



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

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 10 April 2024.

Direction 5 requested the following information:

Response to the direction issued 12 March 2024 requesting that the submission relating to land at Mountain River be expanded to provide justification as to why:

- the Landscape Conservation Zone should continue to apply to the properties referred to in the direction and not an alternative zone, such as the Rural Zone; and
- it is not appropriate to make any modification to the Priority Vegetation Area overlay

Note: This direction refers to land at 77 Banksia Road, Mountain River (FR 47027/5), Banksia Road, Mountain River (FR 22036/1), 56 Cudgee Road, Mountain River (FR 228915/1) and 130 Cudgee Road, Mountain River (FR 145379/6).

Response

This direction relates to four properties:

- Banksia Road, Mountain River (folio of the Register 22036/1)
- 77 Banksia Road, Mountain River (folio of the Register 47027/5)
- 56 Cudgee Road, Mountain River (folio of the Register 228915/1)
- 130 Cudgee Road, Mountain River (folio of the Register 145379/6)

Within the broader landscape context, the existing zone are described in the following figure:



Figure 1: Existing HVIPS with zones, aerial and cadastre parcels from www.thelist.tas.gov.au © the State of Tasmania

Three of the 4 lots have existing dwellings in relatively small areas of cleared land with the remainder containing treed vegetation. The fourth lot in the cluster (folio of the Register 186299/1) has no significant cleared areas although there are some areas where informal tracks or fence lines can be discerned in aerial photos.

The advertised LPS zone plans proposed as follows:



Figure 2: Advertised draft LPS zones

<https://planning.discovercommunities.com.au/connect/analyst/mobile/#/main?mapcfg=huonallley>

As detailed above the subject four properties were part of an original 8 lot Landscape Conservation Zone cluster which included:

- 39, 41 & 42 Huon View Road, Lower Longley (folios of the Register 133552/9, 10561/8 & 142338/3 respectively), which are now being considered for inclusion in the Rural Living Zone consistent with Council's S35F report (July 2023).
- Lot 4 Huon View Road, Lower Longley (folio of the Register 160523/4) now being considered for the Rural Zone consistent with Planning Authority's response to Direction 4 issued on 19 October 2023.

In relation to the four remaining Landscape Conservation Zone lots in this cluster the Planning Authority has recommended:

- No change to the LCZ is recommended for the properties at:
 - Banksia Road, Mountain River (folio of the Register 22036/1),
 - 77 Banksia Road, Mountain River (folio of the Register 47027/5),
 - 56 Cudgee Road, Mountain River (folio of the Register 228915/1)
- A split zoning for 130 Cudgee Road, Mountain River (folio of the Register 145379/6) is described in the figure below and using the following reference points:
 - Point on property boundary with 56 Cudgee Road - GDA94 MGA55: 510705E, 5242925N;
 - Point eastward mid lot at - GDA94 MGA55: 510889E, 5242949N.



Figure 3: Zoning diagram (Landscape Conservation Zone and Rural Zone) with 10m contours, cadastral parcels, road centrelines and ESRI imagery from www.thelist.tas.gov.au © the State of Tasmania

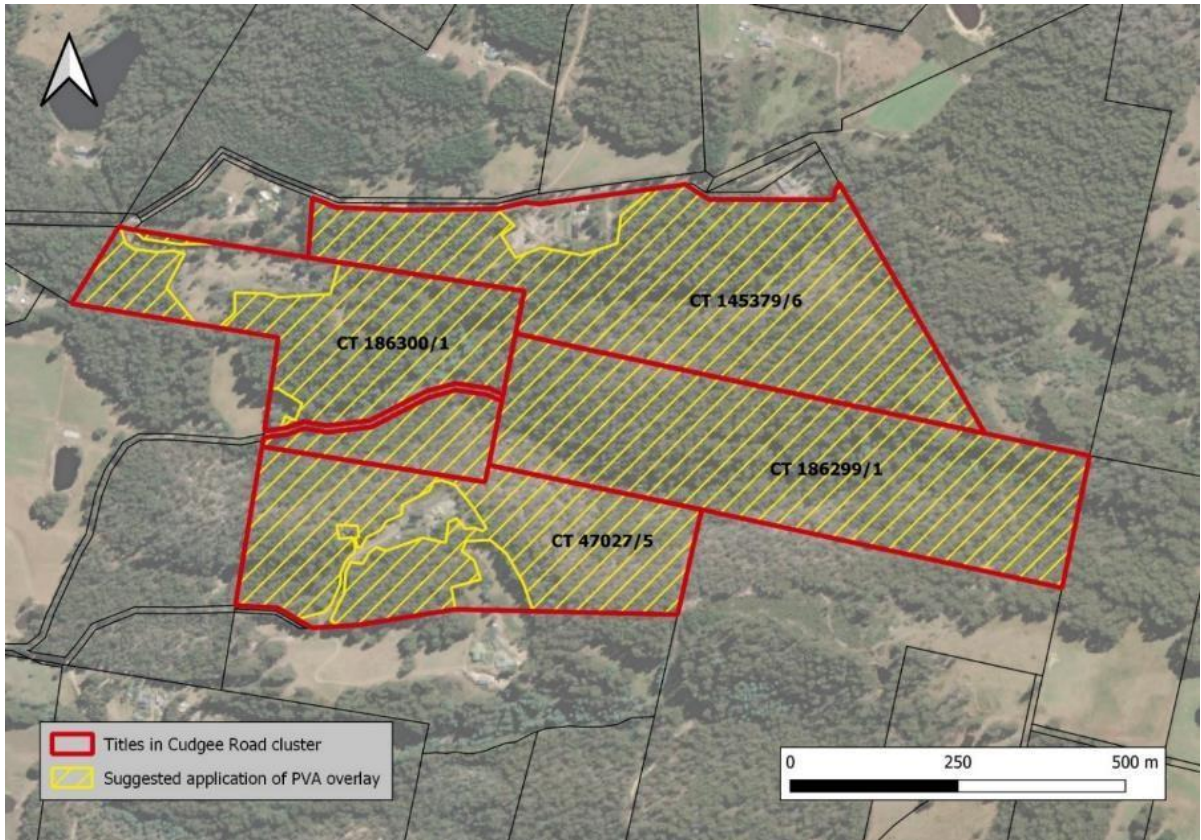
The above area equates to approximately 60ha.

The basis for the recommendation includes criteria previously applied by Planning Authority including S8a Guidelines as follows:

- Response to LCZ 1
 - The vegetated hills and valleys which frame cleared agricultural land, interspersed with areas of bushland, river tributary waterways is a key characteristic and landscape value of the Huon Valley, with much of the steeper bushland areas spared from clearance associated with higher intensity grazing and horticultural activities. The resulting landscape provides an important scenic backdrop and defining visual characteristic for the Huon Valley.
 - The removal of the environmental and landscape value considerations from the Rural Zone, when compared to the IPS Rural Resource Zone is consistent with these factors being used as criteria for application of the LCZ.
 - Application of the LCZ at the first level of selection to lots identified as having 80% or greater treed native vegetation cover and the presence of either the Natural Assets and Scenic Landscape Code overlays, as the presence of these overlays indicated a constraint inconsistent with the scale and intensity of use and development that is permitted in the Rural Zone.

- Response to LCZ 2
 - Where the LCZ was applied was also subject to the Natural Assets Code Scenic Landscape Code.
 - The Huon Valley is recognised as having a high diversity and abundance of threatened species, placing importance on protecting not only core habitat areas but natural ecological corridors that allow for species dispersion.
 - The mapping for the Natural Assets Code was primarily based on the 'Regional Ecosystem Model, with minimal modifications where existing vegetation clearance was raised by individual landowners (rather than whole of municipality review of the REM).
- Response to LCZ 3
 - Groups of three or more adjoining properties and / or areas of land of 20ha or greater.
 - Land adjoining existing Environmental Management Zoned land or existing Environmental Living Zoned land that was intended to transfer to the Landscape Conservation Zone.

The REM mapping relating to these 4 properties has been further reviewed consistent with Planning Authority's adopted approach relating to 'transformed land'. The following figure details the recommended revised PVA overlay:



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