



HUON VALLEY COUNCIL

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24 July 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 14**

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

Direction 14 requested the following information:

Following the hearing of representations 272 and 334 (land at Lymington):

- a diagram showing the:
 - o planning authority's recommended application of the Rural Zone to land at 109 Cygnet Coast Road, Lymington (folio of the Register 38413/1), 101 Cygnet Coast Road, Lymington (folio of the Register 48938/1) and Cygnet Coast Road, Lymington (folio of the Register 181879/1); and
 - o the planning authority's recommended application of a split zone between the Landscape Conservation Zone and the Rural Zone to land at 148 Cygnet Coast Road, Lymington (folio of the Register 171140/1), 142 Cygnet Coast Road, Lymington (folio of the Register 171140/2), 122 Cygnet Coast Road, Lymington (folio of the Register 147012/3) and 108 Cygnet Coast Road, Lymington (folio of the Register 147012/4);
- advice in relation to the attribute upon which any zone boundary has been determined;
- street addresses and title details for all land identified in the diagrams; 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

A diagram showing the planning authority's recommendation is provided on separated file.

The following lots are currently in the Landscape Conservation zone in the draft LPS. During hearing process, it was determined that they are more appropriately zoned Rural:

- 109 Cygnet Coast Road, Lymington (FR 38413/1)
- 101 Cygnet Coast Road, Lymington (FR 48938/1)
- Cygnet Coast Road, Lymington (FR 181879/1)

The attributes upon which the application of the Rural Zone was determined, was the relatively small size of the lots (2.6 ha – 3.4 ha) which limited the size of the large bushland area that the Landscape Conservation was incorporating, and the split zoning of the lots identified below which limits the contiguous application of the Landscape Conservation zone.

The location of the split zone boundary between the Rural zone and the Landscape Conservation zone, to the following land is:

- 148 Cygnet Coast Road, Lymington (FR 171140/1) – between cadastre points
- 142 Cygnet Coast Road, Lymington (FR 171140/2) – between 60 m contour on the western boundary to the 30 m contour on the eastern boundary
- 122 Cygnet Coast Road, Lymington (FR 147012/3) – between 30 m contour on the western boundary to the 20 m contour on the eastern boundary
- 108 Cygnet Coast Road, Lymington (FR 147012/4) – 20 m contour

The attributes upon which the split zone boundary between the Rural Zone and the Landscape Conservation Zone has been determined is the distinction between the areas of the lots that are substantially cleared of vegetation to those areas that contain large areas of native vegetation, are on the steeper slopes of the sites and form part of a larger contiguous bushland area.



Direction 14: Cadastral boundaries for FR 38864/1 shown with pink outline – blue identifying split zone boundary for each lot.

Street addresses, title details and contact details

Rep	Title	Note	Street Address	Postal Address	Email
272	38413/1	S35F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
	48938/1		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
	181879/1		[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]

	171140/1		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
	171140/2		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
	147012/3		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]
	147012/4		[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