



11 January 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 15**

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

Direction 15 requested the following information:

Following the hearing of representation 82 (land at Crabtree):

- a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 16 Sharpes Road, Crabtree (folio of the Register 157468/1); and
- advice in relation to the attribute upon which the zone boundary has been determined.

The diagram is to be prepared in consultation with representor 82, Carl Burden.

Response

The split zone boundary between the Rural zone and the Landscape Conservation zone to land at 16 Sharpes Road, Crabtree (FR 157468/1) is recommended at around the 120 m contour and for the adjoining land at FR 122351/2 (also known as 16 Sharpes Road) at around the 140 m contour on the western boundary then due east as demonstrated in the aerial image below.

The attributes upon which the split zone boundary between the Rural zone and the Landscape Conservation zone has been determined generally around existing infrastructure and the current use of this infrastructure, noting the shed to be within the Rural zone on FR 122351/2 is a contractor's yard, which is a prohibited use in the Landscape Conservation zone. The landowner was contacted by email on 15 December 2023 and asserted these two titles to be zoned Rural entirely as Private Timber Reserve (PTR) has been submitted. Since

the Forest Practices Authority granted approval for the establishment of the Private Timber Reserve on land located at 16 Sharpes Road, Crabtree (comprising two titles, FR 157468/1, and FR 122351/2) on 9 January 2023, the Planning Authority has no objections to the proposed rezoning of these two titles to Rural.

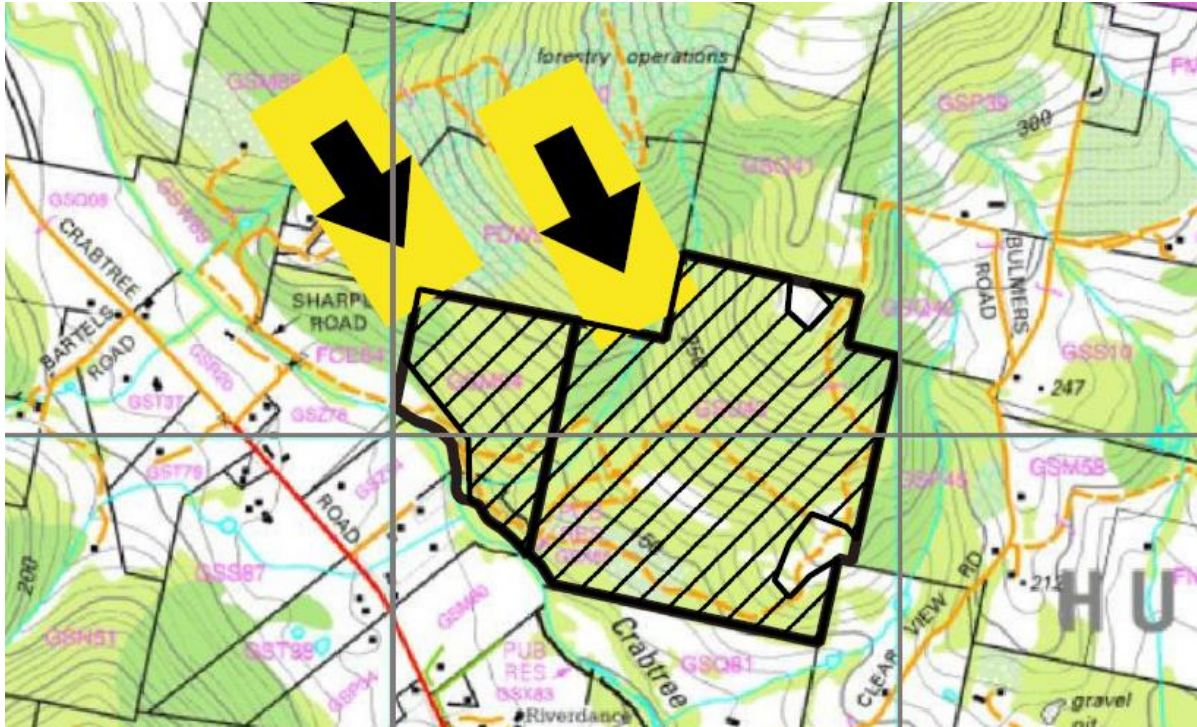


Figure 1 Diagram shows the establishment of the PTR on land at 16 Sharpes, Crabtree (FR157468/1, FR122351/2)

Legend:

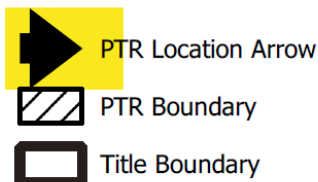


Figure 2 Indications of PTR location, boundary, and tile boundary

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