



19 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 3**

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

Direction 3 requested the following information:

In relation to representation 26 (land at 171 Caseys Road, Nicholls Rivulet (folio of the Register 126620/1) the planning authority is to provide a statement on the merits of the further submission made by Jeanette Gormley as published on the Commission website as "Submission – Jeanette Gormley 21 July 2023".

Response

In respect of the further submission by Ms Jeannette Gormley regarding representation 26 (land at 171 Caseys Road, Nicholls Rivulet, CT 126620/1),

- The submission largely comprises a suggestion by Ms Amy Robertson that titles to the west, southwest and south of the Gormley property would be more appropriately zoned Rural than Landscape Conservation, which would help to justify the request by the Gormleys for Rural Zone or split zone Rural/LCZ.
- Having considered the vegetation, topography and context of the properties, The Planning Authority's environmental consultant agrees the idea has some merit, but only one of the affected landowners other than the Gormleys has made a representation to the hearings (R69, Corner, CT 32417/1), and that representation did not ask for any particular zoning outcome. As a result, based on what the Panel has previously required, all affected landowners would need to be contacted and invited to make submissions on the proposed changes to zoning.

- The Planning Authority also agrees that some of the land in this cluster can be zoned Rural, a compromise is proposed that reflects the intent of the original LCZ zoning recommendation to provide a buffer around the Snug Falls State Recreation Area and the Water Reserve to the northwest by having some split zones:
 - the whole of CT 113943/1 could be zoned Rural,
 - the whole of CT 126621/1 could be zoned Rural,
 - the whole of CT 126620/2 could be zoned Rural, and
 - CT 126620/1 (Gormleys), CT 239822/1 and CT 32417/1, which all directly adjoin the Snug Falls State Recreation Area or the Water Reserve, could be split zoned as per the map below.
- The attributes proposed for defining the split zone boundaries are title boundaries and hydrographic lines (239822/1), title boundaries (126620/1), and title boundaries, hydrographic lines, and 210 m contour (32417/1).

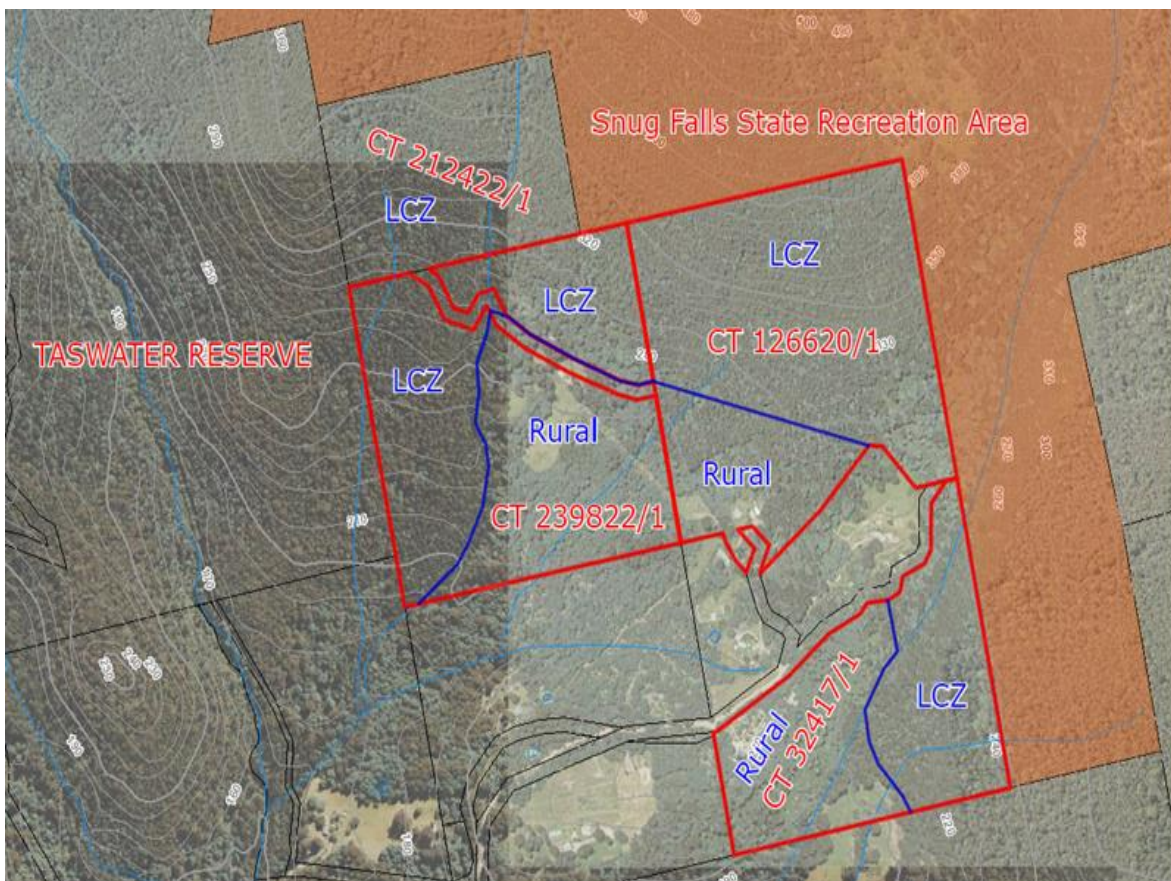


Figure 1 Diagram shows the application of split-zonings on CT 126620/1, CT 239822/1, CT32417/1.

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', with a stylized flourish at the end.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE