

Tasmanian Planning Scheme Tribunal - John Ramsay (Chair), Dan Ford and Nick Heath

Re: Huon Valley draft LPS – Eggs and Bacon Bay Cluster zone change

We are opposed to the proposed rezoning of the clusters of 4 blocks between Randalls Bay and Mickeys Beach and 16 blocks between Mickeys Beach and Eggs and Bacon Bay. These properties between Randalls Bay Rd to Flakemores Rd (Eggs & Bacon) nearly all of which extend to the Coastline should not be moved back to a **Rural Living Zone B** but should stay as previously determined '**Landscape Conservation**'. They are all 1-3 hectares in area.



We argue these properties should have LCZ because of their high conservation values including:

- eucalyptus tenuiramis woodland on sediment, which is listed as threatened by the Department of Environment and Natural Resources.
- a concentration of resident fauna including critically-endangered Tasmanian devils and (in nesting seasons when conditions are right) swift parrots, as well as a rich population of eastern native quolls, bettongs, barred and brown bandicoots, boobook owls, Tasmanian masked owls, pink robins, wedgetailed and white-bellied sea eagles (no nesting sites known), golden brush tailed possums and native frogs and reptiles.
- a rich variety of native ground orchids and other flowering plants.
- crucial natural landscape value as the woodland foreground when viewed from the Huon River and D'Entrecasteaux Channel. The blocks are also central to the natural scenic panorama when viewed from the popular Randalls Bay Lookout on the Channel Highway and from the top of the new walking track up Echo Sugarloaf Reserve which had 8,000 visitors in 2022-23.
- the clusters, especially east of Mickeys Bay (where we are), complement the high natural values of the adjacent Randalls Bay Quarry Reserve, with 3 covenanted titles totalling nearly 30 hectares owned and maintained by the Friends of Randalls Bay Coastcare group for their accredited natural values.

- these private lands also are contiguous with and have natural values which complement the Coastal Reserve which contains the high-use Randalls Bay-Mickeys Beach Walking Track, Randalls Bay Conservation Area and together with the adjoining Echo Sugarloaf State Reserve make a significant habitat and wildlife corridor which these private clusters are integral to.

We have concerns that in LCZ, residential building compliance with the bushfire overlay significantly compromises the wildlife corridor and maybe there should be a specific Bushfire Attack Level (BAL) rating for all new builds on these small lot sizes that provides a comprehensive understanding what trees, shrubs and ground cover can be saved for habitat and landscape protection. The large area surrounding the house that needs to be completely cleared of ground cover is unnecessarily invasive in many instances. Landholders should be encouraged to retain amenity as well as defending themselves against the threat of wildfire. One property owner has purchased a more suburban house because they feel to build on their conservation block would destroy too much habitat if they had to clear as required by the BAL requirements.

Friends of Randalls Bay Coastcare of which we are involved has a membership of 130- 13 of the properties in this cluster are owned by members all of whom haven't engaged with this process as they have felt their lifestyle choices and landscape would be protected under the Planning Scheme. They all care deeply about habitat and biodiversity and support my submission (Paul Thomas & Bob Brown 261 RB Rd). (All the Randalls Bay Cluster - Brian Marriott & Jera Conan (251 RB RD), Simon Bristol & Lisa Tannock, (273 RB Rd), Metzler family (RB Rd) and the vast majority of the Flakemores Rd Cluster - Simon Grant & Helen Murray (21 Flakemores Rd), Kate Laffer & Kim Gonglio (7 Hannah Close), Marcia Millard (9 Hannah Close) David Sim & Katherine Hamilton (15 Hannah Close), Denice & Robert Simpson (19 Hannah Close), Julie and Becky Roberts (21 Hannah Close), Michael Denyer & Susan Petch (29 & 31 Flakemores Rd), Joelle Legoux & Bob Buchanan (Flakemores Rd), others in the Eggs & Bacon Cluster I haven't been able to contact. An additional 47 members live nearby and all agree with our charter -

“The principal objective of FORB is to care for and protect the local environment, including protection of the living and community environment of the Randalls Bay region, its biodiversity, its ecological systems including the coastline, waterways, associated ecosystems, and its wild and scenic amenity, from natural and human induced impacts.”

**Paul Thomas
261 Randalls Bay Rd
27 Sept 2023**