



HUON VALLEY COUNCIL

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19 April 2024

Our Ref: 17/82
Enquiries to: Rong Zheng

Mr J Ramsay
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
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Email: tpc@planning.tas.gov.au

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –
DIRECTION 9**

I write in response to the Commission's directions issued on 10 April 2024.

Direction 9 requested the following information:

Response to submission received from Howard Hughes in relation to the zoning of land at 1044 Halls Track Road, Pelverata (FR 127980/1). A link to the submission published on the Commission website is included below:

https://www.planning.tas.gov.au/_data/assets/pdf_file/0007/752515/Submission-Response-to-Direction-21-issued-on-21-February-2024-16-February-2024.pdf

The submission made in response to the Direction argues that the property is appropriate for Rural Living (Area D) Zone.

Response

The materials provided by Mr Hughes, have been reviewed and considered and we provide the recommendation that the property should be in the Rural Zone, consistent with the Planning Authority's previous submission given:

- Although adjoining smaller existing parcels that are now proposed and supported by the Planning Authority to be zoned Rural Living, extension of that zone to include 1044 Halls Track Road is not considered to be consistent with the review undertaken for the Pelverata area as detailed in Planning Authority's previously submitted response.

- The size of the lot would result in additional subdivision potential if it were to be zoned Rural Living and therefore this would be inconsistent with the Planning Authority's adopted position.
- Extension and expansion of the Rural Living Zone to include this property is considered to be inconsistent with the regional land use strategy.

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