



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

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –
DIRECTION 7**

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

Direction 7 requested the following information:

In relation to land owned by Caccavo Farms Pty Ltd (folios of the Register 52907/1 and 45264/1), the planning authority is to provide:

- Written advice from its agricultural consultant on the impact of the proposed split zoning between the Rural Zone and the Agriculture Zone;
- Written advice from its natural values consultant on the impact of proposed the split zoning between the Rural Zone and the Agriculture Zone; and
- Written advice on the application of Rural Zone, Agriculture Zone and the proposed split zoning under Guideline No. 1.

Response

Agricultural response

From an agricultural perspective in most cases, it is better to have consistent zoning across the whole title / holding so as to minimise any confusion and administrative burden around application of the Natural Assets Code and compliance with the code requirements. The agriculture zone is the preferred zoning as this better reflects the commercial nature of the

livestock grazing business conducted on these titles (52907/1 and 45264/1) which are farmed in conjunction with a larger holding.

Natural Values response

From a natural values perspective it would be preferable that these two titles, which are currently in the Rural Resource Zone, go to the Rural Zone. This would enable the application of the Natural Assets Code to areas of endangered black gum (*Eucalyptus ovata*) forest (DOV) and to large individual black gums that provide potentially significant foraging habitat to the critically endangered swift parrot (*Lathamus discolor*).

The RMCG preference to see the whole of the land area on these two titles go to the Agriculture Zone would mean that the Natural Assets Code could not apply, which would remove the most useful and reliable trigger for consideration and protection of significant natural values on private land from inappropriate development.

If a split zone approach is to be considered, the boundary should capture all DOV and most of the large mature black gums on the property within the Rural Zone with associated application of the Priority Vegetation Area overlay.

Zoning recommendations

Having conducted a site visit to ground-truth the presence of DOV and mature black gums, I submit the proposed split zone boundary in Figure 1 for consideration. Application of the proposed boundary for a split zone and for application of the PVA overlay provides protection for significant natural values and also creates a reasonably practical boundary on the ground.

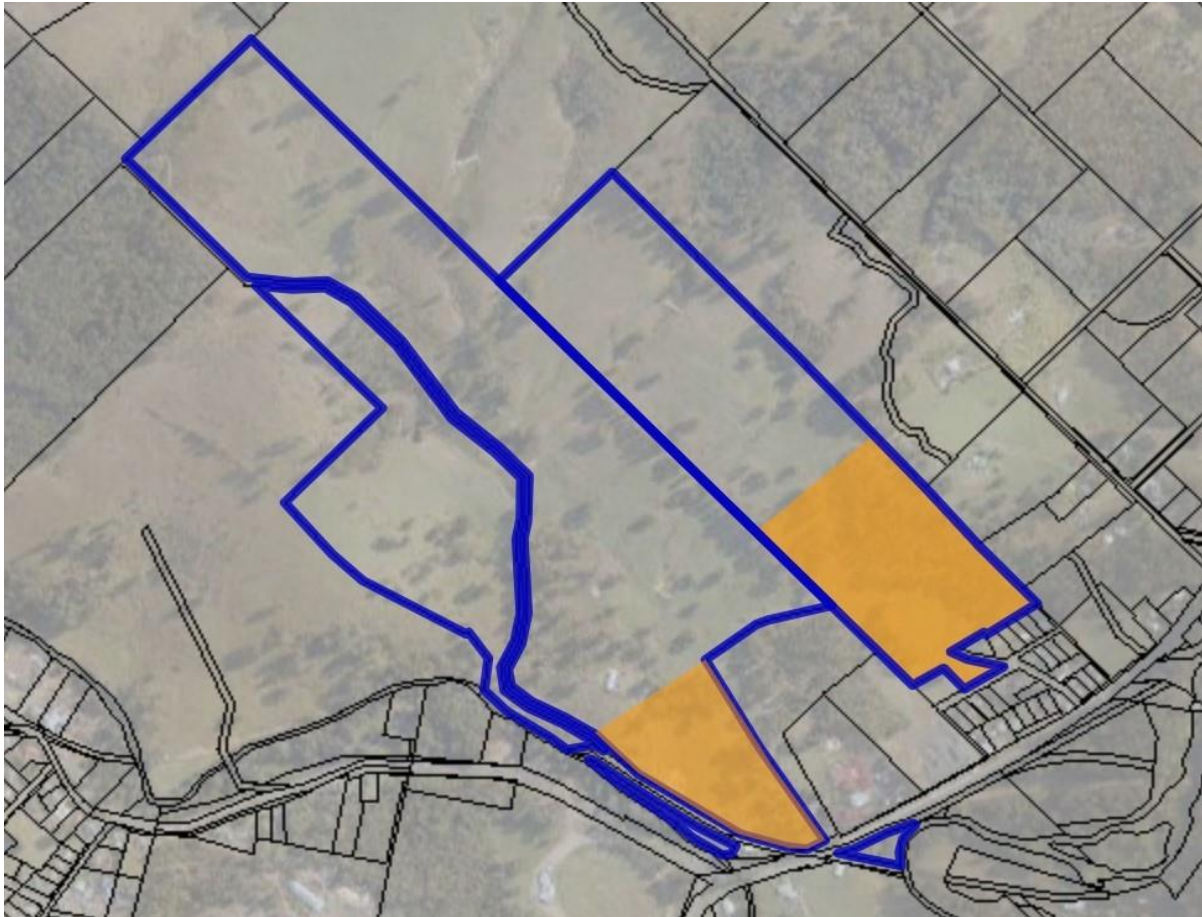


Figure 1 Current vegetation cover and application of the Biodiversity Protection Area overlay (orange)

Planning Authority response

Taking into account the perspectives shared by both the agricultural consultant and the environmental consultant, the view presented by the agricultural consultant is accepted for the following reasons:

- Consistent zoning across the entire title is crucial to minimize confusion and administrative burdens, especially concerning the application of the Natural Assets Code. A uniform approach facilitates better compliance with code requirements.
- The preference for the Agriculture Zone aligns with the commercial nature of the livestock grazing business conducted on these titles. This zoning choice is appropriate, considering that the titles are farmed in conjunction with a larger holding.
- The recommendation is consistent with Guideline No. 1, particularly AZ 1, which emphasises the spatial application of the Agriculture Zone based on identified land suitable for agriculture.

- A split zone approach could introduce complexities and may not align with the primary commercial activity on the titles. It is essential to avoid unnecessary complications in zoning.

In conclusion, the Agriculture Zone is the most suitable zoning for Titles 52907/1 and 45264/1, considering their agricultural nature, commercial activities, and alignment with relevant guidelines. This recommendation aims to strike a balance between agricultural use and the preservation of natural values.

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