

From: Michael Vaughan
Sent: Wed, 30 Mar 2022 20:40:45 +1100
To: Huon Valley Council
Subject: Blackswan Lagoon Scenic Protection Area

29 March 2022

Huonville LPS representation
 Request support for the Blackswan Lagoon Scenic Protection Area
 as proposed by the Leprena Trust

To the Huon Valley Council

I write to request Council's support for the Leprena Trust proposed Blackswan Lagoon Scenic Protection Area, and inclusion under Local Planning Schedule C8.0 Scenic Protection Area. I am the landowner at PID 5268153 (Title REF 203443/6) within Quiet Cove, near the Leprena Trust land. I am one of three private land holders over which the proposed scenic protection area will be applied. If additional landholder consent is required, I request the Planning Commission directs the local planning authority, Under section 35K(1)(a) of *Land Use Planning and Approvals Act 1993* (the Act), to modify the Huon Valley Council draft LPS in accordance with Scenic Protection Area request (see attached) and enable readvertising and exhibition for landholder consent. I am aware other private landholders and stakeholders are supportive of this proposal and as such the Scenic Protection area application may only be a minor amendment and not require re-advertising of the draft LPS.

I have seen the Leprena Trust's supporting evidence for the Blackswan Lagoon Scenic Protection Area document dated 10 March 2022 and sent to council as part of trust's LPS representation. This document has provided council and the Tasmanian Planning Commission with supporting evidence for scenic protection, Most of the proposed scenic protection area has National and State Heritage Listing, which recognises the very high heritage scenic values of the area, but these listings fail to provide clarity as to how future development risks may be assessed. The area has very high scenic integrity level (for visual heritage, landforms, vegetation, and native wildlife values), and full preservation should be the visual quality objective, and the scenic values should be left unmodified, consistent when applying the '2018 *Guidelines for Scenic Values Assessment Methodology and Local Provision Schedules to assist Southern Tasmanian Councils with the scenic protection code*'.

I support the proposed Table 8.1, Management Objectives for no new tracks and infrastructure within public lands and development on private land is located and designed to blend with the landscape and not be obtrusive. This is consistent with current statutory management plan for the Southport Conservation Area and foreshore areas within the proposed Scenic Protection Area 'Tasmanian Parks & Wildlife Service (TPWS) *Southport Lagoon Conservation Area George III Monument Historic Site & Ida Bay State Reserve Management Plan 2006*, in Section 4.4.17 (page 42)

“New structures or any other type of development (including new tracks) will not be allowed”.

The current government is willing to alter reserve management plans to facilitate private commercial development, and as such there is no guarantee that the protection of the area’s scenic values will be afforded into the future through TPWS statutory management plans. It is imperative that local planning measures afford the appropriate protection to this area’s scenic values through application of the proposed Scenic Protection Area.

In my opinion it is crucial that this Scenic Protection Area be created as it is one of the few last corners of Tasmania where the visual impacts of humans activities are barely visible. This in itself is worth preserving and celebrating.

The Scenic Protection Area management objective reiterates this intent and provides mechanism within the local planning framework for the highest level of scenic protection that this locally and nationally important area warrants.

Should you require any further input or support for this application, please let me know as I shall be only too happy to assist in any way possible.

Kind regards

Dr Michael Vaughan