



HUON VALLEY COUNCIL

40 Main Street, Huonville
PO Box 210, Huonville 7109
03 6264 0300
hvc@huonvalley.tas.gov.au
huonvalley.tas.gov.au
ABN 77 602 207 026

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 80**

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

Direction 80 requested the following information:

Provide an opinion on whether the Rural Zone should be applied to the land at North Huon Road, Ranelagh FR 201822/1 (land adjoining 540 North Huon Road, Ranelagh FR 213051/1 (representation 167 Stephen Bartels).

If so, submit written evidence that registered owners of the property support the application of the Rural Zone to the land.

Response

It was determined during the hearing process that the two lots of FR 201822/1 and FR 213051/1 were more appropriately zoned Rural rather than Landscape Conservation due to the use of FR 213051/1 including a sawmill and the resultant area of bushland within the Landscape Conservation zone for FR 201822/1 being less than 4 ha.

The affected landowners were contacted on 29 November 2023. The owner of FR 201822/1 was uncontactable. The owner of FR 213051/1 supported the application of Rural Zone to his land.

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