



# HUON VALLEY COUNCIL

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19 December 2023

Our Ref: 17/82  
Enquiries to: Rong Zheng

Mr J Ramsay  
Delegate (Chair)  
Tasmanian Planning Commission  
GPO Box 1691  
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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 5**

I write in response to the Commission's directions issued on 19 October 2023.

Direction 5 requested the following information:

In relation to Submission 13 (land at 136 Rocky Creek Road, Crabtree PID 9710592), the planning authority is to provide a statement on the merits of the further submission made by Thomas Mistry and published on the Commission website as "Submission – Thomas Mistry 31 July 2023" and if appropriate:

- Provide a diagram showing the planning authority's recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 136 Rocky Creek Road, Crabtree (folio of the Register 168351/2); and
- Confirm the attribute/s upon which the zone boundary has been determined.

Any diagram is to be prepared in consultation with submitter 13, Thomas Mistry.

## Response

In relation to Submission 13 (land at 136 Rocky Creek Road, Crabtree 168351/2) and the further submission from Thomas Mistry,

- The land meets all the criteria applied in the 35F report to recommend land for the LCZ – almost completely forested, steep elevated land, threatened communities mapped under TASVEG, and adjoins Wellington Park. As such, it would be

appropriate and consistent with the application of the zone elsewhere in the municipality to continue with the recommendation of LCZ for the whole title.

- Much of the forest in the area suggested for Rural zoning in the split zone proposal from Mr Mistry is mapped as threatened dry blue gum (*Eucalyptus globulus*) forest and woodland (DGL). In addition to being a threatened community, if this vegetation is present, it provides significant habitat for the critically endangered swift parrot (*Lathamus discolor*).
- If the idea of split zoning on this property is supported, then the general thrust of Mr Mistry's proposal is supported – the steep eastern land adjoining Wellington Park going to LCZ while the areas of relatively flat land on the bench in the middle of the lot would go to Rural. However, this will create a problem of spot zoning of Rural.

On balance, the whole site should remain in Rural.

If you would like to discuss this matter further, please do not hesitate to contact Rong Zheng direct on 6264 9467.

Kind Regards



**RONG ZHENG**  
**PROJECT MANAGER – STRATEGIC LAND USE**