

TASMANIAN PLANNING COMMISSION

Our ref: DOC/24/33075
Officer: Linda Graham
Phone: 6165 6826
Email: tpc@planning.tas.gov.au

20 March 2024

By email: [REDACTED]

Dear Mr Evans

**Huon Valley Local Provisions Schedule (LPS)
Request for submission – 1010 Halls Track Road, Pelverata
(folio of the Register 108640/1)**

I am writing in relation to a direction response received from the Planning Authority regarding your property (Direction 11 issued on the 21 February 2024).

I understand that in relation to the response, agreement was not reached as to the zoning of the land or the location of a split zone boundary.

While the Commission understands that your preference is for the property to be wholly contained within the Rural Zone, the Commission would welcome a further submission in regard to the location of your proposed split zone boundary. The submission must have regard to the planning authority's direction response which makes reference to the protection of a ridgeline running north-south and adjoining reserve land.

A response to the direction response must be submitted to the Commission by the **3 April 2024**.

If you require further information please contact Linda Graham, Planning Adviser, on 6165 6826.

Yours sincerely



John Ramsay
Delegate (Chair)

Attachment A

- Planning Authority response to Direction 11 issued on the 21 February 2024



HUON VALLEY COUNCIL

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8 March 2024

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 11**

I write in response to the Commission's directions issued on 21 February 2024.

Direction 11 requested the following information:

Consult with the owner of 1010 Halls Track Road, Pelverata, Mr Paul Evans (representation 282) and provide a diagram that shows the preferred location of a split-zone boundary between the Rural and Landscape Conservation zones on the land.

Response

The Planning Authority has further reviewed the property and features of the land and have identified a revised alignment for the spit zoning which while providing additional land within the Rural Zone, will adequately protect the north south ridgeline particularly at the saddle and provide sufficient separation from the reserve land to the west.

The proposed alignment follows the 450m contour in the southern part of the property, from the southern boundary up to southern geo ref point 508578E, 5236216N (Listmap), transitioning to the 490m contour at the northern geo ref point 508633E, 5236433N (Listmap) and then following the 490m contour to the northern boundary of the property.

The following diagrams, indicate this proposed location for the split zone (in red), as well as indicating for comparison, the previous split alignment Council recommended (in grey).



Figure 1 Split zoning diagram (Landscape Conservation Zone and Rural Zone) with 10m contours, cadastral parcels, road centrelines and ESRI imagery from www.thelist.tas.gov.au © the State of Tasmania

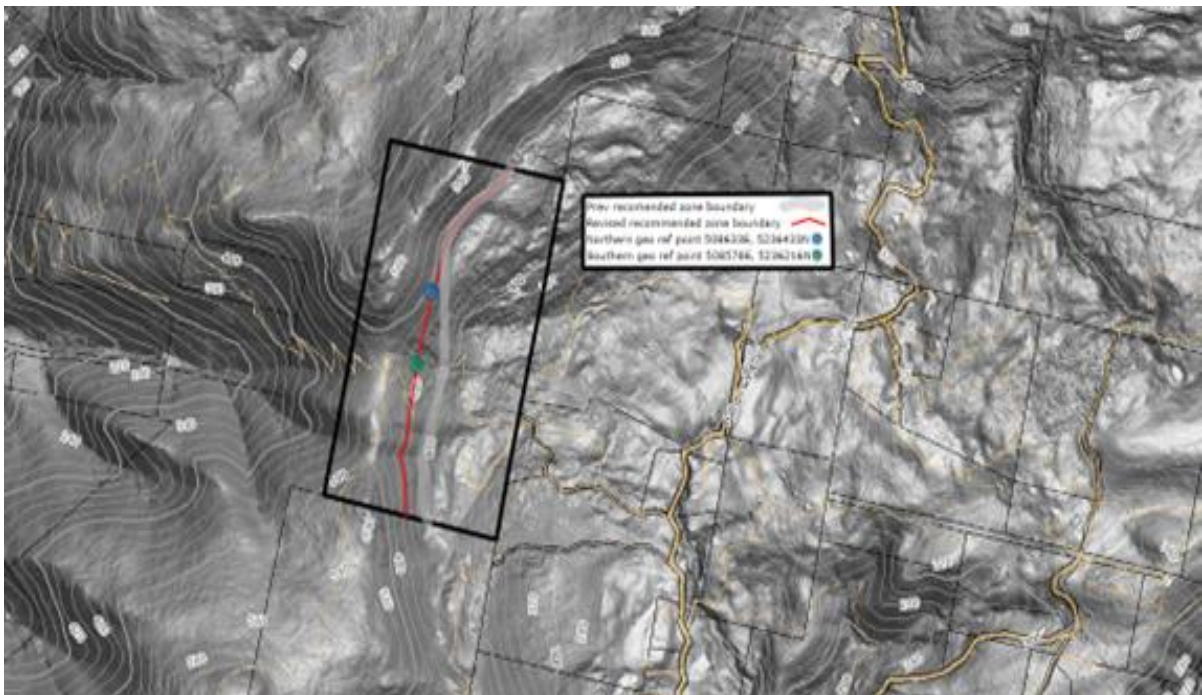


Figure 2 Split zoning diagram (Landscape Conservation Zone and Rural Zone) with 10m contours, cadastral parcels, road centrelines and topographic from www.thelist.tas.gov.au © the State of Tasmania

This revised split zoning boundary was provided to the property owner Paul Evans (by email) recently for consideration.

In response Mr Evans has reiterated the view that the property should be zoned rural as articulated at the hearing given their existing use of the land. Further Mr Evan has confirmed that they are only open to a split zone if a lesser area of the land was to be in the Landscape Skyline Zone, providing the below markup of the diagram as provided below.

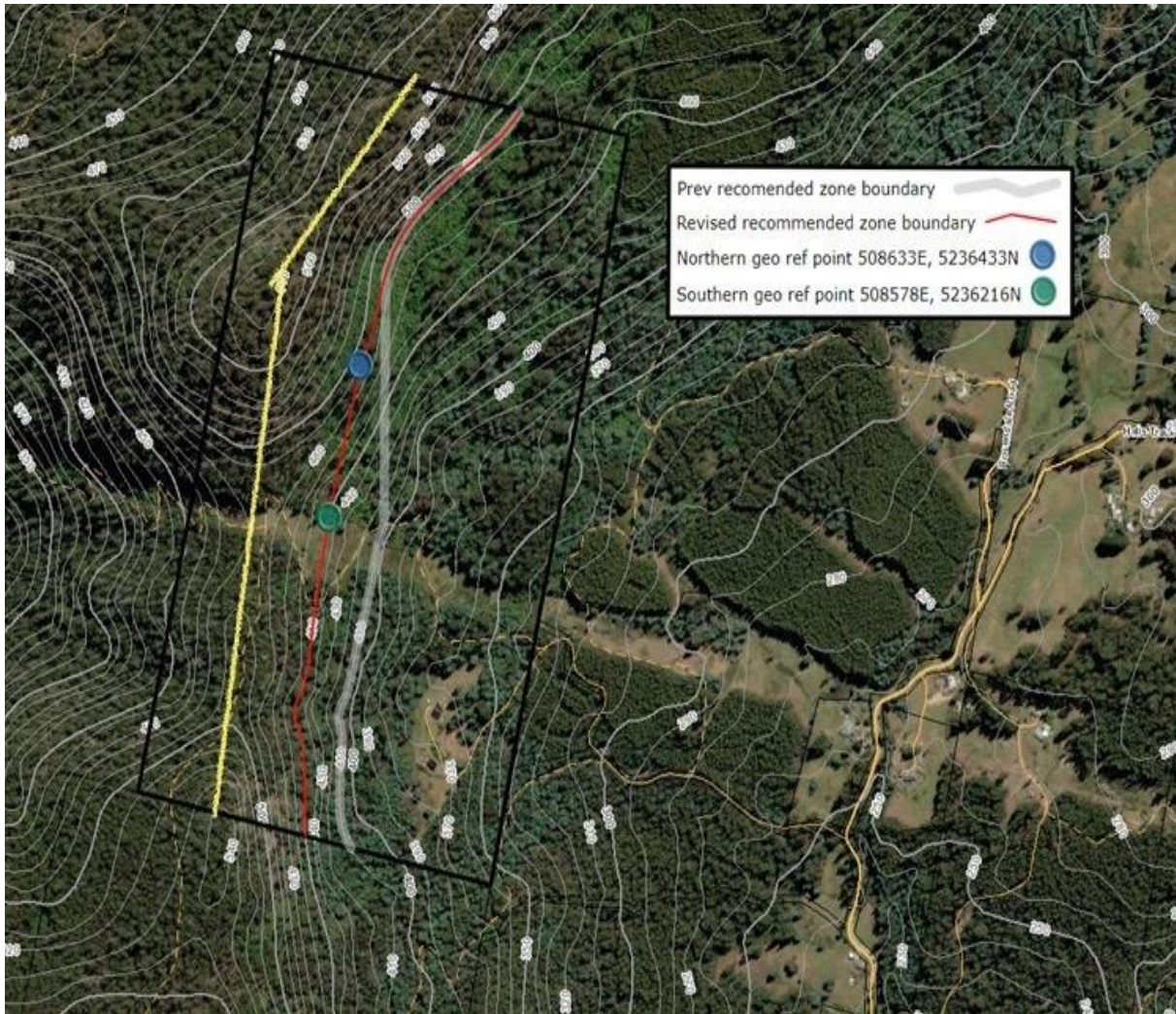


Figure 3 Split zoning diagram with landowner notation added (in yellow) with 10m contours, cadastral parcels, road centrelines and ESRI imagery from www.thelist.tas.gov.au © the State of Tasmania

On the basis that the landowner and the Planning Authority are not in agreement on the location of the zone boundary, it may be appropriate for the TPC to issue an additional Direction to provide an opportunity for Mr Evans to separately respond.

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 Zheng', written in a cursive style.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE