



10 January 2023

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 14 July 2023.

Direction 2 requested the following information:

Following the hearing of representation 124 (land at Mountain River):

- a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 158 Sawyers Creek Road, Mountain River (folio of the Register 174325/1); 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 124, Ireneinc Planning for Adrian Stevenson.

Response

During the hearing process it was determined that in addition to the 35F report recommendation of 155 Sawyers Creek Road, Mountain River to be in the Rural zone; the adjoining land at 158 Sawyers Creek Road, Mountain River, is suitable for split zoning. This suitability is based on its substantial size of about 22 hectares, the existing land use, the site adjoining land to be in the Rural zone and the area cleared of bushland. The location of the split zone is recommended to be at the 230 m contour (south of the contour being in the Rural zone and north of the contour the Landscape Conservation zone).



Figure 1 Cadastre boundaries for FR 174325/1 shown with blue outline – pink identifying 230 m contour – the location of split zone boundary.

Consultation

Following the consultation with Mr. Stevenson's planning consultant, Ireneinc Planning, on 21 August 2023, it was agreed to establish the split zoning boundary at the 230-metre contour. This decision aimed to utilise the flatter portions higher up the hill, considering the relatively sparse vegetation in those areas, akin to the adjoining lots to the east, which are maintained in the Rural Zone.

However, Mr Stevenson expressed dissatisfaction with the proposed split zoning and communicated his concerns through Ireneinc Planning on 31 August 2023:

- The site is currently zoned as Rural Resource under the interim planning scheme.
- The site exhibits sparse vegetation, with minimal undergrowth, attributed to land management practices and historical bushfire hazard management.
- Existing protective measures are already in place through the natural assets code.
- The properties immediately adjacent to the east will be retained within the Rural Zone despite having similar vegetation extents.
- The adjoining land to the north, slated for Landscape Conservation zoning, represents the dominant ridgeline (310 contour) and aligns with LCZ 1, contributing to the landscape value visible from surrounding areas. However, the vegetation on this site is also sparse, with evident cleared sections reflected in the priority vegetation overlay gaps.

- The upper area of the subject site (max 260 contour) is notably lower than the property to the north (ranging from 260 to 310 over approximately 184m). Consequently, the upper area does not constitute a significant ridgeline suitable for Landscape Conservation zoning.
- The application of split zoning would unreasonably limit the usable area for agricultural activities (orchards and grazing), particularly in the upper flat area. Using this flat area avoids the need to clear land on the lower slopes, prone to erosion.

The retention of Rural Zoning is advocated by Mr Stevenson, providing greater flexibility for current and future agricultural use, including orchards and grazing. This ensures the continued use of the property for farming purposes.

In conclusion, Mr Stevenson asserts that there is little to be gained from split-zoning the site at 158 Sawyers Creek Road. Despite this, the Planning Authority maintains the view that the 230m contour is the most appropriate split zoning boundary.

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