

From: arthurkclarke@gmail.com
Sent: Tue, 31 May 2022 21:20:02 +1000
To: hvc@huonvalley.tas.gov.au
Subject: Three representations to the Draft LPS
Attachments: IBRPS representation for LPS property 5267994 (31-May-2022).docx, Representation re LPS property ID 1881073 (31-May-2022).docx, Representation for LPS property ID 7668740 (31-May-2022).docx

Attention General Manager

Huon Valley Council

PO Box 210

Huonville TAS 7109

Dear Sir:

Please see attached three representations to the Huon Valley Council's Draft LPS, two relating to properties in my name (Arthur Kenneth Clarke) at Dover and one for a parcel of Crown Land at Ida Bay, in my capacity as the Public Officer for the Ida Bay Railway Preservation Society Inc.

Warm regards,

Arthur Clarke

General Manager

Huon Valley Council

PO Box 210

Huonville TAS 7109

Dear Sir,

Representation re the Draft LPS in respect to Property ID: 5267994, 328 Lune River Road, Ida Bay

In my capacity as Public Officer for the Ida Bay Railway Preservation Society Inc. (IBRPS) and with full support of the IBRPS steering committee (dated 8th April 2022), I make this representation to the Huon Valley Council (HVC) in regard to the Local Provisions Schedule (LPS) for the property (ID number 5267994), being 328 Lune River Road at Ida Bay (CT 238040/1). See below, a screen dump from the HVC website link to Huon Valley properties.



Background

The 328 Lune River Road property is Crown Land administered by Parks and Wildlife Service (PWS), which in recent times has been the site of the Ida Bay tourist railway. As a body with a caring interest in this property, members of IBRPS and its forebearer group: Friends of Ida Bay Historical Society (FoIBHS) have had a long association with this Crown Land property that forms part of the Ida Bay State Reserve. The 328 Lune River Road site is the western terminus and starting point for the Ida Bay tourist railway, running from Ida Bay to Deep Hole. Combined with its two-foot gauge rail tracks and sidings, the site’s infrastructure includes locomotive and rail carriage workshop & machinery shed, two train platforms, community meeting room and former quarry workers huts. Some of these huts have been previously converted into rail ticket office, café, history room, museum and accommodation for staff or volunteers, including a shower block.

Our current IBRPS President (Mick Williams) was the third lessee, operating the former limestone quarry railway as a tourist operation from 1981-1987. Since 2008, members of FoIBHS, and now IBRPS, provided continuing support for the operation of the tourist railway virtually up to the point when PWS foreclosed on the most recent lessee. The Crown Solicitor, acting for PWS, recently provided IBRPS with the draft of a 5year licence to be considered for approval by the IBRPS membership this coming Saturday, 4th June 2022.

LPS for 328 Lune River Road property (ID: 5267994).

Zoned as Environmental Management, in similarity to other Crown Land properties in Tasmania, IBRPS members view this as the most appropriate zone under the LPS for a future tourist railway operation. The LPS for 328 Lune River Road records the Improvements as “Railway Buildings”, with no mention of the actual two-foot gauge railway. Although some of the previously mentioned infrastructure can loosely be described as railway buildings, IBRPS members would like the dedicated locomotive and rail carriage workshop listed separately together with the two-foot gauge railway. Additional improvements include rail track sidings, community meeting room, museum, history room, rail passenger platforms and a wastewater treatment plant.

Listed as Zone number 23.0 of the Tasmanian Planning Scheme – State Planning Provisions (SPPs) and in Section 8A Guideline No. 1 - Local Provisions Schedule (LPS), as stated on pp. 20-21 of the LPS, the purpose of the Environmental Management Zone is:

23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.

23.1.2 To allow for compatible use or development where it is consistent with:

- (a) the protection, conservation and management of the values of the land; and
- (b) applicable reserved land management objectives and objectives of reserve management plans.

Under the auspices of the licence from Parks and Wildlife (being our “managing authority”), IBRPS believe that our endeavors to restore the rail track to operational use as a tourist railway are compatible with this zone. Amongst the “Permitted Uses” for this zone 23 under a managing authority, as listed on pp. 228-229, are: Community Meeting and Entertainment, Educational and Occasional Care, Emergency Services, Food Services, General Retail and Hire, Research and Development, Residential, Resource Development, Tourist Operation, Utilities and Visitor Accommodation.

With regard to the listed Codes applicable to this property, IBRPS requests that three additional codes be added: C1.0 Signs Code, C2.0 Parking and Sustainable Transport Code and C3.0 Road and Railway Assets Code, as listed on pp. 27-29 of Section 8A Guideline No. 1 - Local Provisions Schedule (LPS). The inclusion of these added codes may necessitate additional Overlays. Although much of the infrastructure is already recorded on the Tas Heritage Register, aspects of the Local Historic Heritage Code may also be applicable for unlisted assets at the 328 Lune River Road property.

The Priority Veg report for 328 Lune River Road that indicates the principal vegetation types being Black Gum (*Eucalyptus ovata*) and Wet Heathland, along with threatened species that may include Wedge-tailed Eagles and Swift Parrots. Although reports of these species have not reached our ears, there have been recent confirmed sightings of the Tasmanian Ground Parrot (*Pezoporus wallicus leachi*), a close relative to the Eastern Ground Parrot from mainland Australia.

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Arthur K Clarke

(Arthur K Clarke)

for Ida Bay Railway Preservation Society Inc. (IBRPS)

PO Box 278, Dover, Tasmania 7117

Representation re the Draft LPS in respect to Property ID: 1881073, 299 Francistown Road, Dover.

Arthur Clarke

299 Francistown Road

Dover TAS 7117

(Postal Address: PO Box 4, Dover, TAS 7117)

Tuesday 31st May 2022

General Manager

Huon Valley Council

PO Box 210

Huonville TAS 7109

Dear Sir,

Representation re the Draft LPS in respect to Property ID: 1881073, 299 Francistown Road, Dover.

As the owner of this 299 Francistown Road property (CT 129688/1) at Dover, I make this representation. Formerly zoned as Environmental Living under the 2015 Interim Planning Scheme and previously as Rural C, this property lies immediately north of and adjacent to my 275 Francistown Road property.

I am delighted that under the Draft Local Provisions Schedule (LPS) for the Huon Valley Council (HVC), the proposed Zone for this property will be Landscape Conservation, under the auspices of the Tasmanian Planning Scheme. Given the observed presence of a number of rare and threatened species as listed with the Priority Veg Report, plus the recent biomonitoring camera images of Spotted Tail Quoll and a wombat, the landscape conservation zone (LCZ) is very appropriate. There is also a Wedge-tailed Eagle's nest. However, I am concerned regarding two of the Codes applied to this property's LCZ and also wish to make comment in regard to the vegetation types as shown in the mosaic of mapped attributes (accessed via the LIST).



In the screen dump above, the map layers (on the RHS) include Coastal Erosion Hazard Code and Coastal Inundation Hazard Code, possibly a consequence of the Waterway and Coastal Protection overlay. Mapping contours on the 1.25K Raminea map, indicate the elevation of this property (ID: 1881073) ranges from a low of c. 115-120m near Bates Creek to c. 240m, near the property's western boundary, so I believe these two codes are not applicable to my property and are in contradiction to the State Planning Provisions (SPPs).

Representation re the Draft LPS in respect to Property ID: 1881073, 299 Francistown Road, Dover.

From C10.2.1 (in the LPS and SPPs), it states that the Coastal Erosion Hazard Code applies to: “*land within a coastal erosion hazard area*” and for the Coastal Inundation Hazard Code, from C11.2.2 (in the LPS/ SPPs) it states that “*this code applies to land in a coastal inundation investigation area*”. The Coastal Inundation Hazard Code has been devised in respect to the projected sea level rises in 2050 and 2100; from Table C11.1 (in the LPS) for the respective high, medium and low hazard areas it shows Dover as 0.9m to 1.8m in 2050 and 2.5m in 2100. Given the much higher elevation here and together with the defined applications of these codes in the SPPs, to my mind this represents a conflict or contradiction in the assignment of this component of the LPS and therefore should not be applying these “Coastal” provisions of the SPPs to this property.

Amongst the other map layers there is the Local Historic Heritage Code. While I have no objection to this code, I’m unable to determine how it relates to this property. However, I am aware of former horse-drawn timber tramways, some deeply gouged shoe run channels and the remnants of a large old sawmill with huge decaying sawdust pile on the property, relating to its past history of logging in the 1880s/ 1890s and perhaps earlier.

I’m not clear if the defined vegetation areas with conservation values as defined in the Priority Veg Report represent a component of the LPS, or are part of the regional mapping associated with the 2015 Interim Planning Scheme. On this property (ID: 1881073), aside from the “Non eucalypt forest and woodland/ (NAD) Silver Wattle (*Acacia dealbata*) forest”, a substantial component of the forested area is shown as “Wet eucalypt forest and woodland/ (WGL) Blue Gum (*Eucalyptus globulus*) wet forest” and potential Swift Parrot habitat, though I have never seen any “Swifties” here. On this property the Blue Gums are predominantly located in the more elevated western parts above c. 160m; the majority of the lower elevation eucalypts are Stringybark (*E. obliqua*) and Swamp Gum (*E. regnans*). Along with the latter two species in the mixed wet sclerophyll forest and the more sheltered rainforest component within this mapped “Blue Gum” forest, together with the *Dicksonia* manferns the dominant species are Blackwood (*Acacia melanoxylon*), Sassafras (*Atherosperma moschatum*), Musk (*Olearia argophylla*) and a few Myrtle (*Nothofagus cunninghamii*) at higher elevation.

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Arthur K Clarke

(Arthur K Clarke)

Tuesday, 31st May 2022

Representation re the Draft LPS in respect to Property ID: 7668740, 275 Francistown Road, Dover

Arthur Clarke

275 Francistown Road

Dover TAS 7117

(Postal Address: PO Box 4, Dover, TAS 7117)

Tuesday 31st May 2022

General Manager

Huon Valley Council

PO Box 210

Huonville TAS 7109

Dear Sir,

Representation re the Draft LPS in respect to Property ID: 7668740, 275 Francistown Road, Dover

As the owner of this 275 Francistown Road property (CT 41395/4) at Dover, I make this representation. Formerly zoned as Environmental Living under the 2015 Interim Planning Scheme and previously as Rural B, this property lies immediately south of and adjacent to my 299 Francistown Road property.

I am delighted that under the Draft Local Provisions Schedule (LPS) for the Huon Valley Council (HVC), this property will become Landscape Conservation Zone (LCZ), under the auspices of the Tasmanian Planning Scheme. Given the recorded presence of a few rare and threatened species at one “Conservation Significance Fauna Point” as listed with the Priority Veg Report, the LCZ is very appropriate. However, I am concerned regarding two of the Codes applied to this property’s LCZ and also wish to make comment in regard to the vegetation types as shown in the mosaic of mapped attributes (accessed via the LIST).

The screenshot displays the 'Tasmanian Planning Scheme Consultation' web application. On the left, a sidebar for 'HUON VALLEY COUNCIL' shows property details for '275 FRANCISTOWN RD DOVER': PID 7668740, Parcel Address 275 FRANCISTOWN RD, CT 41395/4, Tenure Type Freehold Title, Locality DOVER, Area 122545.686, and Overlays including Waterway and Coastal Protection, Bushfire Prone Areas, Priority Vegetation Area, and Landslip Hazard. The central map shows a green area with a pink location pin. On the right, a legend titled 'Huon Valley' lists various map layers with checkboxes, including Electricity Transmission Infrastructure Pro..., Local Historic Heritage Code, Scenic Protection Code, Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Landslip Hazard Code, Natural Assets Code, Bushfire-prone Areas Code, General Overlays, and Zones. The map shows a green area with a pink pin and a scale bar for 200m. The zoom level is 16.

In the screen dump above, the map layers (on the RHS) include Coastal Erosion Hazard Code and Coastal Inundation Hazard Code, possibly a consequence of having the Waterway and Coastal Protection overlay (shown on the LHS). Mapping contours on the 1.25K Raminea map sheet, indicate the elevation of this property (ID: 7668740) ranges from a low of c. 90m near Bates Creek to c. 260m, near the property’s western boundary with the Bates Loop forestry road, so I believe these two codes are not applicable to my property and are in contradiction to the State Planning Provisions (SPPs).

Representation re the Draft LPS in respect to Property ID: 7668740, 275 Francistown Road, Dover

From C10.2.1 (in the LPS and SPPs), it states that the Coastal Erosion Hazard Code applies to: “*land within a coastal erosion hazard area*” and for the Coastal Inundation Hazard Code, from C11.2.2 (in the LPS/ SPPs) it states that “*this code applies to land in a coastal inundation investigation area*”. The Coastal Inundation Hazard Code has been devised in respect to the projected sea level rises in 2050 and 2100; from Table C11.1 (in the LPS) for the respective high, medium and low hazard areas it shows Dover as 0.9m to 1.8m in 2050 and 2.5m in 2100. Given the much higher elevation here and together with the defined applications of these codes in the SPPs, to my mind this represents a conflict or contradiction in the assignment of this component of the LPS and therefore should not be applying these “Coastal” provisions of the SPPs to this property.

Amongst the other map layers there is the Local Historic Heritage Code. While I have no objection to this code, I’m unable to determine how it relates to this property, although I am aware of the presence of former horse-drawn timber tramways and a small old sawmill on the property that relate to its past history of logging in the 1880s/ 1890s and perhaps earlier. In later years, the property became a strawberry farm and apple orchard for the Francis family and in the early 1970s these trees were still bearing fruit.

I’m not clear if the defined vegetation areas with conservation values as defined in the Priority Veg Report represent a component of the LPS, or are part of the regional mapping associated with the 2015 Interim Planning Scheme. On this property (ID: 7668740), the vegetation is mapped as “Wet eucalypt forest and woodland/ as (WGL) *Eucalyptus globulus* wet forest; Non eucalypt forest and woodland/ as (NAD) *Acacia dealbata* forest and Modified land/ (FRG) as Regenerating cleared land”. Although the latter FRG category includes the remnants of grassy paddocks and a former orchard, it has now become densely forested with Silver Wattle (*Acacia dealbata*) which extend from the lowlands well east of Bates Creek, up the western slopes to around c. 160-170m where it verges into Blackwood (*Acacia melanoxylon*) in the gullies and Blue Gum (*Eucalyptus globulus*) on the slopes.

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Arthur K Clarke

(Arthur K Clarke)

Tuesday, 31st May 2022