

835 Gunns Plains Road
Gunns Plains TAS 7315

19 November 2019

Mr John Ramsay
Chair – Central Coast draft LPS hearings
Tasmanian Planning Commission
GPO Box 1691
Hobart TAS 7001

Re Representation No 6 – Request for Tasmanian Planning Commission to consider additional rezoning to Landscape Conservation

Dear Mr Ramsay

During the directions hearing on the Central Coast draft Local Provisions Schedule on 13 November 2019 you advised that it was possible, though not ideal, to have more than one zone within a single title.

When preparing my representation during the exhibition period I put that same question to the local planning authority and was advised that this was not possible. As a result I did not include a request for rezoning from Rural to Landscape Conservation of the relevant parts of our property at 835 Gunns Plains Road (PID 3441063).

Therefore, I ask that the Tasmanian Planning Commission considers my additional representation about the rezoning of Title Reference 208779/1 at 835 Gunns Plains Road as presented below and in the attached annotated ListMap images.

Title Ref 208779/1 within Property ID 3441065 is currently zoned as 'Rural' in the Draft Central Coast LPS. I request that the forested parts of this Title (approx. 30 of 53 ha or 57%) be rezoned to 'Landscape Conservation' as this forest includes an area of the threatened *Eucalyptus Viminalis* Wet Forest vegetation community (see Schedule 3A of the *Nature Conservation Act 2002*). The rest of the Title should remain as 'Rural' as appears in the Draft Central Coast LPS.

Adjacent to this Title on two boundaries is Crown Land which is classified as informal reserve by Sustainable Timbers Tasmania (shown on the attached image – see the interactive map on the STT website). Taken together these titles cover the western and southern flanks of the Gunns Plains Sugarloaf, an enduring scenic landmark in the valley.

Guideline LCZ1 in Section 8A Guideline No1 states:

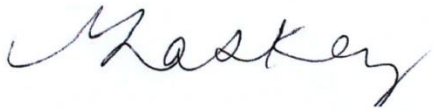
The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.

It is clear from the Guidelines and the State Planning Provisions that the approx. 30 ha area within Title Ref 208779/1 within Property ID 3441065 is more appropriately zoned as 'Landscape Conservation'.

Given the lateness of this request it is proposed that this additional representation, should it be accepted by the Commission, be heard together with Representation No. 81 by Highland Conservation Pty Ltd in January.

I look forward to your response as to whether you will accept this additional request for rezoning.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Laskey', with a stylized flourish at the end.

Penelope Laskey

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ListMap satellite image showing forested areas on PID 3441063 Title Ref 208779/1 for rezoning to Landscape Conservation



ListMap topographic map with TASVEG 3.0 overlay showing the threatened *E. viminalis* wet forest vegetation community on PID 3441063 Title Ref 208779/1

