



HUON VALLEY COUNCIL

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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 2**

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

Direction 2 requested the following information:

Response to the direction issued 25 March 2024 requesting a response to the submission received from Dr Gary Oliver in relation to zoning and application of the Priority Vegetation Area overlay to land at 129 Jetty Road, Waterloo. A link to the submission published on the Commission website is included below:

https://www.planning.tas.gov.au/data/assets/pdf_file/0007/754189/Submission-Gary-Oliver-21-March-2024.pdf

Response

The Planning Authority's previous submission related to this property sought to revise the Priority Vegetation Area mapping to reflect the existing on ground situation and to consequently provide a split Rural/Agriculture Zone arrangement following the vegetation overlay.

The submission made by Mr Oliver has raised concern regarding this proposal given the complexity of the split boundary proposed and, in the alternative, seeks:

- Preferred option of Agriculture Zone for the entirety of the property, while this would be consistent with the current and originally proposed zone application (detained in the following figures). The Planning Authority does not support this outcome as the preferred approach given that this would not allow inclusion of the PVA overlay for the significant vegetation present of the site.



Figure 1 Current HVISP



Figure 2 Advertised draft LPS zones

with zones, aerial and cadastre parcels from <https://planning.discovercommunities.com.au/www.thelist.tas.gov.au> © the State of Tasmania connect/analyst/mobile/#!/main?mapcfg=huonvalley.

- Mr Olivers secondary option was for the application of the Rural Zone for the entire property. The Planning Authority does not support this approach given the potential for a wide range of uses and development that the Rural Zone can accommodate beyond those related to or associated with agriculture.
- A third option was proposed that included a split zoning but one which reduced the areas of PVA and Rural Zone. This option would not appear to resolve the reasonable concerns raised by Mr Oliver regarding the complexity of the split zone boundary and the issues this creates.

It is therefore proposed that a further option may provide a balanced outcome which includes some further adjustment to the PVA overlay as well as a simplified split zone arrangement which is described in the following figure.



Figure 3 Split zone diagram with base plan information from www.thelist.tas.gov.au © the State of Tasmania

The above split zone proposes a split aligned between two title boundary junctions, with the Rural Zone area including all of the significant areas of vegetation which can be covered by the PVA overlay (further adjusted to reflect onsite conditions) but retaining the remainder of the farm in the Agriculture Zone.

The above split would retain Agriculture Zone the adjoining other 129 Jetty Road lot (Folio of the Register 52375/1) as well as neighbouring adjoining properties at 86 Dawson Road (Folio of the Register 23253/1), 114 Dawson Road (Folio of the Register 34334/1) and 125 Jetty Road lot (Folio of the Register 108320/1).

There is however one additional property, at 70 Dawson Road (Folio of the Register 52374/1), which would if the split zone were to be adopted, be recommended for application of the Rural Zone (as described in the figure above) rather than as previously proposed Agriculture Zone, given this property is an existing small lot developed with an existing

dwelling. The property owners of this lot have however not been involved in the hearing process.

In relation to the overlay mapping for the Priority Vegetation Area Dr Oliver has requested we take into account an existing FPP and operation but there is no evidence that the FPP has been approved so the Planning Authority only trimmed the proposed overlay area to the boundaries of clearing evident in an aerial image from November 2023, cross-referenced with the maps provided by Dr Oliver.

The following describes the revised PVA mapping as recommended.



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

Kind Regards

A handwritten signature in blue ink, appearing to read 'Rong' followed by a stylized surname.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE