

Disclaimer: This Huon Valley Zoning Association Template is to be used to assist the landowner in structuring their position to the Planning Authority. It is not to be understood as planning or legal advice and whilst the information provided in this template is within our best efforts as being correct, these details need to be verified by the landowner, themselves.

Owner / Representer: John Lockwood			Location address: 6095 Channel HWY, Garden Island Creek		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
175624/1	9125994	0.19 ha	14.0 Environmental Living	Landscape Conservation	Rural Living

Location of title.



#### LEGEND

<span style="color: red;">■</span> General Residential	<span style="color: purple;">■</span> Light Industrial	<span style="color: yellow;">■</span> Community Purpose
<span style="color: pink;">■</span> Low Density Residential	<span style="color: darkblue;">■</span> General Industrial	<span style="color: green;">■</span> Recreation
<span style="color: lightpink;">■</span> Rural Living	<span style="color: brown;">■</span> Rural	<span style="color: darkgreen;">■</span> Open Space
<span style="color: orange;">■</span> Village	<span style="color: olive;">■</span> Agriculture	<span style="color: lightorange;">■</span> Future Urban
<span style="color: lightblue;">■</span> Local Business	<span style="color: darkolivegreen;">■</span> Landscape Conservation	<span style="color: magenta;">■</span> Particular Purpose
<span style="color: blue;">■</span> General Business	<span style="color: darkslategray;">■</span> Environmental Management	<span style="color: gray;">■</span> Split*

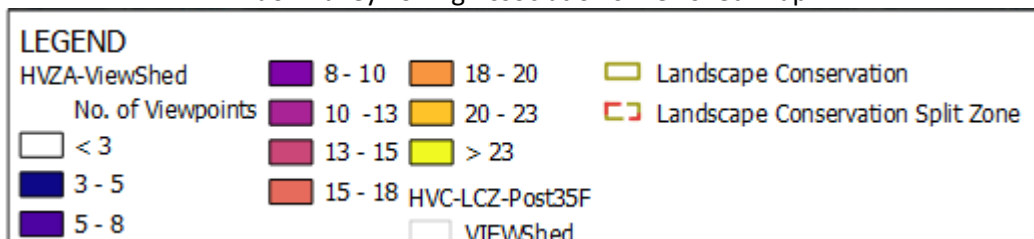
\*Split Zones please consult Draft-HVC-LPS data Appendix 61 and later 35F documentation.

\*\*Light Blue Border shows owner's land in question.

Viewshed: 0% Coverage



Huon Valley Zoning Association's Viewshed Map:

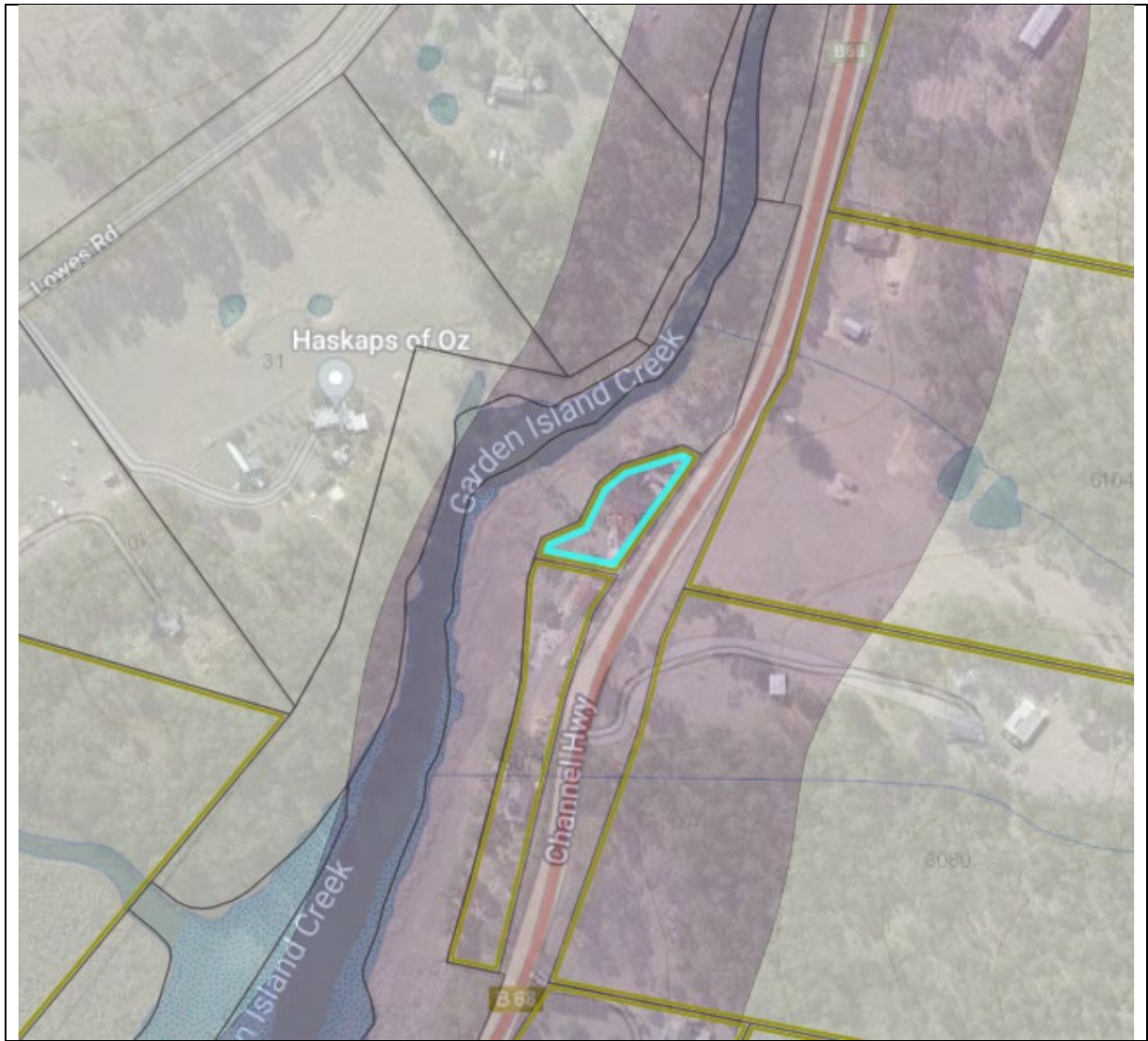


\*Light Blue Border shows owner's land in question.

\*\*Landscape Conservation (LCZ) Borders indicate land within the Huon Valley Councils Endorsed 35F and Draft-LPS with LCZ full or split Zoning intent.

\*\*\* The HVZA-Viewshed indicates how visible parts of the subject title is from a viewshed based off of verified scenic road corridors. The colour shade represents how many viewpoints can see a portion of land. Further, explanation is to be provided to the TPC by HVZA.

IPS2015 Scenic Landscape Corridor (Purple Shaded Area):



Property Description




Small residential block

Current use of title

As above my home.



## How does the title not meet Council's proposed Zone

<b>22.0</b> <b>Landscape Conservation Zone</b>  Red 150, Green 146, Blue 0	The purpose of the Landscape Conservation Zone is:  22.1.1 To provide for the protection, conservation and management of landscape values.  22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.	LCZ 1 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.  LCZ 2 The Landscape Conservation Zone may be applied to: (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; <span style="color:red">✗</span> (b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or <span style="color:red">✓</span> (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values. <span style="color:red">✗</span>
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Zone	Zone Purpose	Zone Application Guidelines
		LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone. <span style="color:red">✗</span>  LCZ 4 The Landscape Conservation Zone should not be applied to: (a) land where the priority is for residential use and development (see Rural Living Zone); or <span style="color:red">✗</span> (b) State-reserved land (see Environmental Management Zone). <span style="color:red">✗</span>  <i>Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary. Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.</i>

My land doesn't meet most of these. Yes, I am under a scenic corridor overlay but it is ELZ with my house and has 0 priority vegetation overlay, yet it has a report? (see attached). It's not a big bush block, I and my neighbours are in a hollow. Can hardly be seen. Why am I LCZ when people across the water are Rural Living Zone?

Has Council seen done a study on my land and house as it relates to landscape values? Clearly my land like my neighbours and the blocks in the general area fit Rural Living Zone more. Especially when considering LCZ 4 (a) and RLZ 2 (b).

## How does the title meet Requested Zone/s

Zone	Zone Purpose	Zone Application Guidelines
<b>11.0</b> <b>Rural Living Zone</b>  Red 255, Green 201, Blue 210	The purpose of the Rural Living Zone is: 11.1.1 To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained. 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity. 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts. 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.	RLZ 1 The Rural Living Zone should be applied to: (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or (b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies. RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless: (a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or (b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater. RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on : (a) a reflection of the existing pattern and density of development within the rural living area; or (b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

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Zone	Zone Purpose	Zone Application Guidelines
		RLZ 4 The Rural Living Zone should not be applied to land that: (a) is suitable and targeted for future greenfield urban development; (b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or (c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LUST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

This is a better fit as I have a house on an around 2,000m<sup>2</sup> block. The primary use is for residential amenity. Just like Environmental Living Zone, my property is primarily used for residential use. Now the Environmental Living Zone is gone then the next suitable zone is Rural Living Zone.

Furthermore, I'm sure Council would agree that the area's landscape values, whatever they are purported to have, could be maintained under the Rural Living Zone allowances, given the limited types and intensity of uses allowable, the limited no permit required and permitted uses, together with the zone purpose statements identifying, existing natural and landscape values are to be retained and consideration of scale and intensity of use (in the context of amenity) being required. This is further controlled via way of a Scenic Corridor Overlay (which I am not contesting).

Please reconsider my block and the other's around me that surely better meet the Rural Living Zoning more. I fear that I will be restricted in borrowing capacity, land value and the ability to retain residential amenity as a permitted use should I be re-zoned as Landscape Conservation Zone.

Are you challenging a Natural Assets Code?	Yes	No
<p>I've downloaded Council's report from the Discover website and it says I have a number of vegetation communities and wildlife habitats. I highly doubt this as I have only a handful of trees, most of which are non-natives. So a black gum community isn't there. Please check your modelling and remove my property from your system.</p>		
Are you challenging a Scenic Protection Code?	Yes	No
<p>No, as I believe this is part of the road system. Also, this should give Council peace of mind when considering Rural Living Zone for me as it's an additional level of protection should Council's future landscape studies see my property as a particularly important landscape, which would be odd.</p>		
Are you challenging any other Overlay?	Yes	No
<p>If Yes, please provide what overlay and evidence as to what you are objecting to and why.</p> <p><i>Previous Overlays: Biodiversity Protection Area, Bushfire Prone Areas, Coastal Erosion Hazard Areas, Coastal Inundation Hazard Area, Scenic Landscape Corridor, Waterway and Coastal Protection Areas</i></p> <p><i>Proposed Overlays: Bushfire-prone areas, Coastal erosion investigation area, Future coastal refugia area, High coastal inundation hazard band, Low coastal inundation hazard band, Medium coastal inundation hazard band, Priority vegetation area, Scenic road corridor, Waterway and coastal protection area</i></p> <p><i>This is not an all-inclusive list, just what was exhibited by Council in Appendix 61.</i></p>		

Additional Notes:

[illegible]

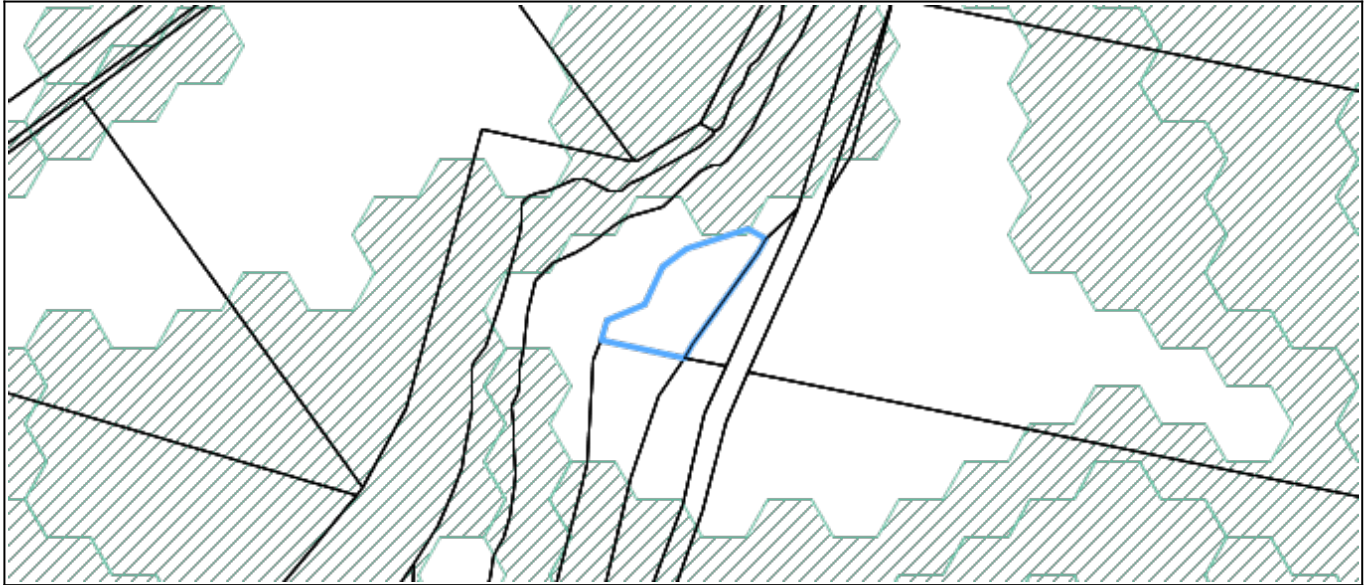


## Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m <sup>2</sup> )
9125994	175624/1	6095 CHANNEL HWY	GARDEN ISLAND CREEK	DWELLING	1945

### 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,

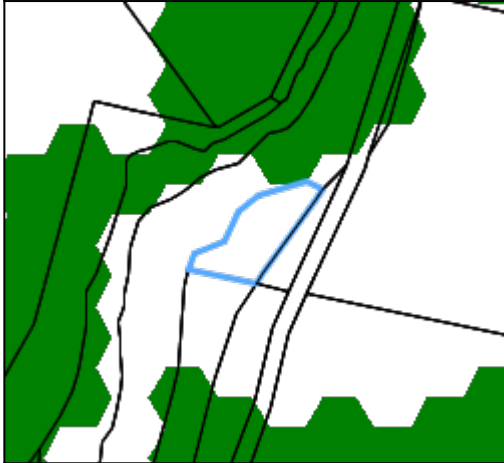
- native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

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

- (DOV) Eucalyptus ovata forest and woodland

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 Vegetation Communities



• (DOV) Eucalyptus ovata forest and woodland

Threatened Native Vegetation Communities (TNVC) are vegetation communities with legislative recognition of being threatened. The attribute comprises vegetation communities listed as threatened under the Tasmanian Nature Conservation Act 2002 or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Listing under these acts is based on historical vegetation loss since European settlement, natural limited extent or vulnerability to particular factors.

Why is it included?

- Heavily cleared - generally greater than 70% of pre-1750 extent has been cleared;
- Rarity - generally less than 1,000 hectares remaining

Data Source:

- TasVeg 3.0 (minor exceptions)

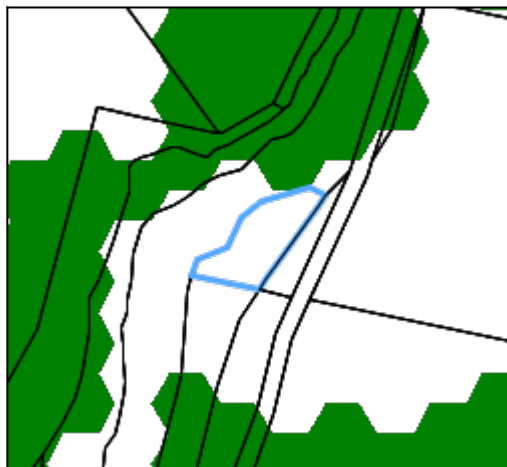
Reliability:

- Extremely variable - aerial identification and/or on-ground field verification

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management option

## Threatened Fauna and Significant Habitat



Threatened Fauna

- swift parrot

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:

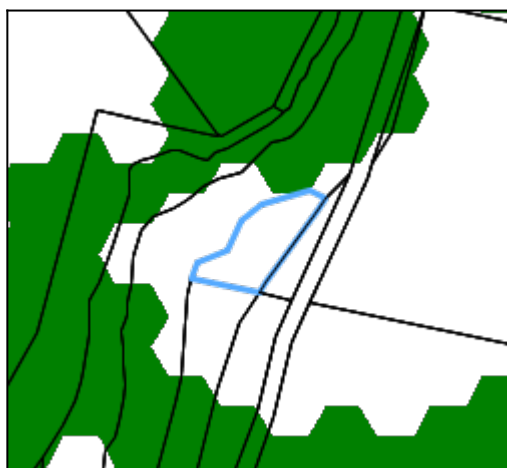
- NVA records combined with REM point-based modelling rules
- Habitat-based models

Reliability:

- Variable

Management:

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



Threatened Fauna Habitat

- eastern quoll
- tasmanian devil

## Contacts

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