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**Sent:** Wed, 30 Mar 2022 08:47:49 +1100  
**To:** hvc@huonvalley.tas.gov.au  
**Subject:** Black Swan Lagoon - Scenic Protection  
**Attachments:** 2022-Leprena\_HuonValleyCouncil LW.docx

Hi,

Please accept our supporting letter for the Leprena Trust submission for the scenic protection of Black Swan Lagoon.

Regards, Leigh



Leigh Walters  
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22 March 2022

*Request support for the **Blackswan Lagoon Scenic Protection Area**  
as proposed by the Leprena Trust*

To the Huon Valley Council

I write about Leprena Trust's **proposed Blackswan Lagoon Scenic Protection Area**, and inclusion under Local Planning Schedule C8.0 Scenic Protection Area. The Tasmanian Land Conservancy (TLC) is the largest freehold landowner at PID 7842219 (Title REF 137404/1) within the proposed scenic protection area, and we are supportive of this proposal. The TLC is one of three private land holders over which the proposed scenic protection area will be applied, and we are aware that all are supportive of proposed Blackswan Lagoon Scenic Protection Area. As such the Scenic Protection area application may only be a minor amendment and not require re-advertising of the draft LPS.

If additional Tasmanian Parks and Wildlife or stakeholder consent is required, I request the Planning Commission directly seek support from the TPWS, as was obtained elsewhere for scenic protection over TPWS managed land. If additional stakeholder consent is required, I request the Planning Commission direct the local planning authority, under section 35K(1)(a) of *Land Use Planning and Approvals Act 1993* (the Act), to modify the Huon Valley Council draft LPS in accordance with Leprena Trust's Scenic Protection Area request and enable readvertising and exhibition.

Most of the proposed scenic protection area has National and State Heritage Listing, which recognises the very high heritage scenic values of the area, but these listings fail to provide clarity as to how future development risks may be assessed, as no heritage site management plans have been created and EPBC guidance on scenic protection is very vague.

The Leprena Trust's submission clearly indicates that:

- i) **the area has very high scenic integrity level** (for visual heritage, landforms, vegetation, and native wildlife values)
- ii) **full preservation should be the visual quality objective**
- iii) **scenic values should be left unmodified**

consistent with the 2018 *Guidelines for Scenic Values Assessment Methodology and Local Provision Schedules to assist Southern Tasmanian Councils with the scenic protection code.*

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The TLC supports the Leprena Trust's proposed Scenic Protection Table 8.1, Management Objectives:

- a) No new tracks or infrastructure on crown land including the scenic area that occurs within the Southport Conservation Area and foreshore, given the very high significance of the scenic and cultural values of the area.
- b) buildings and works within freehold PID 5268145, PID 5268153 & PID 7842219 are located and designed to blend with the landscape and not be obtrusive.

This is consistent with current statutory management plan for the Southport Conservation Area and foreshore areas within the proposed Scenic Protection Area 'Tasmanian Parks & Wildlife Service (TPWS) *Southport Lagoon Conservation Area George III Monument Historic Site & Ida Bay State Reserve Management Plan 2006*, in Section 4.4.17 (page 42) "**New structures or any other type of development (including new tracks) will not be allowed**".

The current Tasmanian Government is willing to alter reserve management plans to facilitate private commercial development, and as such there is no guarantee that the protection of the area's scenic values will be afforded into the future through TPWS statutory management plans. The scenic values on the foreshore of the TLC property, and at Little Lagoon Beach and Blackswan Lagoon, have been at serious risk due to inappropriate track and infrastructure proposals arising through commercial in confidence projects submitted to the Department of State Growth Office of the Coordinator-General's Expression of Interest process, as well as the TPWS' 'Next Iconic Walk' process.

All of these impacts would pass over and through numerous sensitive sites that currently have very high scenic value, among other values, which would be seriously degraded if development were ever to proceed.

It is imperative that local planning measures afford appropriate protection to this area's scenic values through the application of the proposed Scenic Protection Area. The Scenic Protection Area management objective reiterates this intent and provides a mechanism within the local planning framework for the highest level of scenic protection that this locally and nationally important area deserves.

Kind regards



Leigh Walters

*Operations Manager Reserves and Conservation Programmes*

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