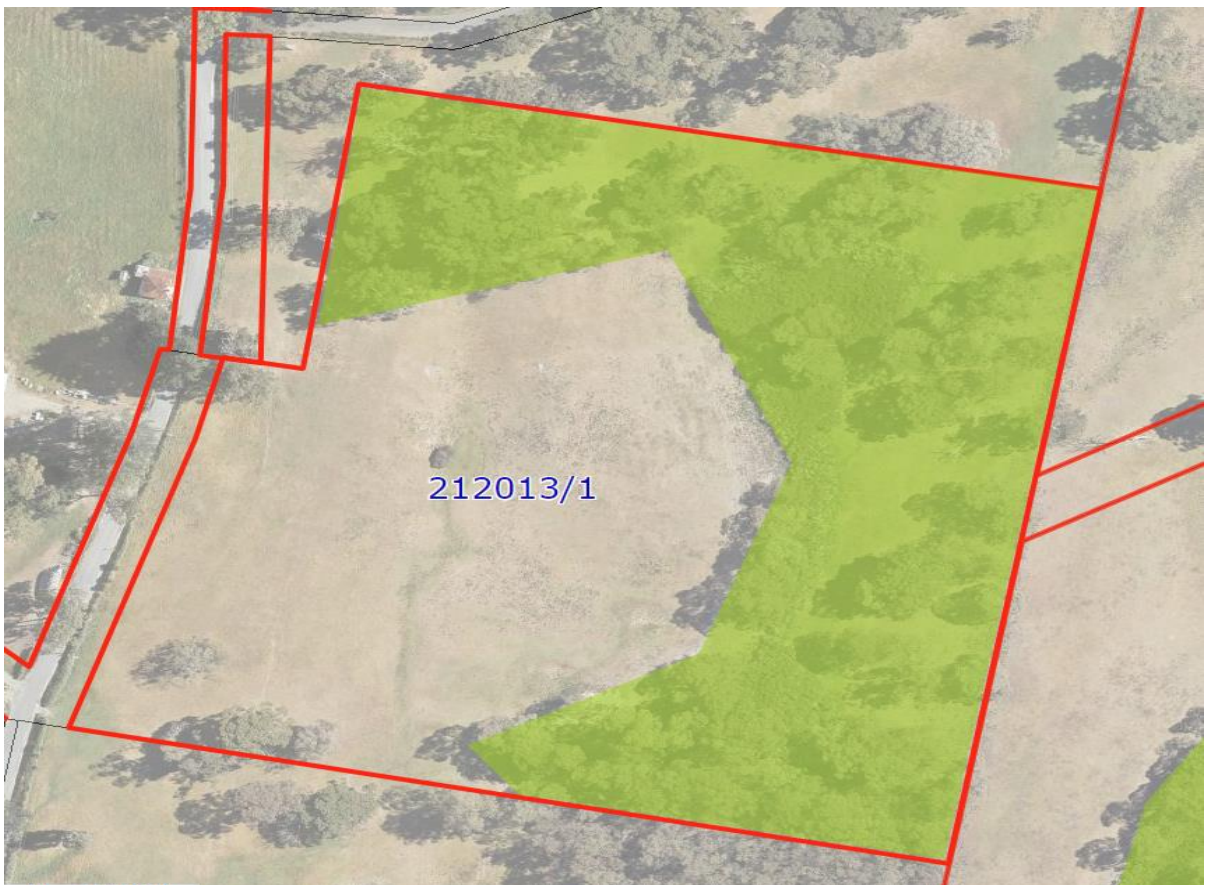


Figure 6 Suggested application of Priority Vegetation Area overlay to CT 212013/1

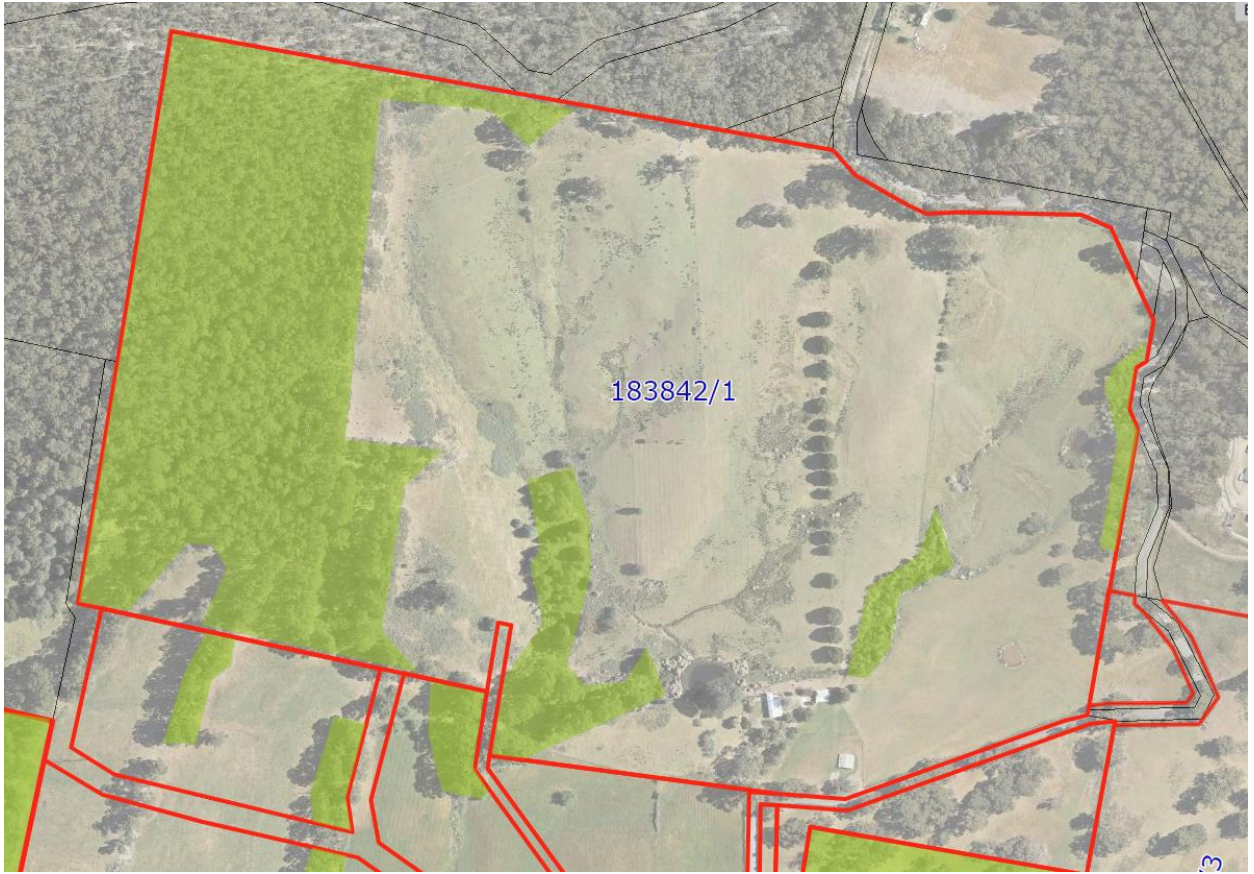


Figure 7 Suggested application of Priority Vegetation Area overlay to CT 183842/1



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' followed by a stylized surname.

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