



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 4**

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

Direction 4 requested the following information:

Response to Direction 7 issued 21 February 2024 in relation to the zoning of land at and application of the Priority Vegetation Area overlay to land Abels Bay. The submission received from Malcolm Thomas and published on the Commission website is relevant to Direction 7:

https://www.planning.tas.gov.au/_data/assets/pdf_file/0004/753070/Submission-Malcolm-Thomas-response-to-direction-7-issued-on-21-February-2024.PDF

Response

Address	CT	Area	Description	Owner
100 Randalls Bay Road	137938/3	26.56ha	Quarry	
	148436/1	20.23ha	Vacant lot end of Jennings Road	
	166918/2	38.59ha	Vacant lot on Randalls Bay Road	
	215497/1	16.18ha	Lot on Randalls Bay Road, with various buildings	
	229352/1	25.52ha	Vacant lot end of Wills Road	
99 Ables Bay Road	226262/1	39.85ha	Northern lot facing Deep Bay	
Ables Bay Road	230291/1	7.76ha	Southern lot on Randalls Bay Road	
	231571/1	4.91ha	Southern lot on Randalls Bay Road & Ables Bay Road	
	244204/1	160.1ha	Large vacant lot	

101 Randalls Bay Road	212013/1	6.56ha	Vacant lot on Randalls Bay Road	Steven & Rebecca Eiszele
110 Randalls Bay Road	75731/1	0.61ha	Dwelling	Beverley Thomas
161 Randalls Bay Road	166918/1	23.89ha	Dwelling	Mary Thomas & Paul Parkyn

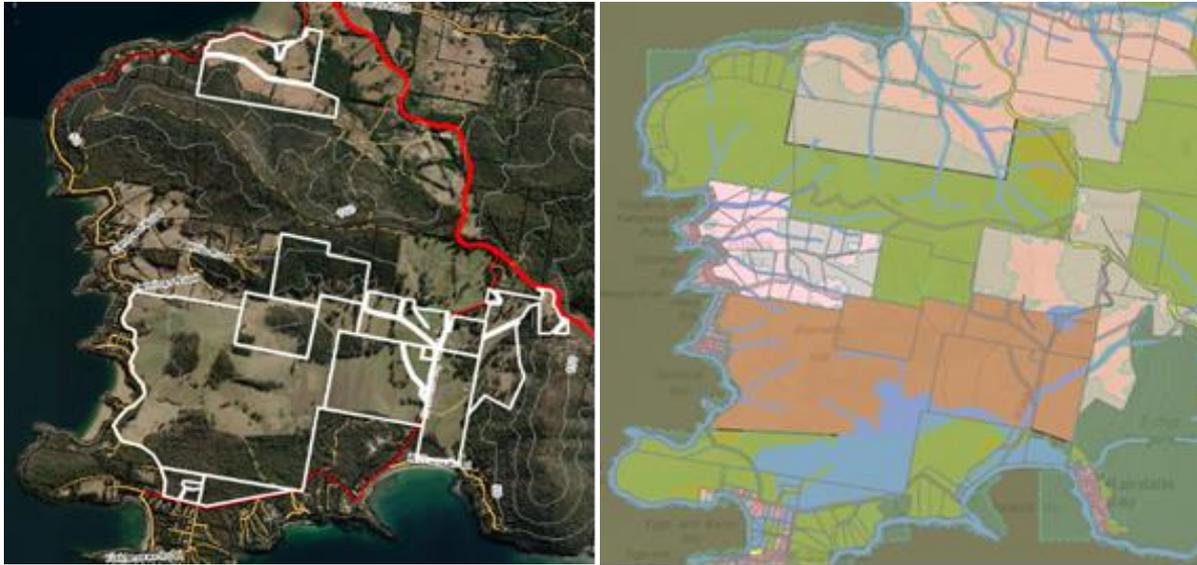


Figure 1: Title locations with base layer information. Figure 2: Advertised LPS zones, PVA & WCP overlays

from www.thelist.tas.gov.au © the State of Tasmania
<https://planning.discovercommunities.com.au/connect/analyst/mobile/#/main?mapcfg=huonvalley>.

Consideration has been given to the preferred options detailed by Mr Thomas of which some but not all aspects the Planning Authority are in support or partial support of. The following provides Planning Authority's recommendations in relation to the 'Thomas parcels':

Land		Thomas Pref A	Thomas Pref B	PA Recommendation
100 Randalls Bay Road				
137938/3	Quarry	Rural Zone; PVA removed; Scenic Road Corridor removed	Agriculture Zone; PVA removed; Scenic Road Corridor removed	Retain Rural Zone Retain PVA Retain Scenic Road Corridor
148436/1	Vacant lot end of Jennings Road	Agriculture Zone; No PVA		Retain Agriculture Zone Retain no PVA
166918/2	Vacant lot on Randalls Bay Road			
215497/1	Lot on Randalls Bay Road, with various buildings			

229352/1	Vacant lot end of Wills Road			Change from LCZ to Rural Zone Retain PVA
99 Abels Bay Road				
226262/1	Northern lot facing Deep Bay	Agriculture Zone; No PVA		Retain Rural Zone Retain PVA
Abels Bay Road				
230291/1	Southern lot on Randalls Bay Road	Rural Living Zone D; PVA and other overlays as Proposed	Agriculture Zone; No PVA	Retain LCZ Retain PVA and other overlays
231571/1	Southern lot on Randalls Bay Road & Ables Bay Road			
244204/1	Large lot	Split Agriculture Zone & LCZ; Modified LCZ to Conservation covenant area PVA only within LCZ	Agriculture Zone; No PVA	Split zone Agriculture Zone & Rural Zone Retention of modified PVA within Rural Zone
101 Randalls Bay Road				
212013/1	Vacant lot on Randalls Bay Road	Agriculture Zone; No PVA		Retain Agriculture Zone Retain no PVA
110 Randalls Bay Road				
75731/1	Dwelling	Agriculture Zone; No PVA		Retain Agriculture Zone Retain no PVA
161 Randalls Bay Road				
166918/1	Dwelling	Split Agriculture Zone & LCZ or Environmental Management Zone; No PVA within Agriculture Zone area, but retained elsewhere		Retain split Agriculture and Environmental Management Zones Retain PVA

The following figures provide recommended Zone plan and PVA overlay map 100 Randalls Bay Road as per the above listed recommendations.



Figure 3: Recommended zones with base plan information from

In relation to aspects of the above recommended outcomes which are different from those preferred by Mr Thomas we provide the following:

- 100 Randalls Bay Road – Quarry lot

It is considered that the Scenic Road Corridor should be retained to protect the scenic values from development which may negatively impact on its qualities. The provisions of the Code will not prevent development within the quarry which is hidden from the road, as is currently the case, this is also consistent with the current HVIPS which takes the same approach. The provisions will in this way retain the existing arrangement where the quarry retains a 'wall' which prevents view of the remainder of the site from the road.

No change is recommended of the PVA in relation to this lot which proposes the overlay be applied consistent with the REM model and the current HVIPS. The overlay is clear of the quarry footprint. Any changes to the quarry operation which require further approvals can, in the normal way, apply for clearance of vegetation as part of future applications.

- 100 Randalls Bay Road – Vacant lot at end of Will Road

It is considered that the vegetation on the lot, which contains Threatened Vegetation Communities including ‘*Eucalyptus globulus* dry forest and woodland’, should be protected through application of the PVA overlay and therefore a zone which provides for the application of the overlay should be the recommended option in preference to the Agriculture Zone.

This lot is currently zoned Rural Resource under the HVIPS.

The existing and desired activity within this property associated with the existing farm is however acknowledged and therefore it is recommended that the application of the Rural Zone rather than the LCA would be appropriate.

- 99 Ables Bay Road

It is considered on balance that retention of the Rural Zone and PVA is the most appropriate outcome which provides for protection of significant vegetation areas while continuing to provide for uses consistent with the current farm operation and associated rural activities.

- Ables Bay Road – 2 titles adjacent to Eggs & Bacon Bay

These two lots are recommended to remain in the LCZ given:

- they are both individually too large and not appropriate to include as an expansion to the adjoining Low Density Residential Zone area adjacent to the south.
- there is no existing Rural living Zone in the area which they could be considered to form part of.
- The adjacent land of similar smaller lots are all likewise in the LCZ.

- Ables Bay Road – large 160ha lot (Folio of the Register 244204/1)

The area of this lot which is not recommended for the Agriculture Zone is some 37ha of the lot. The recommended split zone boundary is the same as the current split zone boundary within the HVIPS.

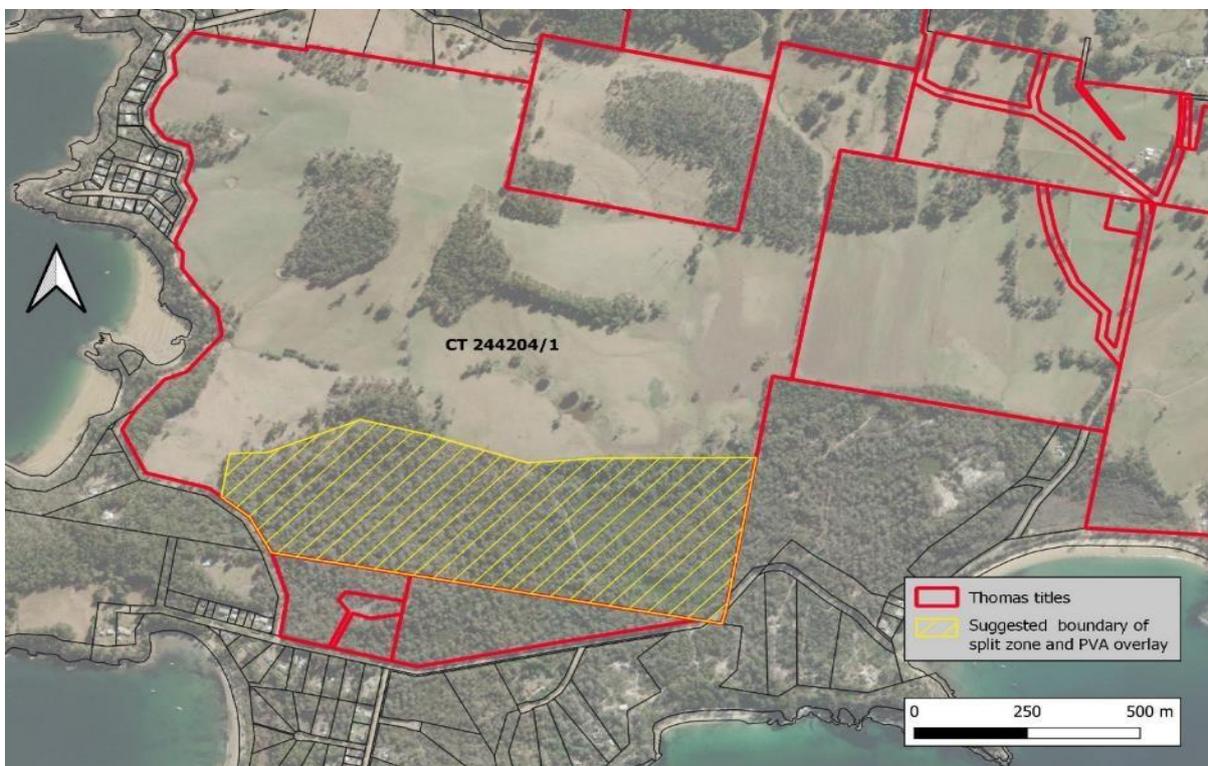
The area contains a significant area of Threatened Vegetation community ‘*Eucalyptus tenuiramis* forest and woodland on sediments’, a part of which at the eastern end is

additionally covered by a Conservation Covenant. Application of a zone which allows for application of the PVA overlay the majority of the area of this threatened community is therefore recommended.

This lot is currently zoned Rural Resource under the HVIPS.

Like the 100 Randalls Bay Road lot at the top of Wills Road, the existing and desired activity associated with the existing farm is acknowledged and therefore it is recommended that the application of the Rural Zone rather than the LCA would be appropriate.

The following figure describes the recommended boundary for both the PVA overlay and the Rural Zone area within this lot based on ground assessment:



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