

Proposal to Change Zoning of Block 65 Doodys Hill Road, Port Huon

PID: 1539016

Parcel Address: 65 DOODYS HILL RD

CT: 111671/1

Tenure Type: Freehold Title

Locality: PORT HUON

Improvements: DWELLING

Area: 117731.97 ha

HUON VALLEY COUNCIL
29 APR 2022
CUSTOMER SERVICE

Please find attached our proposal to change the zoning of the above property.



Ron and Denise Goodwin

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HUON VALLEY COUNCIL

Action
Officer:

-2 APR 2022

File No:

Set ID:

Proposal to Change Zoning of Block 65 Doodys Hill Road, Port Huon

Currently 65 Doodys Hill Road (The Property) is zoned rural resource. Under the draft Local Provisions Schedule (LPS), should it be accepted, the zoning will be changed to rural.

We believe that there is merit in changing the proposed zoning for The Property from Rural, to Rural Living B, which will allow the property to be subdivided into three additional blocks of approximately 2.5 to 3 hectares each, while the electricity transmission corridor will remain within the existing house boundaries. This would be compatible with surrounding blocks and provide the popular lifestyle blocks that are in such high demand and low supply in this part of the Huon Valley.

General Description of Area:

Doodys Hill Road branches off the Huon Highway. It is a small community consisting of 11 houses on a variety of block sizes.

Approximately 20 years ago, the majority of the area was an apple orchard which was subdivided into 4 blocks, 3 of which are Rural Living B, with a minimum size of 2 hectares. The Property includes the remaining part of the orchard and additional land adjacent to Doodys Hill Road. It was zoned Rural Resource and stretches 11.77 hectares up the hill.

Neighbours to the north of The Property are zoned Landscape Conservation, Rural and Rural Living B. The size of these blocks ranges from 2 hectares to 4.5 hectares, and all but one contain a dwelling.

The Property is not a viable portion of land to sustain agriculture now that the orchard has been subdivided. The remaining apple trees are old and not feasible from a business perspective.

The land usage and quality deteriorate with the elevation of the block, resulting in two-thirds of the block being poor quality land for agriculture, best described as summer grazing for cows or sheep

65 Doodys Hill Road is an anomaly compared to its neighbours, and subdivision would provide an unobtrusive and natural extension of the existing community.

The entire length of the block (approx. 800m) fronts on to Doodys Hill Road. This allows for easy access to the road for the many obvious house sites on the block.

The south-eastern part of The Property, which is the remaining apple orchard, is an ideal location for a 5-acre hobby farm with many suitable house locations. It overlooks Port Huon with easy access to the Huon Highway and only 100 metres up Doodys Hill Road from the sealed part of the road.

Power is readily available from Doodys Hill Road, and currently extends approximately 300m or one third up the property boundary.

We note that the priority vegetation overview shows a significant area of native vegetation in this 5-acre block. This is not the case on the ground. The area has been cleared and used

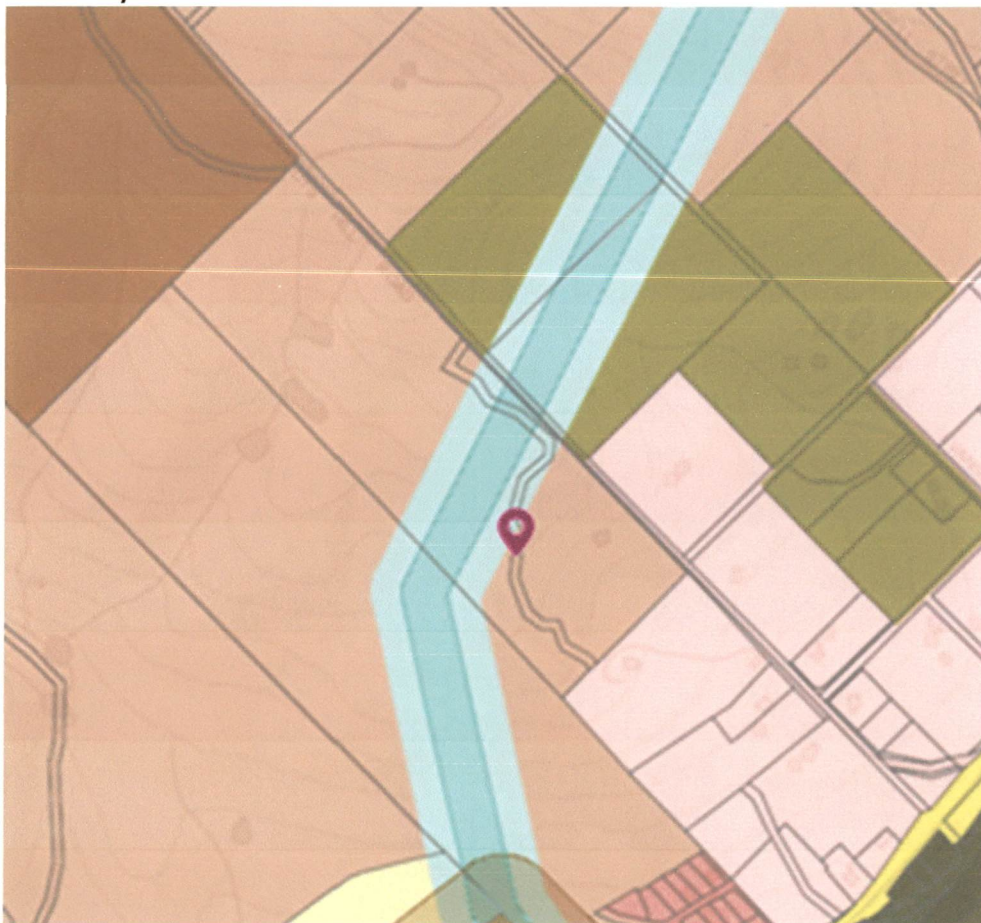
as an apple orchard and now partly cleared of apple trees. Please see Priority Vegetation Report comments.

We also propose to subdivide the remaining part of the block above the electricity transmission corridor and inner protection area into two approximately 3-hectare blocks.

These blocks gently descend from Doodys Hill Road towards Geeveston with views of the Hartz Mountains and Geeveston Valley. This area contains a significant number of mature native trees at the lower end, not indicated in the native vegetation report (see attachment) and also two dams, also at the lower part of the area. A significant drainage gully is also within this area supplying water to the two dams. (See attachment.)

The property is not zoned as having any local historic or heritage significance, is not in a scenic protection area, is not subject to coastal erosion or inundation and is not subject to any general overlays according to the map provided.

Electricity Transmission Buffer Area:



There is an electricity transmission buffer area within the property located approximately one third up the block and it crosses the property in a north south direction (see above).

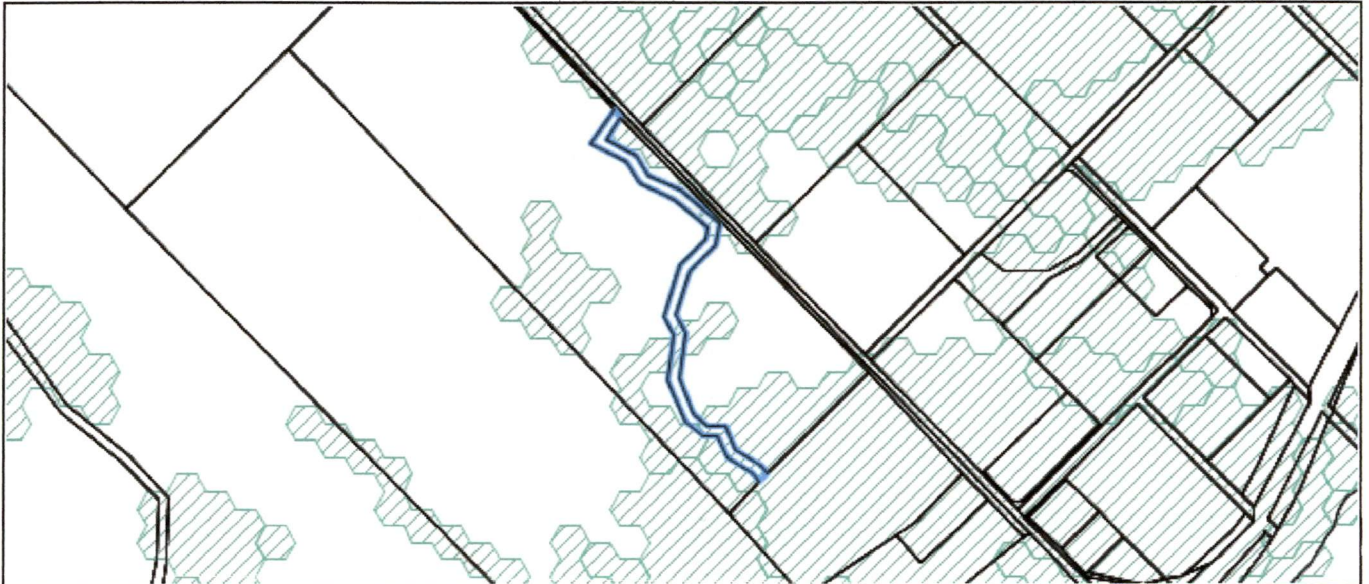
This has no impact on the proposed development.

Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
1539016	111672/1	65 DOODYS HILL RD	PORT HUON	DWELLING	5291

Priority Vegetation Overview

PRIORITY VEGETATION OVERVIEW MAP



This Priority Vegetation Area overlay report shows a subset of the Regional Ecosystem Model. The overlay contained in the planning scheme is shown only over zones to which it can apply.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The subsets of information that are included are:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
 - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
 - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- Native vegetation of local importance includes:
 - a subset of threatened fauna species habitat models,

- native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

Each local area contributes to the survival of threatened vegetation communities, threatened flora and threatened fauna within a State wide mosaic that enables the distribution of species to be maintained and provides for mobility of fauna through connected habitat.

Each subset of data that is identified on the property is described below.

Priority Vegetation Details

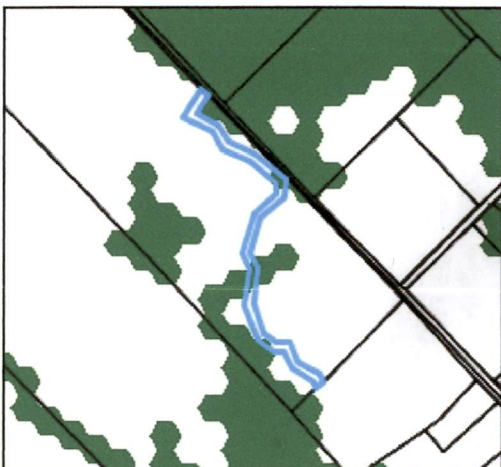
Threatened Fauna and Significant Habitat



Threatened Fauna
• grey goshawk

These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999). Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat variables or more detailed customised models for about 100 fauna species. Some species habitat occurs across the landscape but not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.



Threatened Fauna Habitat
• eastern barred bandicoot

Why is it included?

- Statutory recognition that species extinction is likely, however not all sites are important or occupied

Data Source:

- NVA records combined with REM point-based modelling rules
- Habitat-based models

Reliability:

- Variable

Management:

- Check species observation source
- Check data on habitat and local context
- Potentially require on-ground field verification

Contacts

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Priority Vegetation Report:

Whilst the priority vegetation overlay on the map shows priority vegetation on parts of The Property, some of those areas are now devoid of any vegetation other than grass, so the quantity and location of native vegetation observed on The Property differs from that stated in The Priority Vegetation Overlay.

As stated above, the lower portion of the Property that is highlighted as supporting the grey goshawk, was an apple orchard that was partly cleared some fifteen years ago. It currently contains approximately 80 apple trees. The southeast boundary with the neighbouring property, 49 Doodys Hill Rd, contains no native vegetation. There is a solitary pear tree on this boundary.

Pine trees were planted along the south westerly boundary and extended around the orchard in a northerly direction as protection for westerly storms. Again, there is very limited and isolated native vegetation within this area.

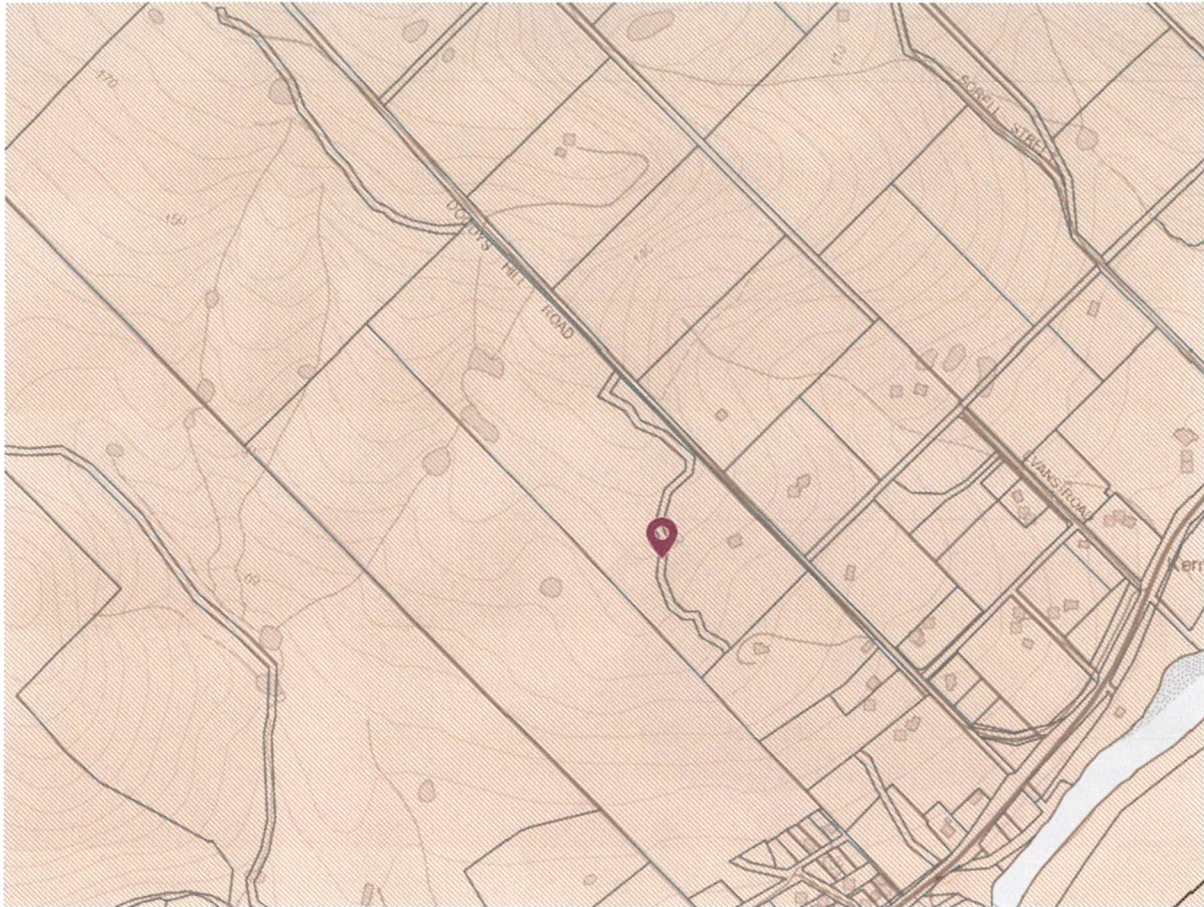
The large native vegetation wood on the southern boundary and midway up the block still exists. This area supports the eastern barred bandicoot in conjunction with neighbouring properties.

The small area of native vegetation along Doodys Hill Road is no longer there.

However, the lower area of the gully and around the dams and along the fence line to the top of the block contain a significant number of mature native trees which are not documented within the vegetation report. Furthermore, the gully contains many tree ferns and several examples of stinkwood and native cherry.

We anticipate that subdivision will have no impact on this vegetation as house construction areas are readily available adjacent to Doodys Hill Road.

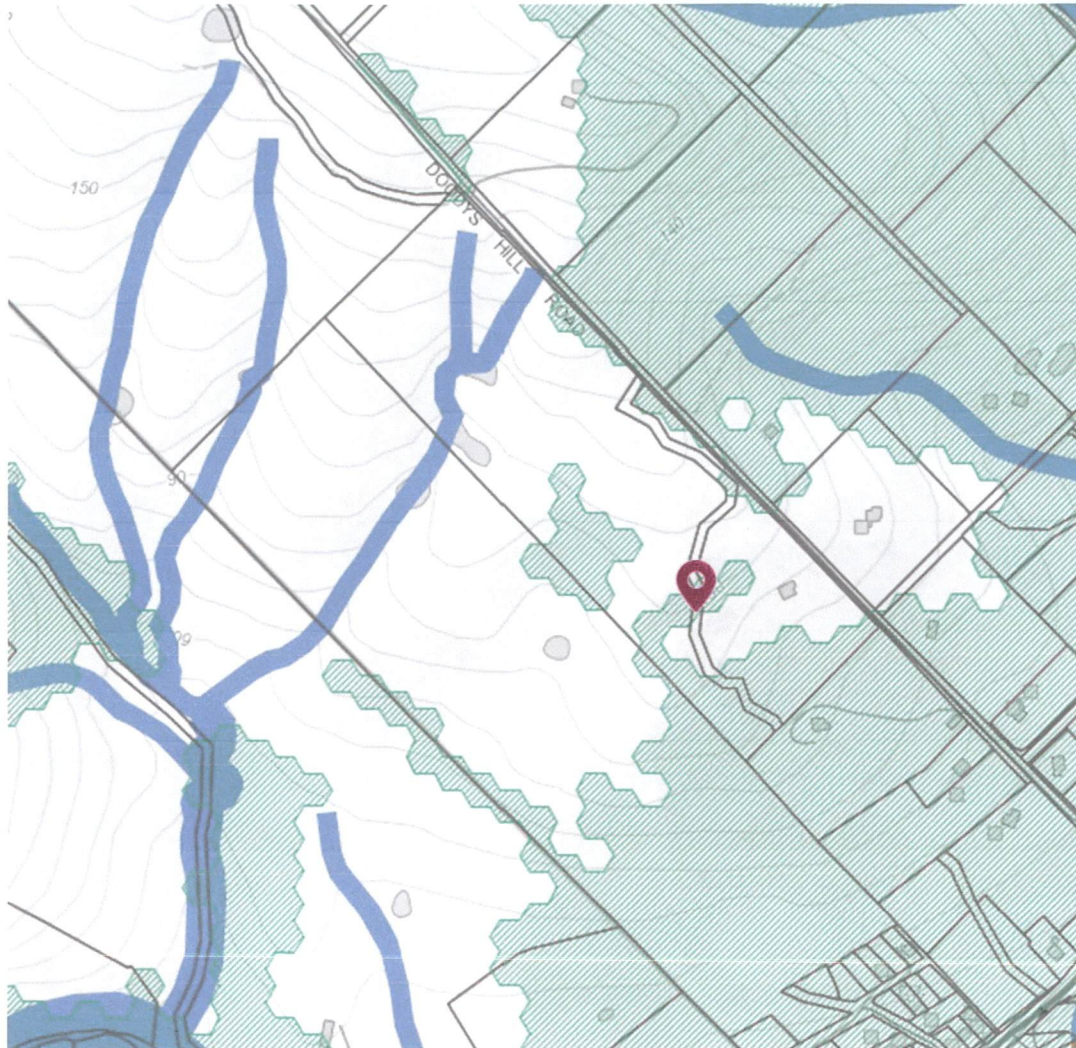
Bushfire Prone Areas



Like all adjacent land to the property, and within the Huon Valley, The Property has an equal probability for bushfires. However, the significant areas of priority vegetation are isolated, e.g. not a continuous stretch of bush, but rather surrounded by grassland that is kept well grazed by sheep and native fauna. Thus, the bushfire prone area threat is diminished.

Please see copy of overlay above.

Natural Assets:



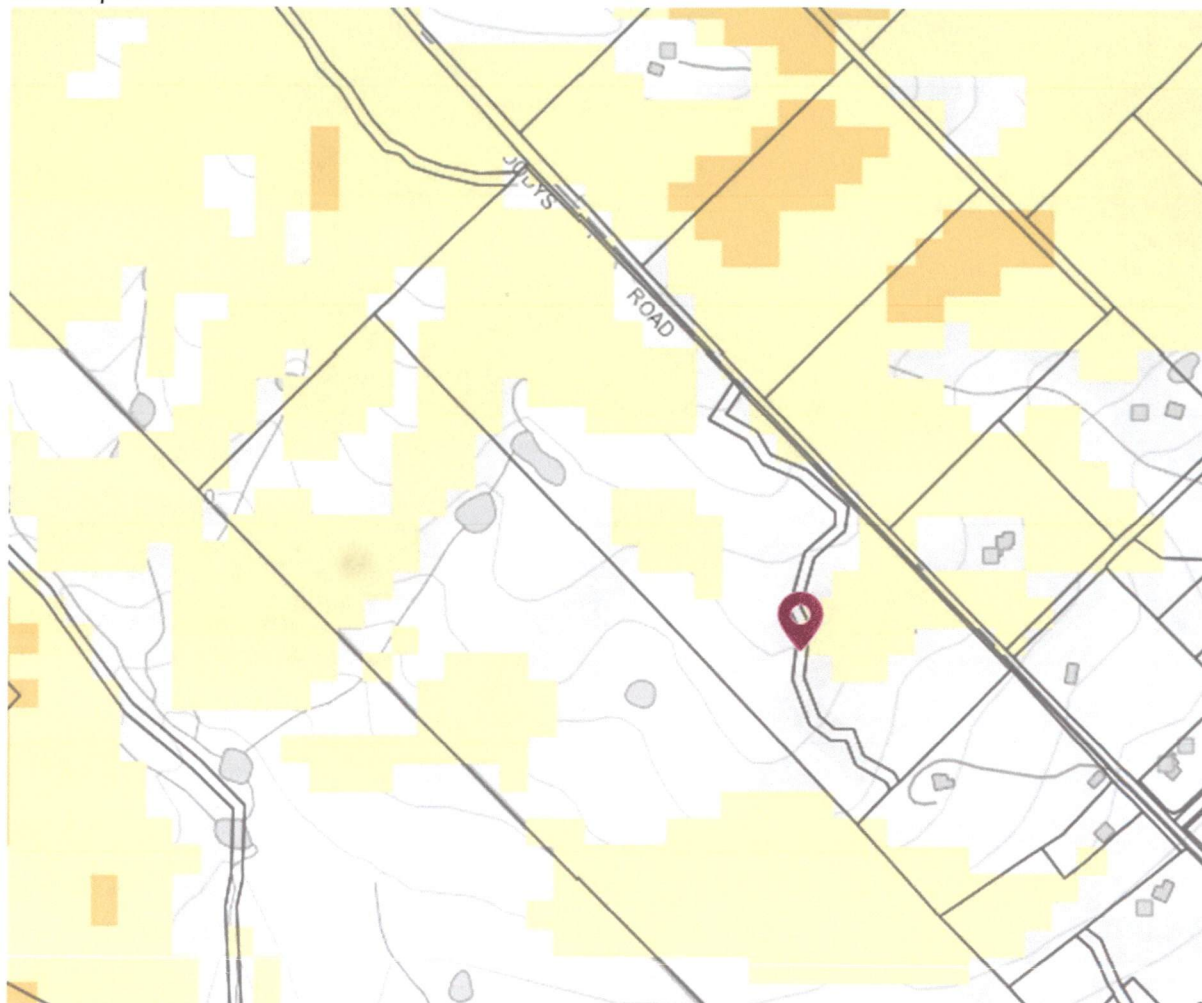
Apart from the woodland and a separate title for a previous planning system related to the Land District of Kent, Parish of Honeywood, there is a natural water drainage gully(s) commencing at the top northern edge of the property. This system drains water from above Doodys Hill Road, including the road in a southerly direction, finally running into the Huon River.

Six years ago a house was built at 126 Doodys Hill Road, and with installation of the driveway and upgrade of Doodys Hill Road, the water that was flowing down the top branch of the system was diverted further down the hill so that all drainage water flows into the lower branch of the system. See diagram above.

This large decrease in water has caused the upper drainage area to remain dry for that period.

The water is collected in two dams near the southern boundary before overflowing into the neighbouring property.

Landslip Hazard:



The landslip hazard overlay puts all The Property in the low landslip or no landslip hazard zone.

The property has no medium or high landslip hazard rating within its boundary.