



15 March 2024

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 16**

I write in response to the Commission's directions issued on 21 February 2024.

Direction 16 requested the following information:

- a diagram to show recommended zoning (including any modifications to the Priority Vegetation Area overlay) for land at 29 Waggs Road, Mountain River (folio of the Register 136005/3), 36 Waggs Road, Mountain River (folio of the Register 122929/4), 1 Waggs Road, Mountain River (folio of the Register 136005/1), Lot 1 Mountain River Road, Mountain River (folio of the Register 182622/1), land identified as "Flat 1" on strata plan 109436, land identified as "Part of Flat 2" on strata plan 109436 located to the east side of Mountain River Road, 23 Dip Road, Mountain River (folio of the Register 155678/2), 61 Dip Road, Mountain River (folio of the Register 155678/1), 55 Cudgee Road, Mountain River (folio of the Register 160209/1), 25 Banksia Road, Mountain River (folio of the Register 143302/2), 30 Cudgee Road, Mountain River (folio of the Register 143302/1), Dip Road, Mountain River (folio of the Register 241136/1), 234 Mountain River Road, Mountain River (folio of the Register 50730/2) and any other land which in the expert opinion of the planning authority the zoning ought to be revised;
- 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 to the possible zone and overlay changes.

Response

The above listed properties are ones which the Planning Authority recommends that they in whole or part be zoned Rural.

In addition to the above there are an additional 3 properties, also part of this cluster, which the Planning Authority also recommends be zoned Rural:

- 410 Mountain River Road (folio of the Register 241223/1);
- 422 Mountain River Road (folio of the Register 39901/3); and
- 446 Mountain River Road (folio of the Register 241223/1).

The figure below indicates the recommended Rural Zone application described above.

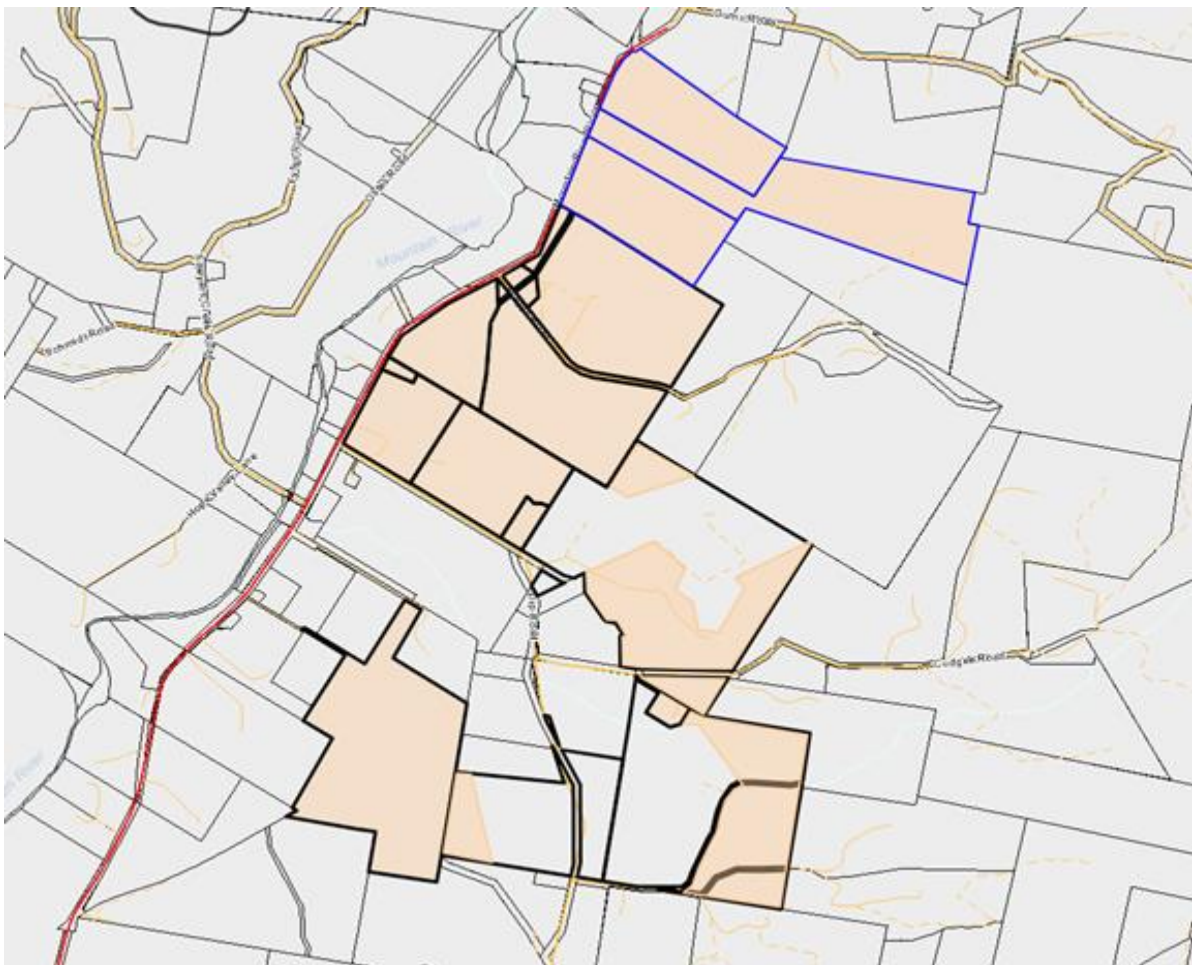


Figure 1 Land recommended for Rural Zone (including 3 additional properties, not listed in Direction 16, in blue) with Simplified plan, cadastral parcels and road centrelines from www.thelist.tas.gov.au © the State of Tasmania

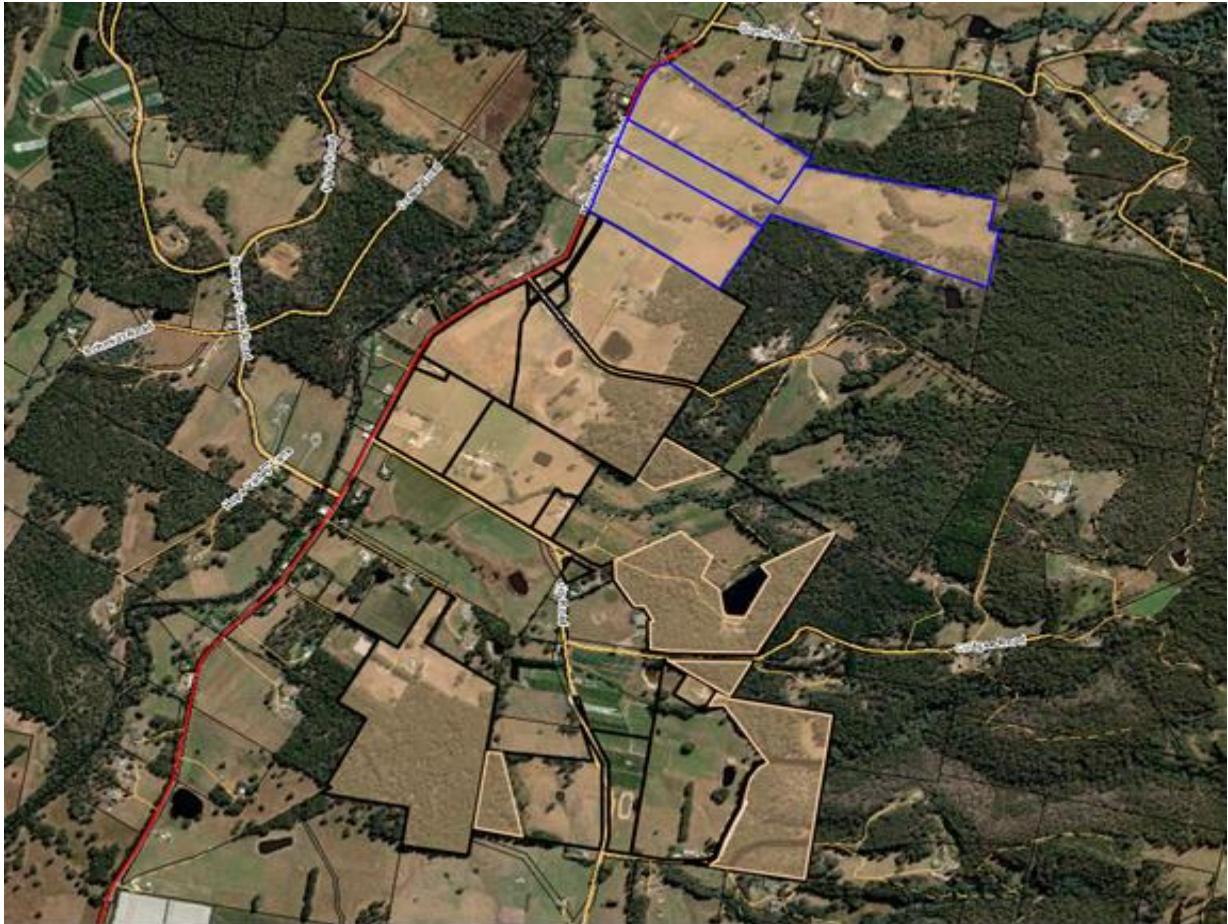


Figure 2 Land recommended for Rural Zone (including 3 additional properties, not listed in Direction 16, in blue) with ESRI imagery, cadastral parcels and road centrelines from www.thelist.tas.gov.au © the State of Tasmania

The following table provides georeferenced points where boundaries do not follow title boundaries (obtained from www.thelist.tas.gov.au) for the split zones indicated above:

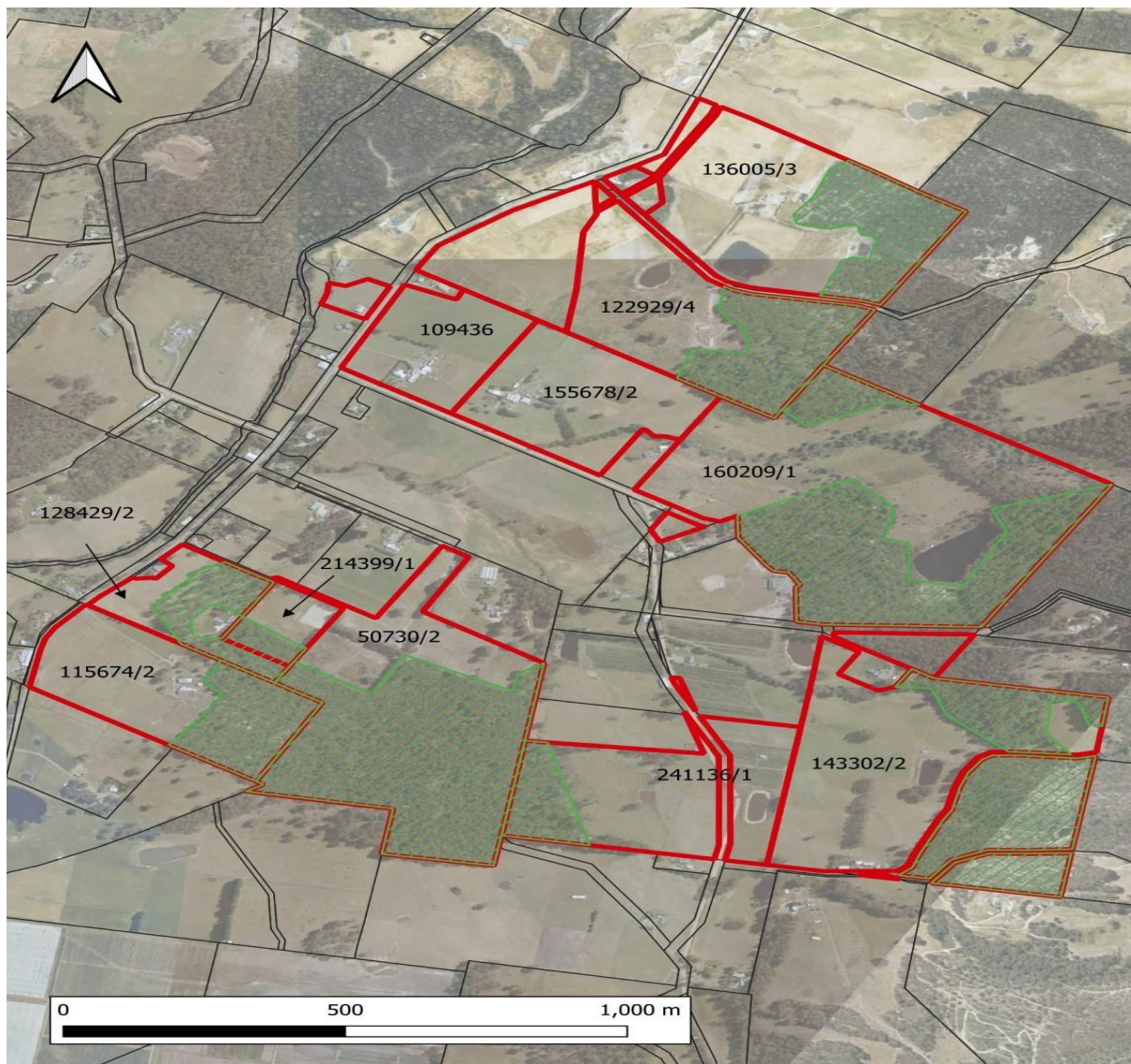
Address	Title Ref	Zone boundary Geo-ref. points
Dip Road Mountain River	241136/1	509449E, 5242719N
		509511E, 5242447N
25 Banksia Road Mountain River	143302/2	510111E, 5242866N
55 Cudgee Rd Mountain River	160209/1	509913E, 5243550N
		509980E, 5243413N
		510075E, 5243336N
		510043E, 5243269N
		510097E, 5243230N
		510109E, 5243150N
		510172E, 5243142N
		510246E, 5243275N
		510219E, 5243304N
510426E, 5243414N		

The following figure describes the recommended Priority Vegetation Area overlay for the properties listed in the Direction as well as 3 adjoining lots where modification to the PVA overlay is recommended but no change to the zone is recommended, as follows:

- 212 Mountain River Road (folio of the register 115674/2);
- 218 Mountain River Road (folio of the Register 128429/2); and
- 236 Mountain River Road (folio of the Register 214399/1).

Note:

the boundaries for the proposed split zoning and the PVA overlay have been generated separately by the Agricultural and Natural Values consultants and will not align perfectly in areas where these boundaries should align (along split zone boundaries where the overlay cannot apply to the Agriculture Zone), in resolving any minor inconsistencies between the boundaries generated separately by the Agricultural and Natural Values consultants, the proposed zoning boundary generated by the Agricultural consultant should take precedence.



Address	CT	Owner Name	Owner Postal	Owner Email
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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