

From: [Sophie Underwood](#)
To: [TPC Enquiry](#)
Cc: [Alvaro Ascui](#); [Sophie Underwood](#)
Subject: Glamorgan Spring Bay draft Local Provisions Schedule (Draft LPS) - Further Information in support of Representation No. 45 – Landscape Conservation Zone
Date: Friday, 6 November 2020 4:07:58 PM
Attachments: [Underwood and Ascui Representor 45 GSB LPS Nov 2020.pdf](#)

As per the directions from the Tasmanian Planning Commission dated the 23 October 2020 please see attached further information supporting the application of the Landscape Conservation Zone to the relevant land of Glamorgan Spring Bay Council Municipality.

Yours sincerely,

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6 November 2020

RE: Glamorgan Spring Bay draft Local Provisions Schedule (Draft LPS) - Further Information in support of Representation No. 45 – Landscape Conservation Zone

As per the directions from the Tasmanian Planning Commission dated the 23 October 2020 please see attached further information supporting the application of the Landscape Conservation Zone to the relevant land of Glamorgan Spring Bay Council Municipality.

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Introduction

Our Representation No. 45 supported all areas (fourteen titles) proposed to be 22.0 Landscape Conservation Zone (LCZ) on Freycinet Peninsula by the Draft LPS.

Representation No. 45 also urged the GSBC to spatially apply LCZ to additional properties to protect important landscape values within the municipal area that were not captured by the Draft LPS.

These included:

1. All land on Freycinet Peninsula and Glamorgan Spring Bay Municipality more broadly with high natural and scenic values; and
2. All titles within Glamorgan Spring Bay Council Municipality, with a conservation covenant.

More specifically this also included:

3. Five conservation covenanted properties on the Freycinet Peninsula; and
4. Other Vegetated Land - Moulting Lagoon to Coles Bay.

All land on Freycinet Peninsula and Glamorgan Spring Bay Municipality more broadly with high natural and scenic values

Representation No. 45 recommended that all land on Freycinet Peninsula, and Glamorgan Spring Bay Municipality with high natural and scenic values, be LCZ. We also noted that this may require split zoning.

The TPC has requested '*Provide a copy of the conservation covenant or any other similar instruments or supporting information, such as a private reserve proclamation, that would support application of the Landscape Conservation Zone to the relevant land.*'

I have requested a copy of the Regional Ecosystem Model from the Glamorgan Spring Bay Council. We would like to apply the model to determine where the LCZ should be applied to the Municipality. I did phone Sam McCrossen on the 6 November 2020. Sam was unavailable, so I left a message for him to call me. I wanted to request an extension of time so I could provide this analysis at a later date. **I would like to provide this information to the TPC prior to the December 2020 hearings.**

All titles within Glamorgan Spring Bay Council Municipality, with a conservation covenant

Representation No. 45 recommended that all titles within Glamorgan Spring Bay Council Municipality, with a conservation covenant be LCZ.

It is noted that Representation No 2 Conservation Landholders Tasmania also argued for an additional 90 of the 98 properties subject to conservation covenants within the Glamorgan Spring Bay Council Municipality be attributed LCZ.

It is also noted that Representation numbers 1, 7, 11, 18, and 53 also argued for their conservation covenanted titles be LCZ.

We support Representations **1, 2, 7, 11, 18, and 53.**

Representation No. 45 did also specifically argue for five covenanted properties on Freycinet Peninsula be LCZ. See details below.

Five Conservation Covenanted Properties on Freycinet Peninsula

Representation No 45 identified five properties on the Freycinet Peninsula with conservation covenants that have been fully or partly zoned as Rural in the Draft LPS and which are more appropriately zoned as LCZ. All of these properties have been 'identified for protection and conservation' by the Minister for Environment under the *Nature Conservation Act 2002*. Furthermore, land protected by conservation covenant under this Act is also part of Australia's National Reserve System.

Guideline LCZ1 in Section 8A Guideline No1 states how the LCZ may be applied:

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.

Guideline LCZ 2 in Section 8A Guideline No1 states how the LCZ may be applied:

(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation.

Furthermore, Guideline RZ1 states:

The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.

Property 1 at Lot 1 Flacks Rd, Coles Bay (PID 3321029, Title Reference 167856/1)

This property has a conservation covenant (Plan Reference CPR10160) covering 96% of the title. It is owned by the Tasmanian Land Conservancy and they have requested in Representation No 48 rezoning of this property to Environmental Management rather than Landscape Conservation. Either of these zones is more appropriate than Rural.

Property 2 at Flacks Rd, Coles Bay (PID 2074855, Title Reference 52694/7)

This property has a conservation covenant (Plan Reference CPR6477) covering half of the title with the non-covenanted part covering by native vegetation. It is owned by Kip and Diana Nunn who we understand have also made their own representation requesting rezoning from Rural to LCZ.

Property 3 at 65 Flacks Rd, Coles Bay (PID 5290246, Title Reference 13015/4)



This property has a conservation covenant (Plan Reference CPR10846) covering 95% of the title with the small non-covenanted part also containing the same threatened vegetation community included in the covenanted part. It was previously owned by the Tasmanian Land Conservancy but has been recently purchased by Lee and Nicole Shires.

The specific values for which this property has been protected are the threatened vegetation community the threatened vegetation community No. 23 '*Eucalyptus viminalis* - *Eucalyptus globulus* coastal forest and woodland', as listed in Schedule 3A of the *Nature Conservation Act 2002*, as well as the endangered flora *Viminaria juncea* as listed in Schedule 3 of the *Threatened Species Protection Act 1995*.

The owners are planning to build ecotourist accommodation on the non-covenanted part of their property so it is proposed that the non-covenanted area remains as Rural. The zone boundary would coincide with the covenant boundary and would be a straight line between the following two points on the parcel boundary:

-42.06743 148.22064

-42.06817 148.22066

Please note that if the TPC is not agreeable to split zoning then it is proposed that the property will remain as Rural.

Property 4 at Coles Bay Rd, Coles Bay (PID 2046408, Title Reference 108848/2)



This property has a conservation covenant (Plan Reference CPR9168) covering 81% of the title with the non-covenanted part also covered by native vegetation. It is owned by Malcolm Legg and Mary Bramley.

The specific values for which this property has been protected are the threatened vegetation community No. 20 'Eucalyptus ovata forest and woodland', as listed in Schedule 3A of the *Nature Conservation Act 2002*. The property also provides habitat for the endangered Tasmanian devil *Sarcophilus harrisii* and the vulnerable green and gold frog *Litoria raniformis* as listed in Schedules 3 and 4, respectively, of the *Threatened Species Protection Act 1995*.

The property adjoins a block of 10 titles which have already been identified for rezoning to Landscape Conservation by the planning authority in the Draft LPS.

Property 5 at 477 Coles Bay Rd, Friendly Beaches (PID 1892282, Title References 40678/1 and 130924/1)



This property has a conservation covenant (Plan Reference CPR9608) across two titles and is owned by Gregory and Catherine Mathews. Title Reference 40678/1 is 40

ha with 20% covenanted and the non-covenanted area is mostly covered by native vegetation surrounding a residential area. This area is unsuitable for agriculture and is not used for that purpose. Title Reference 130924/1 is 77 ha with 80% covenanted and the non-covenanted areas covered by native vegetation containing threatened flora.

While the two titles aren't contiguous they are separated by only 200 m of PWS Crown Land zoned as Environmental Management, and there is a strong case for extending Landscape Conservation zone to cover both titles given the proximity of Title Reference 40678/1 to the block of Friendly Beaches titles already zoned Landscape Conservation.

The specific values for which this property has been protected are the threatened vegetation community the threatened vegetation community No. 20 '*Eucalyptus ovata* forest and woodland', as listed in Schedule 3A of the *Nature Conservation Act 2002*, as well as the endangered flora *Scaevola aemula* and rare flora *Gyrostemon thesioides*, *Haloragis myriocarpa*, *Pomaderris intermedia*, *Melaleuca pustulata*, as listed in Schedules 3 and 5 of the *Threatened Species Protection Act 1995*. The property also provides habitat for the endangered Tasmanian devil *Sarcophilus harrisii* as listed in Schedules 3 of the *Threatened Species Protection Act 1995*.

Other Vegetated Land - Moulting Lagoon to Coles Bay

In support of the case for rezoning all vegetated areas along Coles Bay Road and to the west up to Moulting Lagoon (refer pp 16-17 of our Representation No. 45), not already zoned as Environmental Management or Landscape Conservation, ListMap satellite images of these areas are juxtaposed to Draft LPS Zone **Maps 5, 7 and 9** are provided on the following pages. The images include the following layers:

- Threatened Native Vegetation Communities
- Threatened Flora Point
- Threatened Fauna Point
- Conservation Covenants

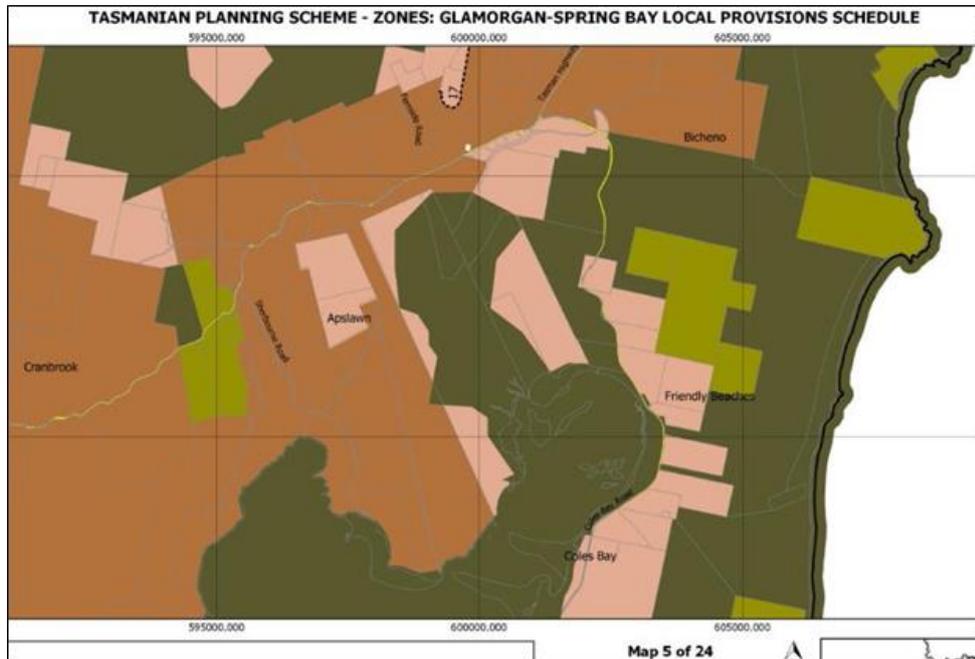
These images show the extent of the vegetation and the widespread nature of threatened vegetation communities, flora and fauna identified in ListMap.

When read together Guidelines LCZ2 and RZ1 indicate Landscape Conservation rather than Rural as the most appropriate zone for non-covenanted areas such as these.

Rezoning titles currently zoned Rural to Landscape Conservation would provide landscape wide protection for both the scenic and natural values by linking the areas in the exhibited Draft LPS Zone Maps proposed for Environmental Management and Landscape Conservation by the Glamorgan Spring Bay planning authority.

It is proposed that the owners of affected titles not already the subject of individual representations requesting rezoning be given the opportunity to make such a request as part of the current process.

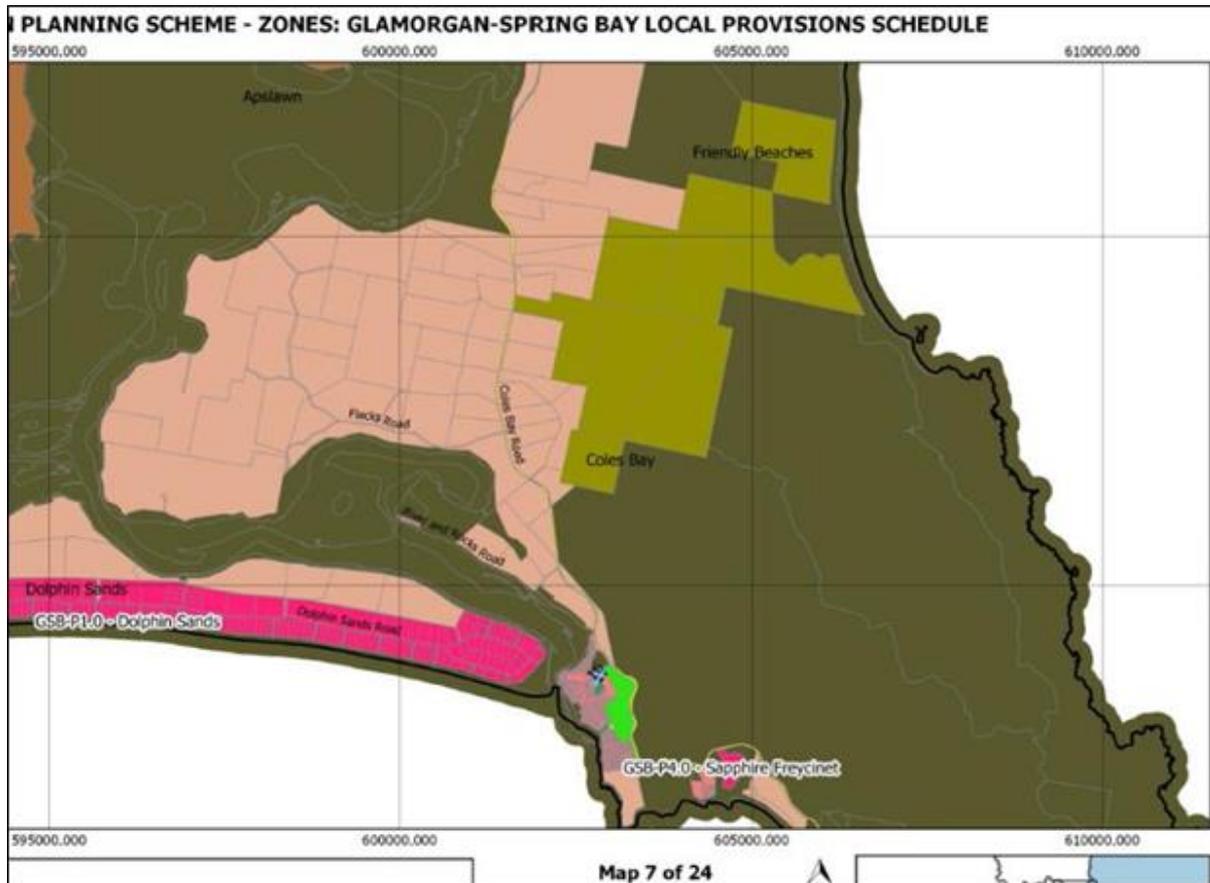
Map 5 - Draft LPS Zone



ListMap satellite image of same area showing conservation covenants, threatened vegetation communities and threatened flora and fauna points



Map 7 - Draft LPS Zone



ListMap satellite image of same area showing conservation covenants, threatened vegetation communities and threatened flora and fauna points



