



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

1 September 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 19**

I write in response to the Commission's directions issued on 9 August 2023.

Direction 19 requested the following information:

In relation to representation 36 (land at Glen Huon), the planning authority is to:

- undertake an investigation as to whether the Landscape Conservation Zone or the Rural Living Zone with appropriate sub-zone, ought to apply to the land at 173 Lanes Road, Glen Huon (folio of the Register 39076/1) and surrounding land zoned Landscape Conservation;
- prepare a diagram showing the recommended zoning;
- provide street addresses and title details for all land identified in the diagram; and
- provide 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 proposed zoning changes.

Response

This lot forms part of a large area currently zoned Environmental Living, around 600 ha in size, that stretches from Glen Huon Road across Cannells Hill nearly to Huon Highway. The minimum permitted lot size in the Environmental Living zone is 6 ha unless in this area where the minimum lot size is 20 ha.

The direction from the Commission directs the Planning Authority to undertake an investigation as to whether the Landscape Conservation zone or the Rural Living zone with appropriate sub-zone ought to apply to the site and the surrounding land.

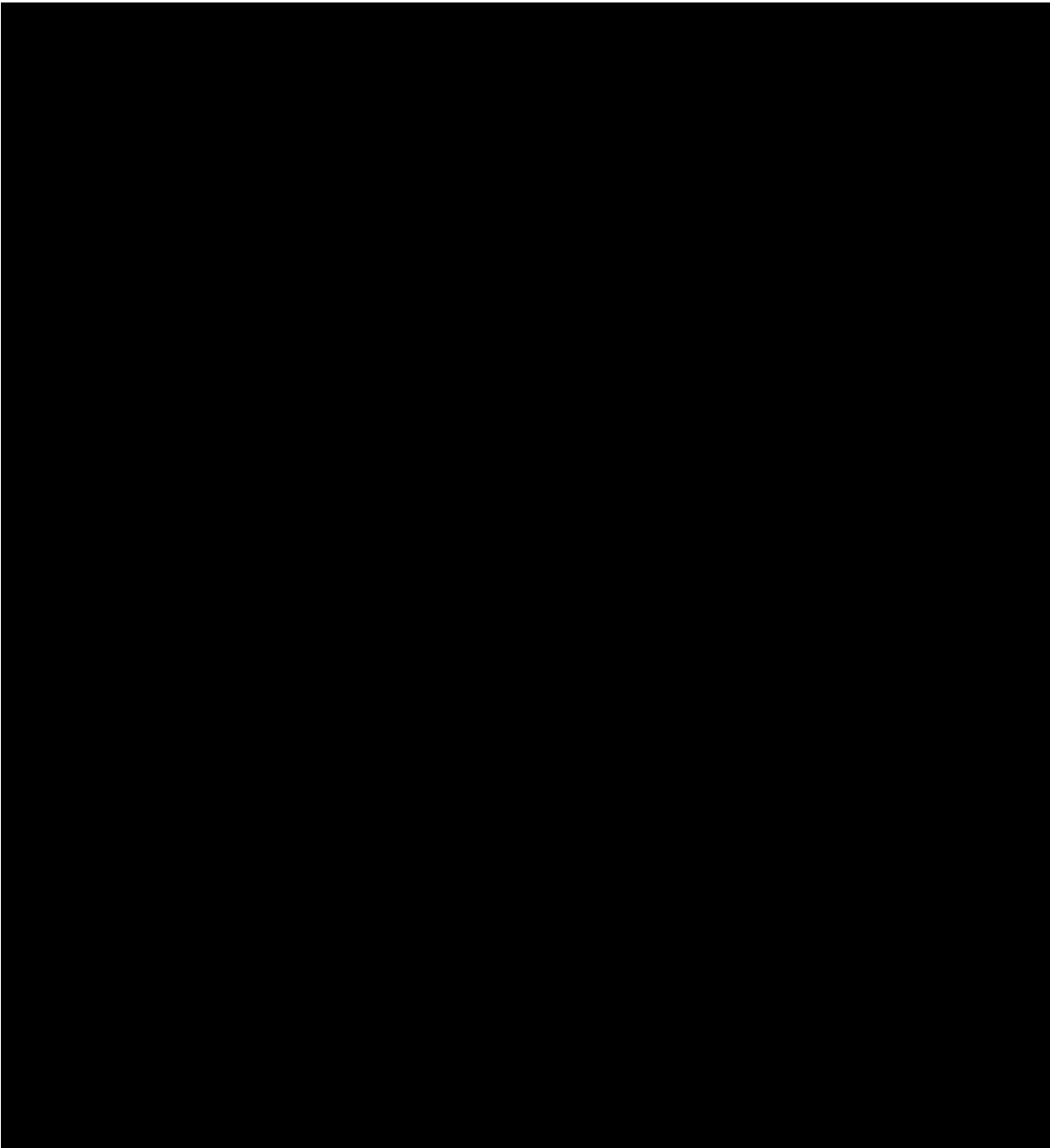
In accordance with the section 8A Zone Application Guidelines, RLZ2 (b) states that the Rural Living Zone may be applied to land within the Environmental Living zone in an interim planning scheme where the primary strategic intention is for residential use and development within a rural setting. The difficulty with this site and the surrounding area is that currently the land is zoned Environmental Living with a 20-ha minimum lot size. Under the previous *Huon Planning Scheme 1979*, the land was zoned Rural where there was a permitted minimum lot size of 20 ha. In addition, there is a no strategic planning documentation that identifies this area as being intended as a rural living area. Accordingly, there is no strategic intention for this area to be a Rural Living area as required by the section 8A guidelines.

Notwithstanding, there are several lots including 173 Lanes Road that contain a single dwelling and are under 4 ha in size; it is opined that subject to the sub-zone limiting further subdivision, the zoning as Rural Living would have limited adverse effect in relation to obtaining key strategic planning outcomes for the Huon Valley such as compact settlements and minimising the fettering of agricultural activities. Accordingly, the following lots are recommending to transition to the Rural Living Area C zone:

- 175 Lanes Road, Glen Huon, folio of the Register 39076/3
- 169 Lanes Road, Glen Huon, folio of the Register 39076/2
- 173 Lanes Road, Glen Huon, folio of the Register 39076/1
- 121 Lanes Road, Glen Huon, folio of the Register 150012/3
- 117 Lanes Road, Glen Huon, folio of the Register 150012/1

If the Commission supports this, the above zoning recommendations, and the zoning of Rural to folio of the Register 42537/1, then five lots should transition to the Rural zone in this area given their limited contiguous characteristics with a bushland area and connection to other land in the Landscape Conservation zone. These lots include:

- Glen Huon Road, Glen Huon, folio of the Register 140814/4
- 25 Lanes Road, Glen Huon, folio of the Register 129776/2
- 105 Lanes Road, Glen Huon, folio of the Register 129776/3
- 119 Lanes Road, Glen Huon, folio of the Register 150012/2
- 180 Lanes Road, Glen Huon, folio of the Register 41147/3

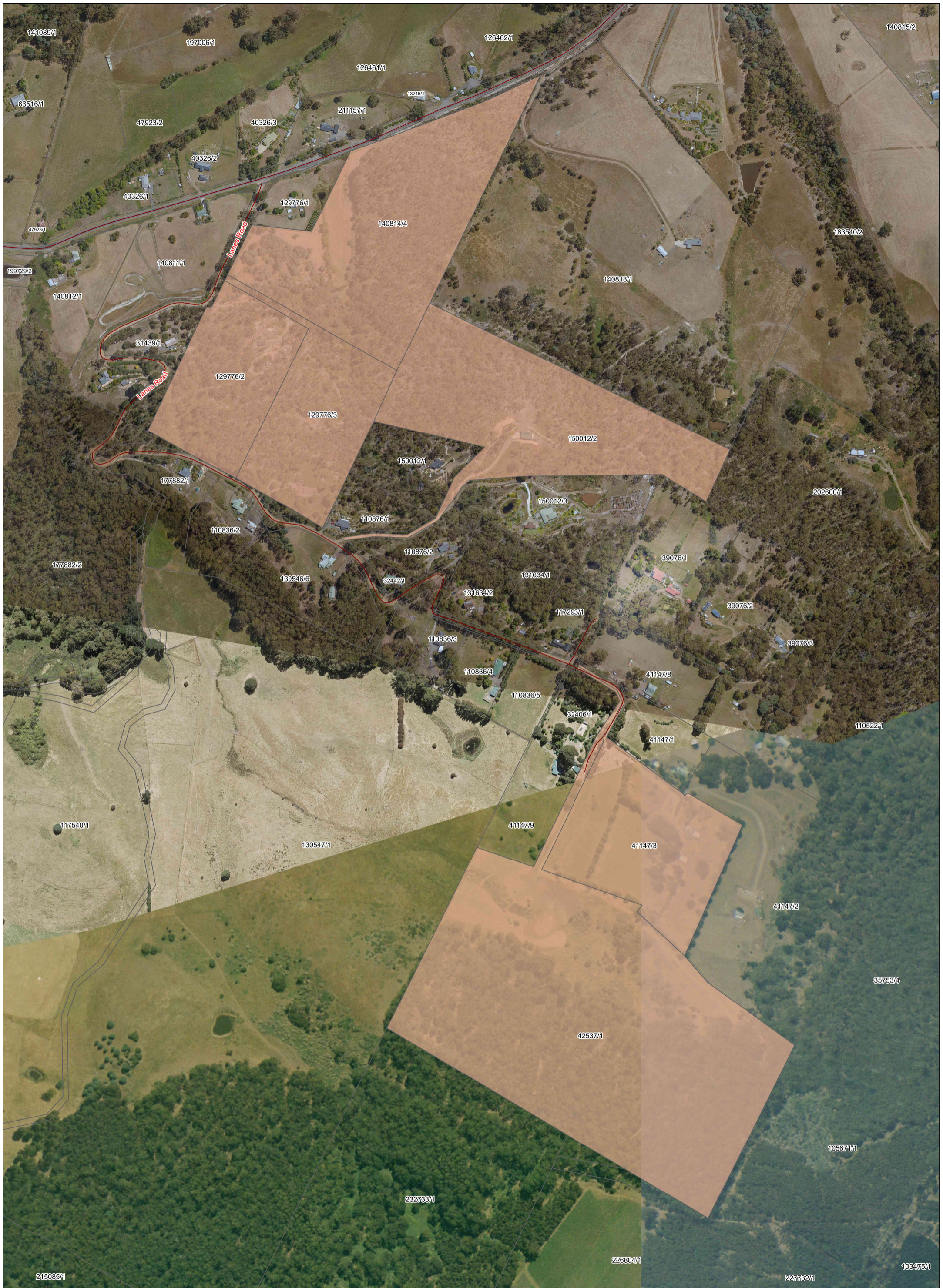


If you would like to discuss this matter further, please do not hesitate to contact Rong Zheng direct on 6264 9467.

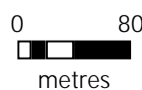
Kind Regards

A handwritten signature in blue ink, appearing to read 'Rong'.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE



Direction 19b of 9 August 2023 -Rural Zone



Basemap from theLIST ©State of Tasmania



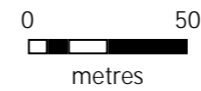
31/08/2023

Legend

- Rural Zone
- Zone Boundary



Direction 19a of 9 August 2023-Rural Living Zone C



31/08/2023

Legend

- Rural Living Zone C
- Zone Boundary