



# 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](mailto:tpc@planning.tas.gov.au)

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –  
DIRECTION 1**

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

Direction 1 requested the following information:

Amendment of the submission received to Direction 1 issued 21 February 2024 relating to land in Scarrs Road, Garden Island Creek. The submission must be amended to correctly refer to the number of landowner responses received by the Commission either supporting application of the Rural Living Zone (two responses received) or supporting application of the Landscape Conservation Zone (seven responses received).

Related to Direction 1 of 21 February 2024

## Response

The following provides the amended submission which corrects the previous error.

The land subject to this direction is comprised of 17 lots in a cluster arranged either side of Scarrs Road located in the treed hills above the Channel Highway. These 17 lots vary in size between 4000m<sup>2</sup> to 5ha, with the average lot area being approximately 2.7ha. In term of existing use and development 14 of the lots are developed with residential dwellings and associated infrastructure, 3 of the lots are vacant.

The subject area is surrounded by nine of adjoining properties, most of which are significantly larger in size than those in the subject area, there are also a handful of additional properties which are either on, or access from, the northern end of Scarrs Road.

The subject area, as well as land to the north and west are within the Environmental Living Zone of the current scheme (Huon Valley Interim Planning Scheme 2015), while the adjoining land to the east and south is in the Rural Resource Zone. The subject land and surrounds, including the existing zones of the HVIPS are detailed in the following figures:



*Figure 1 Subject land cluster with IPS zones, 10m contours, cadastral parcels, road centrelines and Hillshade grey from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State of Tasmania.*



*Figure 2 Subject land cluster with IPS zones, 10m contours, cadastral parcels, road centrelines and ESRI imagery from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) © the State of Tasmania.*

In the Draft Local Provisions zone maps (as advertised) the Tasmanian Planning Scheme zones applied were as follows:

- Land in the current HVIPS Environmental Living Zone was mapped in the TPS Landscape Conservation Zone;
- Land in the current HVIPS Rural Resource Zone was mapped in the TPS Rural Zone.

The Planning Authority was directed to review application of the LCZ for the Garden Island Creek area after the initial round of hearings. Review was undertaken of the whole area by ERA Planning & Environment and the conclusions of that review provided the basis of the Planning Authority's response to the TPC direction.

In relation to the area subject of this submission the Garden Island Creek review found that:

- Prior to the HVIPS the subject area was within the Rural A zone of the *Port Cygnet Planning Scheme 1988*. The review considered that the Rural A zone was more closely aligned with the Rural zone under the Tasmanian Planning Scheme.
- The review however went on to conclude that *"on balance, given the minimum lot size of 12 ha and a 'house' being a permitted use on a lot which existed as a separate title prior to the coming into effect of the Port Cygnet Planning Scheme 1988; consideration can be given to these titles being zoned Rural Living Area D and still not be inconsistent with the zone application guidelines."*
- The zoning recommendation of the review was that the subject area be Rural Living Zone (Area D) given the consistent pattern of lot sizes.

The proposed change of the zone from LCZ to RL(D) was notified to all affected owners of lots within the subject area. Responses were received which both supported and opposed the proposed change to Rural Living Zone however no response was received from the majority of the landowners.

The following details the proportions of response based on the notification to owner of lots proposed to be zoned Rural Living, including the proportion of owners who did not respond:

% of affected owners support RL(D)	11.8%
% of affected owners support LCZ	29.4%
% neutral / unknown	58.8%

The following details the number of responses received, including 2 received from other Scarrs Road owners not included in the lots proposed for the RL(D) Zone:

Responses supportive of LCZ	7
Responses supportive of RL(D)	2

The subject area has been created through a subdivision which clearly intended to provide rural living opportunity within the treed landscape afforded by the natural values of the area, while the pattern of lots sizes and characteristics of some of the existing developed lots are consistent with the Rural Living Zone, in other aspects the retained trees, separation and discreet nature of existing clearances and the limited visual intrusion of many of the existing buildings mean that the characteristic of the area also remain consistent with the purpose of the Landscape Conservation Zone.

While many of the affected landowner have not responded to the zoning notification this could be because they are content with the proposed change to Rural Living or alternatively are neutral to the outcome given most lots area already developed.

On balance it is considered that retention of the Landscape Conservation Zone would be a reasonable outcome which meets the community expectation of the majority of community who have responded and one which does not prevent future applications for residential development on the remaining vacant lots.

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**