

TASMANIAN PLANNING COMMISSION



Our ref: DOC/24/28680
Officer: Samuel McCrossen
Phone: 6165 6833
Email: tpc@planning.tas.gov.au

12 March 2024

Mr Guy Greener

By email: guygreener@gmail.com

Dear Mr Greener

Huon Valley Draft Local Provisions Schedule (LPS)
Direction - land at Clarks Road, Lower Longley - Representation 291

The Commission recently concluded hearings on the Huon Valley draft LPS and is now reviewing the matters heard. At the hearing on 16 May 2023, the Commission heard from the planning authority that it was prepared to consider whether part of your land, specifically the cleared area in the north-west corner the property, should be included in the Rural Zone. I therefore write to seek your opinion on the proposed split-zoning.

The diagram below shows a proposed split-zone boundary, which has been prepared using recent aerial photography of the land.



Diagram showing proposed split zoning of land at Clarks Road, Lower Longley folio of the Register 234634/1

A 'split zone' is a term used to describe the circumstance where two zones are applied to a single property. In this proposal, the Landscape Conservation Zone would continue to apply to the vegetated portion of the land and the Rural Zone would apply to the north-west corner to allow rural activities to be undertaken.

It would be appreciated if you could provide your response in writing, by email or letter, by **26 March 2024**.

Please note that confirmation or otherwise of your agreeance to the change of split-zoning does not necessarily confirm the Commission will alter the zone of the land. On receipt of your response, the Commission will provide that response to the planning authority and also invite it to comment on your response and the proposed split-zone.

The Commission will release the decision on the entire Huon Valley LPS in due course.

If you require further information please contact Samuel McCrossen, Planning Adviser, on 6165 6833.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Ramsay', with a stylized flourish at the end.

John Ramsay
Delegate (Chair)

cc Huon Valley Council