



28 February 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 1**

I write in response to the Commission's directions issued on 22 February 2024.

Direction 1 requested the following information:

Clarify what zone or zones are recommended to apply to Bakers Creek Road, Lucaston folio of the Register 41338/1 owned by Mr James Boyce (representation 184). If the recommended zone or zones are different than previously recommended in the planning authority's submission dated 18 December 2023, provide detailed reasons why the planning authority maintains its original view that the Landscape Conservation Zone should be applied. The reasons must have regard to the qualities of the land and zoning in the surrounding area.

Background

The TPC issued the following Direction 7 on 15 August 2023 in relation to representation 184 regarding Bakers Creek Road, Lucaston, folio of the Register 41338/1:

- a diagram showing the planning authority's recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at Bakers Creek Road, Lucaston (folio of the Register 41338/1); and
- advice in relation to the attribute upon which the zone boundary has been determined.

The diagram is to be prepared in consultation with representor 184, Peter Boyce.

The Direction did not require Council confirm its preferred zoning for the land, rather sought a response specifically on the location for a split zoning, on the basis of the evidence provided by the representor Mr Boyce at the original hearing.

The evidence related to the history of the land as containing regrowth vegetation after previous logging, that the lower areas were rough pasture until the 1980's and the existing development on the land. A split zoning at the 290m contour was suggested.

Subsequent to the hearing and in considering response to the Direction, historical aerial photos of the land were obtained, to review any indications of previous clearance or otherwise of the land, the sequence of aerial photos were included in the 18 December submission and are from the 1984, 1985, 1986, 1988 and 1990 years. These aerial photos appear to not indicate any clear difference in land management on any part/s of the land, and therefore do not assist in confirming the land use history, beyond confirming tree coverage across the land from the 1980's onward. This information was included in Planning Authority's response dated 18 December 2023.

The Planning Authority's 18 December response also indicated that Council attempted to contact the landowner (by email on 13 December 2023) in accordance with the Direction, and that no response was received.

Notwithstanding Council's submission indicated that based on Hillshade information from LISTMAP that the 300m contour would locate the existing development on the land within the proposed Rural Zone area, rather than the 290m contour discussed at the hearing.

Response

In response to the current Direction related to this land we provide the following:

- The previous submission of 18 December to not offer a view on the preferred zoning of the land but rather focused on a proposed zone boundary for application of the Rural and Landscape Conservation Zones.
- The originally applied zoning for the whole of the land as Landscape Conservation Zone is considered consistent with the application of the zone as is reflected in the surrounding lands where the LCZ has been applied to lots other than those where other criteria such as the existence of Private Timber Reserves have warranted application of the Rural Zone.
- Notwithstanding this as confirmed in the original hearing Council support the split zoning along the contour indicated if the Panel are of the view that this split zoning is warranted.

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