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Subject: FW: Huon Valley draft LPS - Directions Schedule - Attachment A - 30 May 2023
Date: Tuesday, 4 July 2023 2:51:33 PM
Attachments: [image990734.png](#)
[Response to TPC Direction 66 .docx](#)



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We acknowledge the Traditional Custodians of the South East Nation, the Melukerdee people of the Huon River and the Lyluequonny people of the Far South. We recognise their continuing connection to land, water and culture, and pay respects to the Elders past, present and emerging.

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TPC Direction 66

Clarify whether the following properties are recommended to be zoned Rural (representation 73):

- 238 Bakers Creek Road, Lucaston FR 12206/5;
- Bakers Creek Road, Lucaston FR 12206/6 and FR 12206/7; and
- Bakers Creek Road, Lucaston FR 147069/1 (split zone).

It is noted the section 35F report recommends the Rural Zone be applied, however the RMCG advice quoted in the report recommends that the land should be zoned Agriculture.

Response

RMCG originally commented on these titles as well as others in this cluster in their second round review dated 29/08/2022 as follows:

This is part of a cluster of reps comprised of Rep 43, 51, 55, 73 and Rep 122.

CT 147069/1 has previously supported 2ha of orchards and appears to have been part of a larger orchard holding to the SE which includes CT 35783/1 and CT 153992/4 which are split zoned titles Rural / Ag with the orchard components in the Ag zone. CT 12206/5 (Rep 122) appears to have supported some orchards prior to 2005 and is directly adjacent to existing orchards on CT 36065/1. Other than CT 147069/1 and possibly CT 12206/5 none of the other titles have previously supported orchards based on imagery dating back to 2005. Titles further up the valley in the Rural zone have supported small isolated plantings eg CT 56504/1.

Imagery indicates that orchards have receded on the adjacent titles to the SW of Bakers Rd and then more recently expanded. The five titles farmed in conjunction associated with Rep 73 (PID 9267055) are a total of approx 27ha of which approx 20ha is pasture. Two titles are NE of Bakers Crk rd and 3 titles are SW of Bakers Crk Rd. Three other reps are smaller titles in single ownership each with a dwelling SW of Bakers Crk Rd surrounded by titles associated with rep 73. We recommend zoning this cluster SW of Bakers Creek Rd Rural other than CT 147069/1 which should be split zoned Rural / Ag. The two titles NE of Bakers Creek Rd associated with Rep 73 (CT 12206/7 and CT 12206/6) are well connected, do not have dwellings and are immediately adjacent to Rep 122 (CT 12206/5) which does have a dwelling. Whilst these could be included in the Rural cluster this further increases the potential for non-agricultural activity adjacent to the orchards hence we feel there is insufficient justification to remove these from the Ag zone.

RMCG recommended in their second round review dated 29/08/2022 as follows:

Recommend changing from Ag to Rural zoning for this cluster which includes Rep 73 (CTs 119725/2, 52828/2), Rep 43 (CT 52828/3), Rep 51 (CT 119725/1), Rep 55 (CT 207407/1). CT 147069/1 (Rep 73) should be split zoned Rural / Ag.

Recommend the balance of the cluster which includes Rep 73 (CT 12206/6, CT 12206/7 and balance of CT 147069/1) and Rep 122 (CT 12206/5) be retained in the Ag zone

Figure 1 shows the subject titles as listed by the TPC in Direction 66 and the recommended zoning by RMCG for these subject titles.

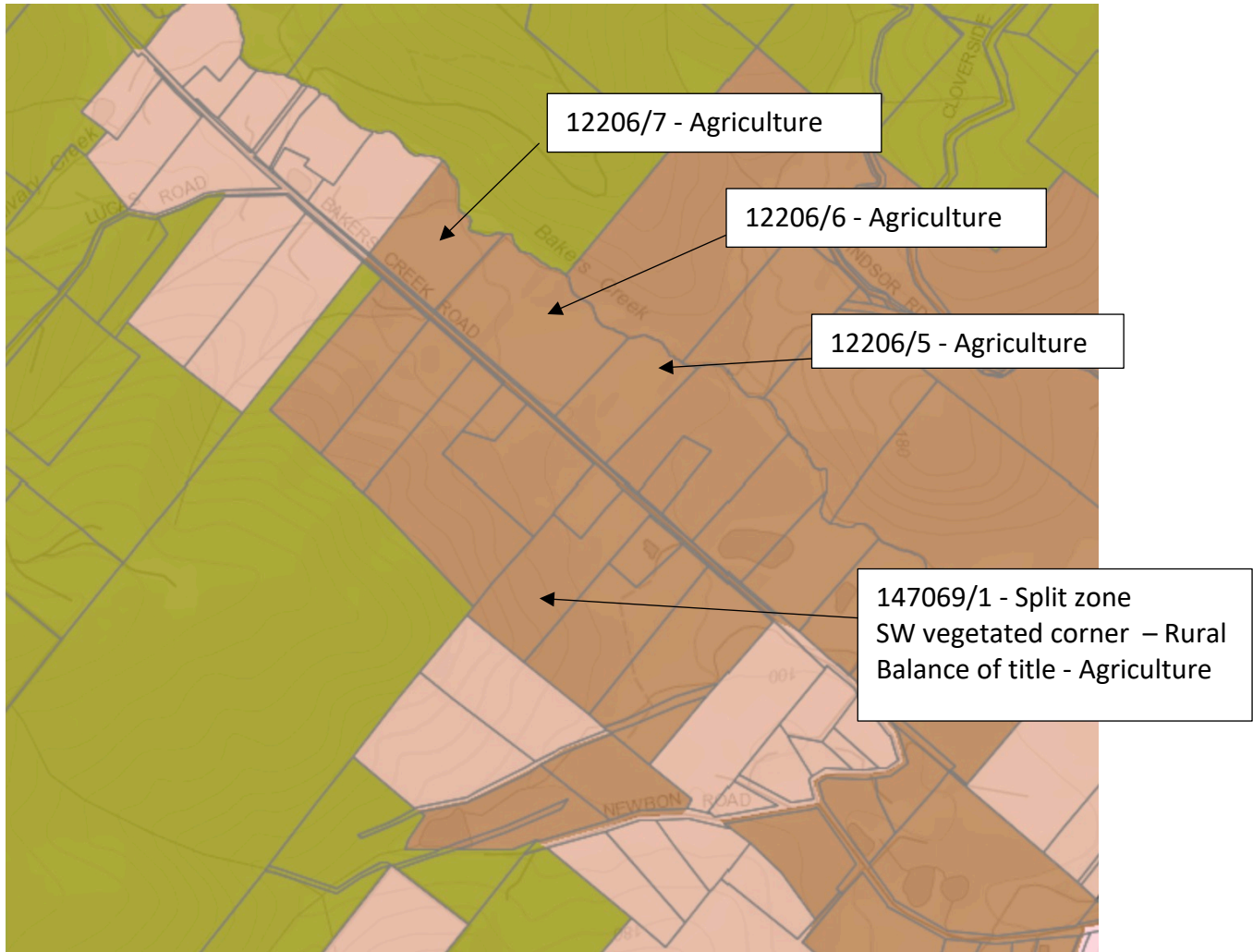


Figure 1. Relevant titles for Direction 66 and RMCG recommended zoning. Note the cluster of titles to the NW of 147069/1 and on the SW side of Bakers Rd are recommended for Rural zoning.

Base image taken from Huon Valley Council Tasmanian Planning Scheme Consultation webpage available at <https://planning.discovercommunities.com.au/connect/analyst/mobile/#/main?mapcfg=huonvalley>