

From: "mazerarti71" <mazerarti71@gmail.com>
Sent: Fri, 29 Apr 2022 15:19:13 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: 20220428-Greene-Rep.pdf
Attachments: 20220428-Greene-Rep.pdf
Importance: High

Please acknowledge receipt of this email asap

Sent from my Galaxy

Maria & Scott Greene, Owners
188 Ayres Rd, RANELAGH
TAS 7109

28th April 2022

General Manager
Huron Valley Council
PO Box 210
Huronville TAS 7109

Dear Mr Jason Browne,

Representation for the upcoming new zoning application as presented by the Huon Valley Council to the Tasmanian Planning Commission in the Draft Local Provisions Schedule (LPS) as it relates to the whole our property. Specifically, the title under the parcel address 188 Ayres Rd, RANELAGH.

We, Maria and Scott Greene of 188 Ayres Road, Ranelagh, 7109 are respectfully writing to advise that we have not had adequate opportunity to engage with a planner, to properly review what the new zone means to our property, but from current findings (last few days), wish to advise we do strongly disagree with the proposed new LCZ.

By copy of this email/letter, we are requesting the Huon Valley Council to accept our representation (submission) in its current form, to the LPS planning changes and that we now be included in the opportunity to provide more detail and undertake a face-to-face review with the Tasmanian Planning Commission (TPC) in the near future, to review any zone impacts or changes to our property; should the need arise.

In addition, we do submit along with the above request, some information that currently relates to our property that has been discovered in a limited time frame, but as stated above, we reserve the right to provide more information, and / or lodge a more formal submission / representation with the HVC, should it be required.

We believe that on a like for like basis, a Rural Resource to a Rural Zone is more appropriate for the following reasons:

We purchased this property late November 2021 under the current Rural Resource zone. It sits on a mere 1.39ha / 3.435 acres at an elevation of approximately 150 metres. We understand that this property has been a part of prior logging in the past. See figure 1 below:

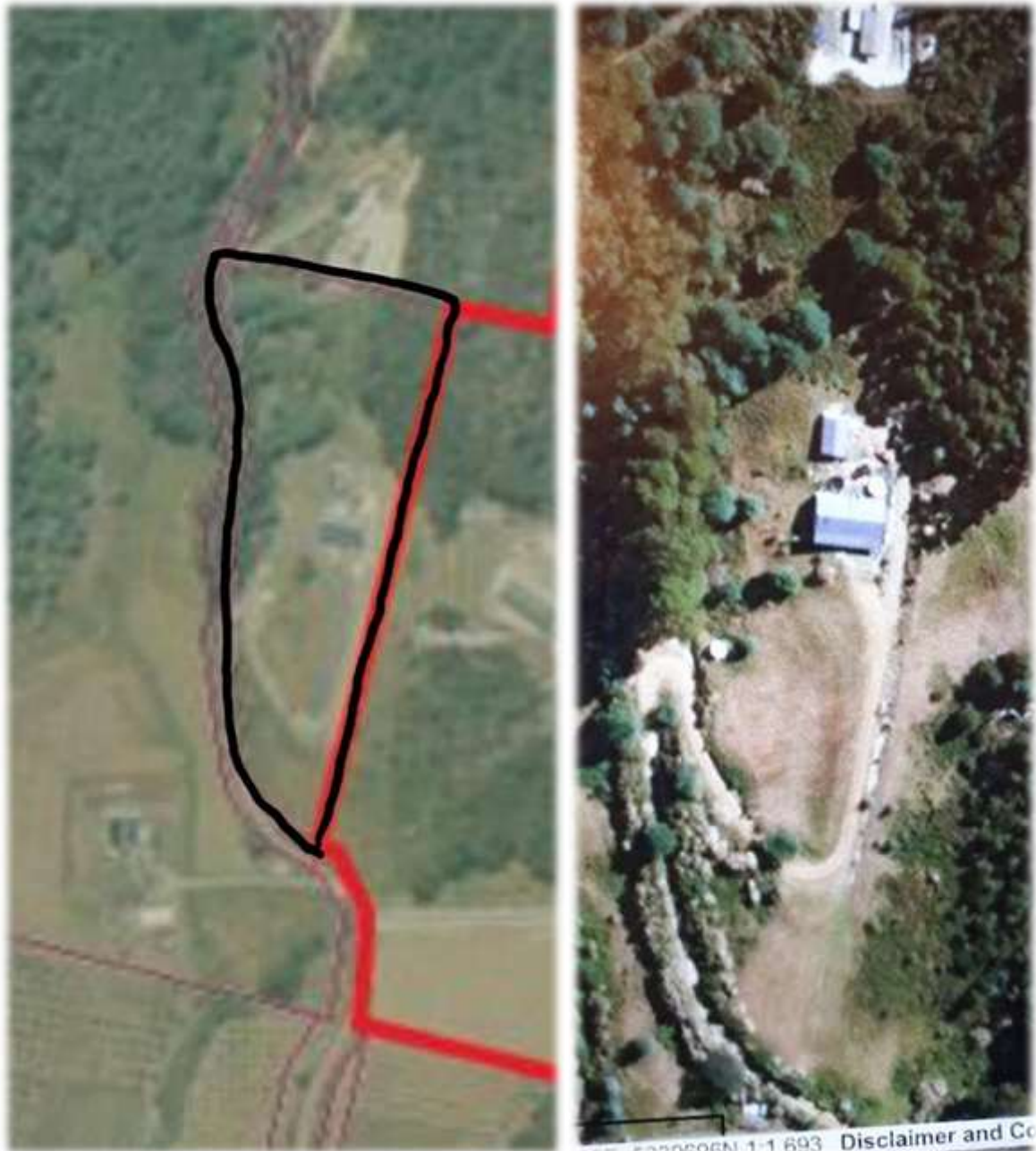


Figure 1: Our home. Left: approximate boundaries of land within the black indicated area. Right: Close up of our home, outbuildings and shows less than 80% remaining native vegetation. Source: LISTMap/HVC's interactive map. Accessed 25 April 2022. No nominated scale.

We are almost at the end of Ayres Road; we have neighbours at the back of us, at 200 Ayres Road, Ranelagh. Their land too, as we understand, has also been previously logged.

As per the HVC Priority Vegetation Report (see attached), it appears the Council wish to rezone our land to LCZ due to attempting to protect alleged DPU Eucalyptus pulchella forest and woodlands, and NAD Acacia dealbata forest in the north west and north east corners of this property (see Figure 2 and Figure 3).

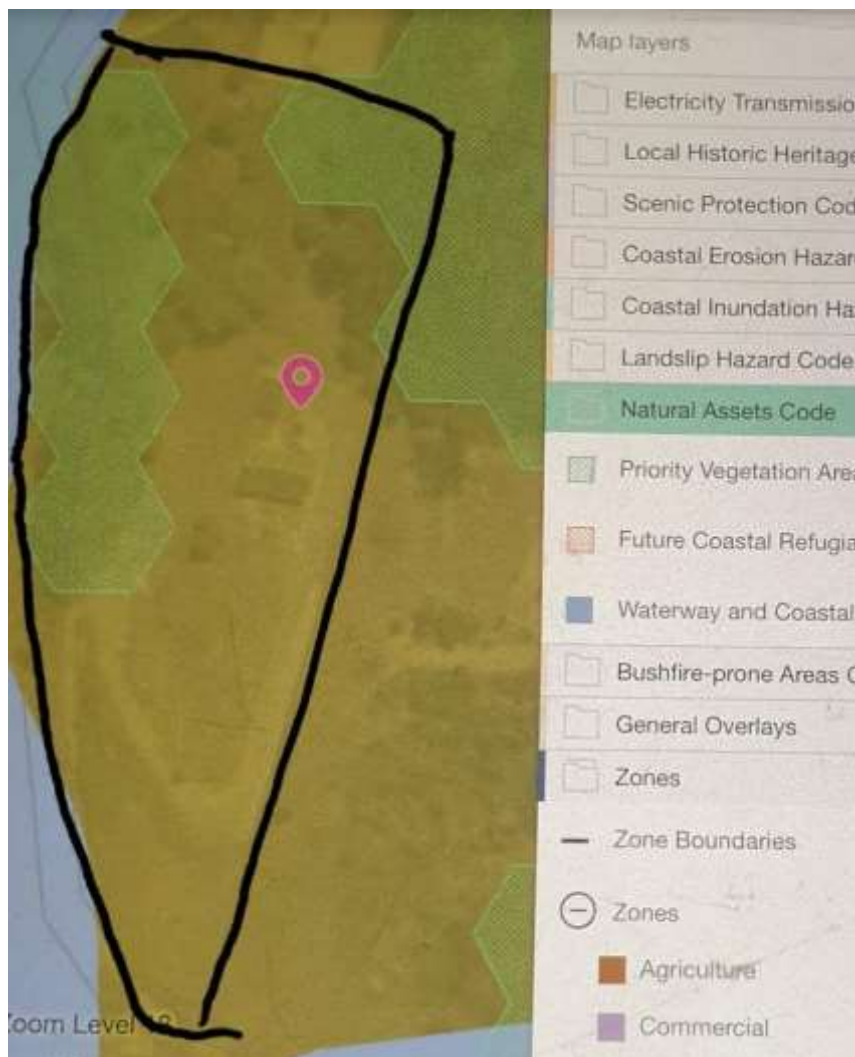


Figure 2: Our land within the black indicated area showing very minimal vegetation/protection overlay as per your vegetation layers. Source: HVC's Interactive map. Accessed 25 April 2022. No nominated scale.



Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
2230096	143900/1	188 AYRES RD	RANELAGH	DWELLING	15160

Priority Vegetation Overview

PRIORITY VEGETATION OVERVIEW MAP



This Priority Vegetation Area overlay report shows a subset of the Regional Ecosystem Model. The overlay contained in the planning scheme is shown only over zones to which it can apply.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The subsets of information that are included are:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
 - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
 - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- Native vegetation of local importance includes:
 - a subset of threatened fauna species habitat models,

- native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

Each local area contributes to the survival of threatened vegetation communities, threatened flora and threatened fauna within a State wide mosaic that enables the distribution of species to be maintained and provides for mobility of fauna through connected habitat.

Each subset of data that is identified on the property is described below.

Priority Vegetation Details

Relative Reservation



Relative Reservation

- (DPU) Eucalyptus pulchella forest and woodland
- (NAD) Acacia dealbata forest

Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system. Higher levels of reservation give greater confidence that the species for which vegetation communities are surrogates are likely to be protected, subject to appropriate geographic and biophysical distribution in the landscape. Reservation provides greater certainty of the maintenance of better condition vegetation and hence maintenance of ecological function at local and landscape scales.

Why is it included?

- Less than 30% of extent in bioregion is in reserves

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

Threatened Fauna and Significant Habitat



- Threatened Fauna Habitat
- eastern barred bandicoot
 - eastern quoll
 - spotted-tailed quoll

These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999). Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat variables or more detailed customised models for about 100 fauna species. Some species habitat occurs across the landscape but not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.

Why is it included?

- Statutory recognition that species extinction is likely, however not all sites are important or occupied

Data Source:

- NVA records combined with REM point-based modelling rules
- Habitat-based models

Reliability:

- Variable

Management:

- Check species observation source
- Check data on habitat and local context
- Potentially require on-ground field verification

Contacts

Telephone: 03 6264 0300

Email: HVC@huonvalley.tas.gov.au

Figure 3: Generated Priority Vegetation Report from HVC's interactive map. Source: HVC's Interactive map. Accessed 25 April 2022. No nominated scale.

Alongside this, it is also stated the Council are wanting to protect threatened Eastern barred bandicoots, eastern quolls and spotted-tail quolls, as per the Management information on both of these documents.

We take note of all the information stated against these documents, but take particular note of the **variable and highly variable reliability status**, and the fact that the 3rd dot point under Management clearly states "*Potentially requires on-ground field verification*"; which to date as far as we know, has not been performed.

The LCZ application guidelines state that LCZ should be applied to land with landscape values etc, such as bushland areas and large areas of native vegetation etc, and the first line of the comments section states "The application 80% of native vegetation coverage...." Please see photos of our property to understand we **do not** have large areas of bushland, nor do we have 80% coverage. We have the majority of ground cover now as bracken fern, which we are certain is not a protected species.

This property has been developed in the last 10 years or so, with a 4 bed home and separate double garage and 2 large water tanks. The frontage of this property is completely vacant, with the current exception of a lot of bracken fern and some bushes/blackberries, while the back and some of the sides of this property, holds mostly gumtrees and the very common E.obliqua "forest" and some wattles that are leftovers from a previously felled eucalyptus forest, rather than a true NAD forest. (See pictures attached in Figure 1, and Figure 4 overpage).



Figure 4: Our property showing minimal vegetation. Mostly ground grasses and Bracken fern ground cover where vegetation is seen to be present. Other areas are cleared.

In addition to paragraph 2 of the LCZ comments, as per picture attached, we are not on a ridgeline. Although we've not accurately measured, the ridge line is North, well behind us by a few kilometres; and also to our West. In addition, whilst reviewing maps etc, we find there are 2 properties to our West that are to be zoned Rural, as is most of Ayres Road being zoned Rural (see figure 5).



Figure 5: Our land indicated at the approximate dropped pin location. The red line indicating the approximate ridge line. Source: HVC's Interactive map. Accessed 25 April 2022. No nominated scale.

We understand that perhaps the property at 200 Ayres Road (behind us), and the very large property next to us at 168 Ayres Road (just over 22 HA) are to be correctly rezoned as LCZ due to either their size and/or the majority of their land actually being of a true "bush" nature, and more than likely having the DPU and NAD status, however as you can see from attached pictures/photos our property at 188 Ayres simply does not fit the LCZ criteria.

As to paragraph 2 under LCZ2 comments - "noting that modelling is based on **best** available data. **Portions of the Huon Valley, especially those with limited road access, or in remote areas, have had limited sampling and are somewhat data deficient**". We again reiterate that we are near the end of Ayres Road. We fail to see how Council can on a whim, up and reclassify **our** land as LCZ without first stepping on site and completing a full on-ground survey by a professional who holds the relevant degrees/qualifications.

Further evidence from the government website "maps.thelist.tas.gov.au" to show that the property within the red line border as over page in figure 6, (border is approximately only) clearly shows that we hold perhaps a very small corner in the north east section of DPU, and

nothing else. We are unsure how old this information may be; however in addition and by admission of the table (also attached) it is clear that under the TASVEG information, our property does not hold greater than 5% solid crown cover either.



	Category	Stem	Height	Crown Cover	Area
TASVEG	Forest and woodland	Single stem	>5 m	>5% (scc)	1-3 ha
FT PI maps	Forest	Unspecified	>8 m	>5% (scc)	3 ha
FPA	Forest	Unspecified	>5 m	Unspecified	Unspecified

* pfc = projective foliage cover; scc = solid crown cover

Figure 6: Our approximate land borders within the red outlined area and claimed areas of interest/protection from TASVeg overlays Source: TASVeg database. Accessed 27 April 2022. No nominated scale.

At this time we will leave our thoughts and comments here.

As it can be seen that with only just a brief look at our land's characteristics, it should be clear that our land does not fit the LCZ profile and therefore we highly stress that Council, and the TPC agree with our assessment that we should be transitioned to a 'like for like' zone from Rural Resource to Rural. Further, we also believe that the Priority Vegetation Overlay, although not in heavy use over our property should be removed entirely until indicated species of interest are ground truthed by a qualified professional of our choosing and funded by Council or the TPC.

Please confirm ASAP that we do in fact have more time, should we need it, to secure a more professional report of our property. We may also consider a Lawyer, should legal action be required to be undertaken.

Regards,

Maria & Scott Greene, Owners

188 Ayres Rd, RANELAGH

TAS 7109

From: "mazerarti71" <mazerarti71@gmail.com>
Sent: Wed, 25 May 2022 20:19:05 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: FW: 20220428-Greene-Rep.pdf
Attachments: 20220428-Greene-Rep.pdf, Screenshot_20220525-192540_Drive.jpg
Importance: High

25 May 2022

General Manager
Huon Valley Council
PO Box 210
Huonville TAS 7109

Dear Mr Jason Browne,

Representation for the upcoming new zoning application as presented by the Huon Valley Council to the Tasmanian Planning Commission in the Draft Local Provisions Schedule (LPS) as it relates to the whole our property. Specifically, the title under the parcel address 188 Ayres Rd, RANELAGH.

Please confirm receipt of this addition email to our original submission (also attached).

As previously advised we reserve the right to provide further information in addition to our previous submission.

First and foremost, if not previously advised, please note this property falls under a bushfire zone.

More information found this week, as we understand it, if you have a house (as we do) it should have come with a Bushfire Attack Level (BAL) report that would indicate the area around the house/site that needs to be maintained/cleared in accordance with that plan.

If regrowth exists within that area we are actually required to clear it/maintain it in accordance with what that BAL report says.

Further to the above, it is advised to us that this BAL report is usually done by a BAL Officer, by the person/s building the house (prior owner/builders Jason Gary Moss and

Maricel Baltazar Moss) and it costs the person doing the application to build the said house.

Today, 25 May 2022, I have attended HVC in the hope of obtaining this BAL report, as same was not transferred to us during the purchase of this property. I have had to submit a request for same and am now waiting for the BAL report hopefully to be located and forwarded to us, amongst other information we require.

Please be advised that if the BAL report is received, we reserve the right to forward a copy back to Council in further addition to the original submission and this email, to further support our submission against LCZ, even if after the deadline 31.5.2022, as it may take the Council til after this deadline to locate and forward our property's file.

**I also include as further information the attached screen shot, taken from the following website

https://www.fire.tas.gov.au/userfiles/madisons/file/20200903%20-%20Building%20for%20Bushfire%20Booklet%209/200233%20TFS%20Building%20for%20Bushfire%20booklet_9%20June.pdf

Further, we take this opportunity to also advise what trees we do have on this property are all regrowth, overgrown and now way too close to our home and shed; undergrowth is also out of control, and we consider same to be kindling, and is something we don't like to have so close to the house and shed.

We need to clear a decent fire boundary (within stipulated guidelines/BAL) and clean up given we are in a classified bushfire zone.

This issue has arisen from the prior owners who we understand hadn't occupied this property full time, for some time before selling, and had not maintained it correctly hence now the responsibility falls on us.

If our request to move to a like for like zone (as previously requested) fails and we are told we cannot clear/clean up this small property as per a possible existing or future BAL under the new proposed LCZ, then this may fall to the Huon Valley Council for compensation should we lose anything and/or everything in a bush fire and/or similar environmental threat or event, due to Council negligence of not previously completing the relevant and necessary onground survey/s of 188 Ayres Road Ranelagh with an authorised professional/s within the right field/s, required to potentially mark our property incorrectly for Landscape Conservation Zoning.

Sincerely

Maria and Scott Greene

Sent from my Galaxy

----- Original message -----

From: mazerarti71 <mazerarti71@gmail.com>

Date: 29/4/22 3:19 pm (GMT+10:00)

To: Huon Valley Council <hvc@huonvalley.tas.gov.au>

Subject: 20220428-Greene-Rep.pdf

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1.2 Buying in a bushfire-prone area

If you are considering buying land or buildings in a bushfire-prone area, you should check with the local council to confirm whether the property is within a bushfire-prone area and if it has an existing bushfire hazard management plan.

A bushfire hazard management plan, if available, will provide useful information for you including how the land surrounding the building must be maintained and where you can build, renovate, and extend without needing to prepare a new plan. If a bushfire hazard management plan has been prepared for the property the owner must ensure the property remains compliant with all requirements of the plan. The property vendor or your local council should be able to advise if a bushfire hazard management plan exists for the property.

Many older properties may not have a bushfire hazard management plan. In these cases, a plan will only be required if you undertake new building work on the property. You should consider bushfire requirements if purchasing a property to develop.

It should be noted that under Tasmanian legislation a caravan or 'tiny home' that is permanently attached to the ground is considered to be a building and is therefore required to comply with building (including bushfire) requirements.

Planning and Building in Bushfire-Prone Areas for Owners and Bu

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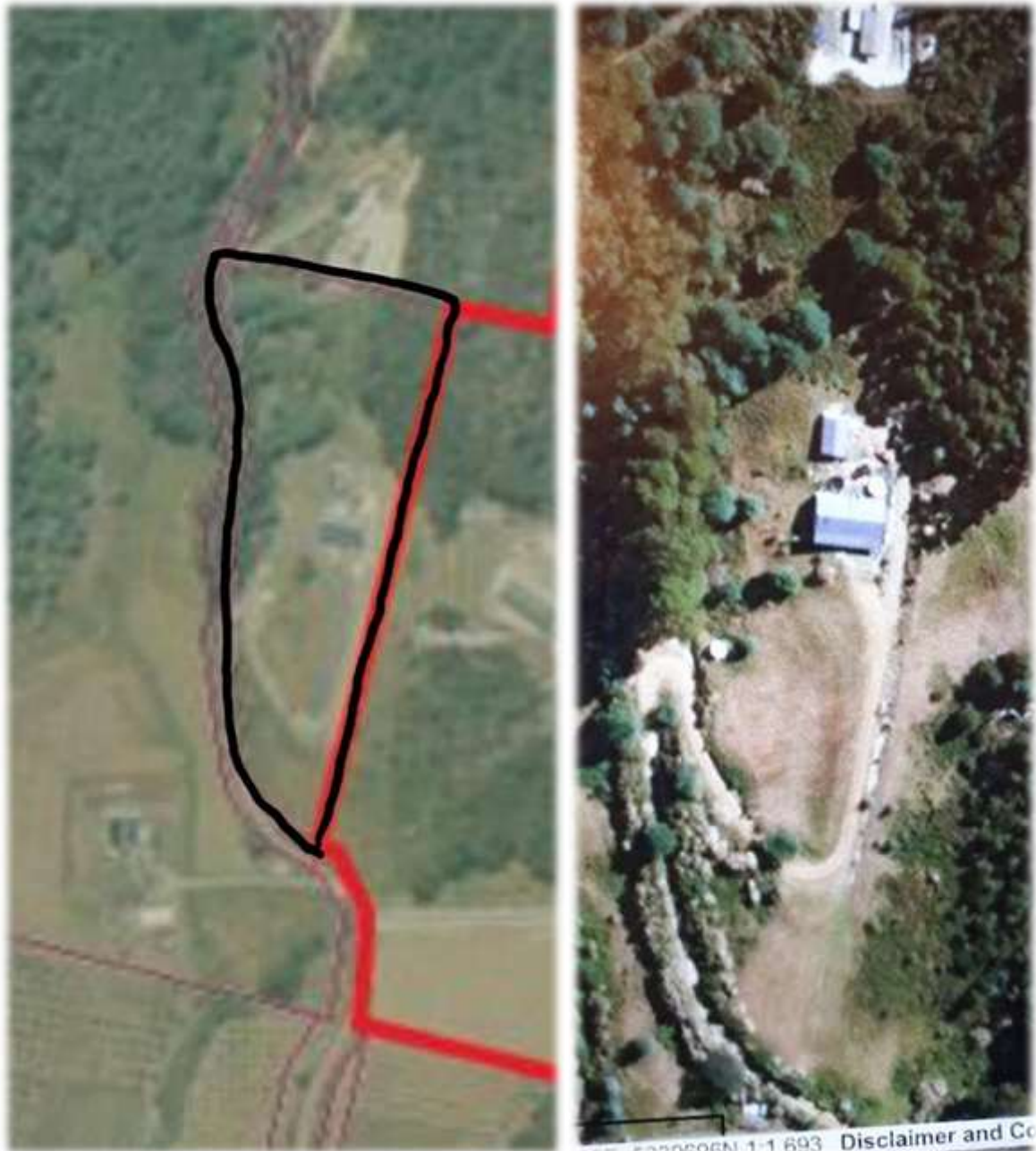


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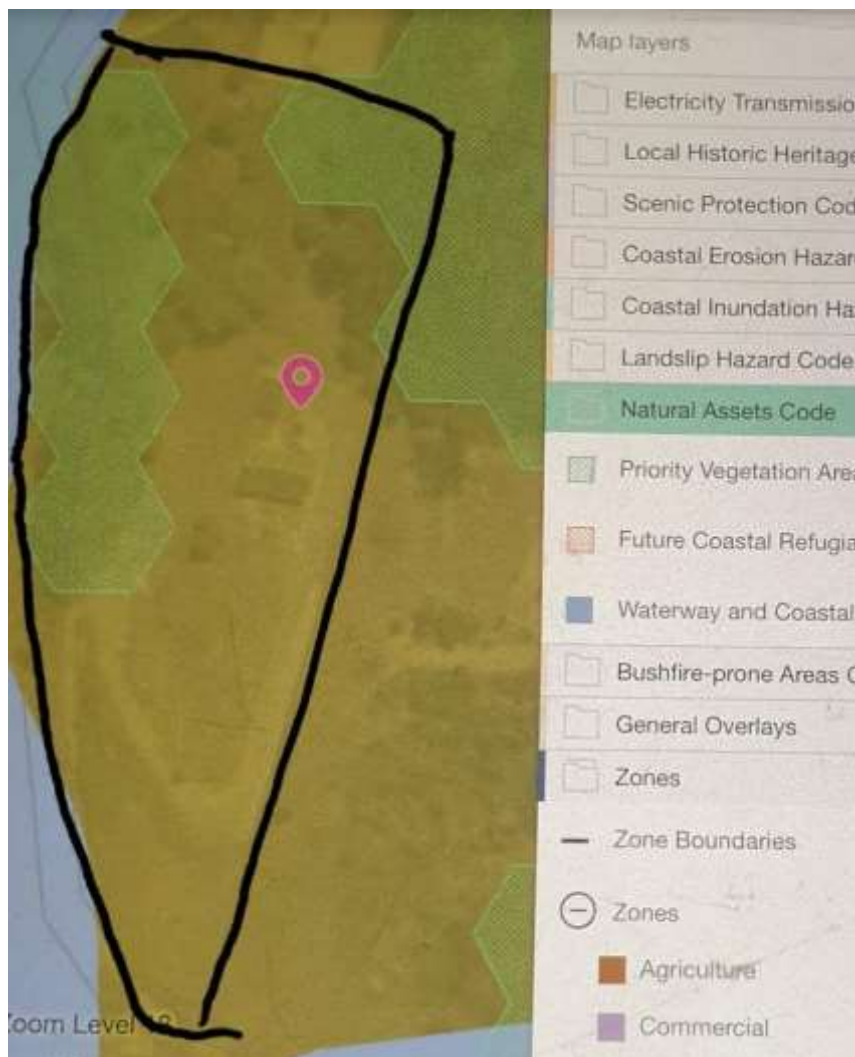


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Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
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Priority Vegetation Overview

PRIORITY VEGETATION OVERVIEW MAP



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Priority Vegetation Details

Relative Reservation



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Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

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Contacts

Telephone: 03 6264 0300

Email: HVC@huonvalley.tas.gov.au

Figure 3: Generated Priority Vegetation Report from HVC's interactive map. Source: HVC's Interactive map. Accessed 25 April 2022. No nominated scale.

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As to paragraph 2 under LCZ2 comments - "noting that modelling is based on **best** available data. **Portions of the Huon Valley, especially those with limited road access, or in remote areas, have had limited sampling and are somewhat data deficient**". We again reiterate that we are near the end of Ayres Road. We fail to see how Council can on a whim, up and reclassify **our** land as LCZ without first stepping on site and completing a full on-ground survey by a professional who holds the relevant degrees/qualifications.

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nothing else. We are unsure how old this information may be; however in addition and by admission of the table (also attached) it is clear that under the TASVEG information, our property does not hold greater than 5% solid crown cover either.



	Category	Stem	Height	Crown Cover	Area
TASVEG	Forest and woodland	Single stem	>5 m	>5% (scc)	1-3 ha
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* pfc = projective foliage cover; scc = solid crown cover

Figure 6: Our approximate land borders within the red outlined area and claimed areas of interest/protection from TASVeg overlays Source: TASVeg database. Accessed 27 April 2022. No nominated scale.

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Regards,

Maria & Scott Greene, Owners

188 Ayres Rd, RANELAGH

TAS 7109



I.2 Buying in a bushfire-prone area

If you are considering buying land or buildings in a bushfire-prone area, you should check with the local council to confirm whether the property is within a bushfire-prone area and if it has an existing bushfire hazard management plan.

A bushfire hazard management plan, if available, will provide useful information for you including how the land surrounding the building must be maintained and where you can build, renovate, and extend without needing to prepare a new plan. If a bushfire hazard management plan has been prepared for the property the owner must ensure the property remains compliant with all requirements of the plan. The property vendor or your local council should be able to advise if a bushfire hazard management plan exists for the property.

Many older properties may not have a bushfire hazard management plan. In these cases, a plan will only be required if you undertake new building work on the property. You should consider bushfire requirements if purchasing a property to develop.

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Planning and Building in Bushfire-Prone Areas for Owners and Bu