



19 April 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](mailto:tpc@planning.tas.gov.au)

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –  
DIRECTION 8**

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

Direction 8 requested the following information:

Response to the submission received from Thomas Mistry in relation to the zoning of land at 136 Rocky Creek Road, Crabtree (FR 168351/2). A link to the submission published on the Commission website is included below:

[https://www.planning.tas.gov.au/\\_data/assets/pdf\\_file/0006/752514/Submission-Response-to-Direction-20-issued-on-21-February-2024-29-February-2024.pdf](https://www.planning.tas.gov.au/_data/assets/pdf_file/0006/752514/Submission-Response-to-Direction-20-issued-on-21-February-2024-29-February-2024.pdf)

## Response

The information provided in the submission details matters is largely focused around the land constraints and planning regimes related to the potential harvesting of timber, which as explained at the hearing relates to selective harvesting that the landowner is interested in undertaking.

It is noted that the Tasmanian Planning Scheme State Provisions include:

- A general exemption for vegetation clearance where 'a forest practices plan certified under the *Forest Practices Act 1985*, unless for the construction of a building or the carrying out of any associated development'.
- The use class Resource Development (except for intensive animal husbandry or plantation forestry) as a discretionary use in the Landscape Conservation Zone.

- An exemption in the Natural Assets Code for 'forest practices or forest operations in accordance with a forest practices plan certified under the *Forest Practices Act 1985*, unless for the construction of a building or the carrying out of any associated development.'

The relevant land is described in the figure below:



Figure 1: Location diagram with 10m contours, cadastral parcels, road centrelines and ESRI imagery from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State of Tasmania.

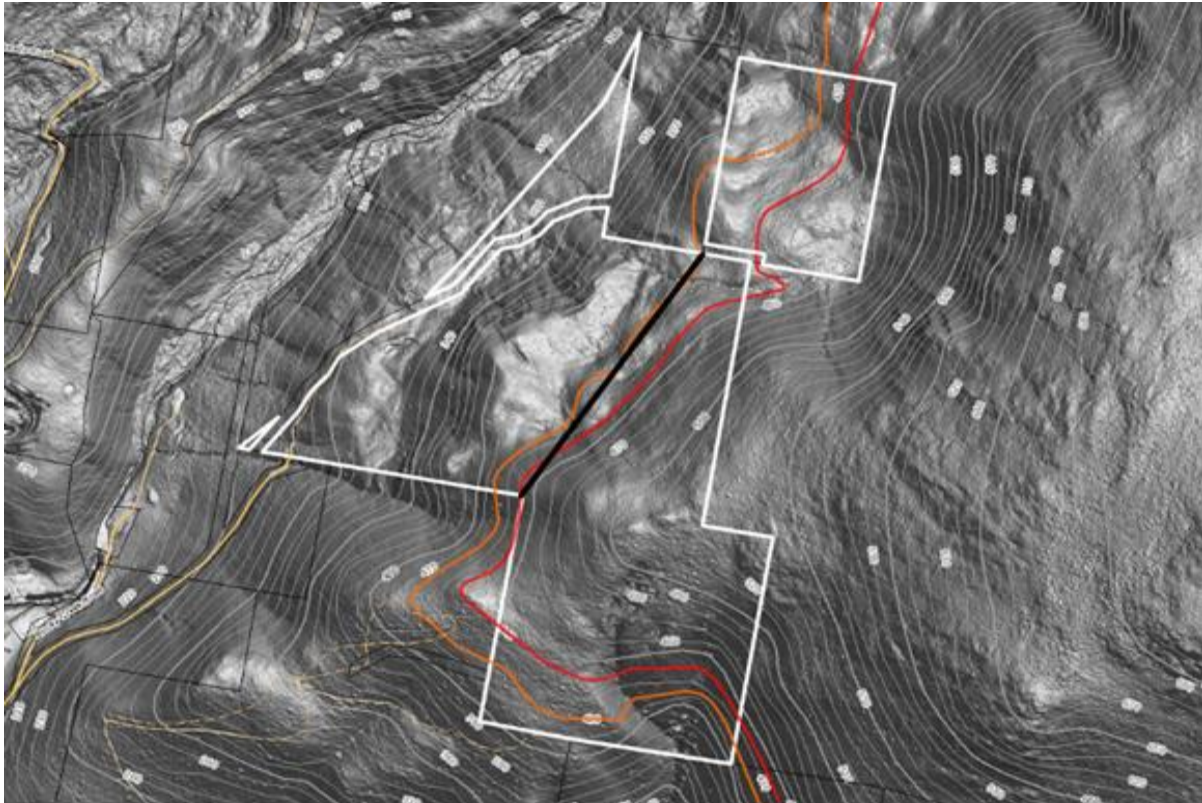
The land is situated at the northern end of the Crabtree Rivulet Valley, at a point where the valley divides into a number of separate gully tributary. The subject land itself is located on the northeast facing slope of Rocky Creek. This northern end of the valley is enclosed to the west, north and east by steep hills more broadly forming part of the Wellington Range.

The land includes a couple of flatter benches but is otherwise moderate to very steeply sloping.

While being less visibly located than part of the valley further south the subject land is located at an elevation where it would be visible from the western area around the end of Crabtree Road and Mitchells Road, where it sits above the intermediate ridge of Liddells Road.

The area is surrounded by areas of Crown and Authority owned land, including the following directly adjoining the subject land, Taswater to the northwest, Wellington Park to the north and east and NRE Tas Reserve.

The submission also provided indicated locations for proposed split boundary between the LCZ and Rural Zone, these suggested boundaries are located at around the 420m to 440m contour level. This proposed boundary was also discussed at the hearing.



*Figure 2: Location diagram with 10m contours, cadastral parcels, road centrelines and Hillshade Grey from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State of Tasmania.*

As presented at the hearing the ecology advice suggests that the proposed split boundary may provide an appropriate outcome from an ecology perspective, although preferring the lower presented option of the 2 presented in the submission.

Selection of the lower split boundary option also retains a buffer of the LCZ from the boundary with Wellington Park.

The preferred option of a split boundary is therefore indicated on the above and below figures.





*Figure 3: Location diagram with 10m contours, cadastral parcels, road centrelines and Aerial photo 2023-2024 Season from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State of Tasmania.*

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**