
From: Amy Robertson <amyware@yahoo.com>
Sent: Tuesday, 13 June 2023 10:54 PM
To: TPC Enquiry
Subject: Fw: Submission for HV draft LPS hearing
Attachments: Cordwell-T-Template for Representation.docx

Categories:

Hi TPC,

I've just been made aware that one of our members, Troy Cordwell, hasn't heard back from TPC following an email later on the previous Friday 2/6 when TPC announced a close of further submissions.

It's possible that a reply has gone to his spam folder, or that there's been an error in his despatch email address. I sent the following email to Troy late that afternoon and did see him attempt to forward it on to you at TPC. (Troy is accessing email only via a mobile phone - it's not the best technology interface.)

I wonder if you could check your records, and if there has been some error - whether the following might be accepted for your consideration in hearings on the draft HV LPS.

Amy Robertson

Secretary, Huon Valley Zoning Association

Independent forester

[BEnvSci](#), [DipNRM](#), [GAICD](#), [MFA](#), [FPO \(Planning\)](#)

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UN Intergovernmental Panel on Climate Change (IPCC): "a sustainable forest management strategy aimed at maintaining or increasing forest carbon stocks while producing timber, fibre, or energy, generates the largest sustained benefit to mitigate climate change."

----- Forwarded message -----

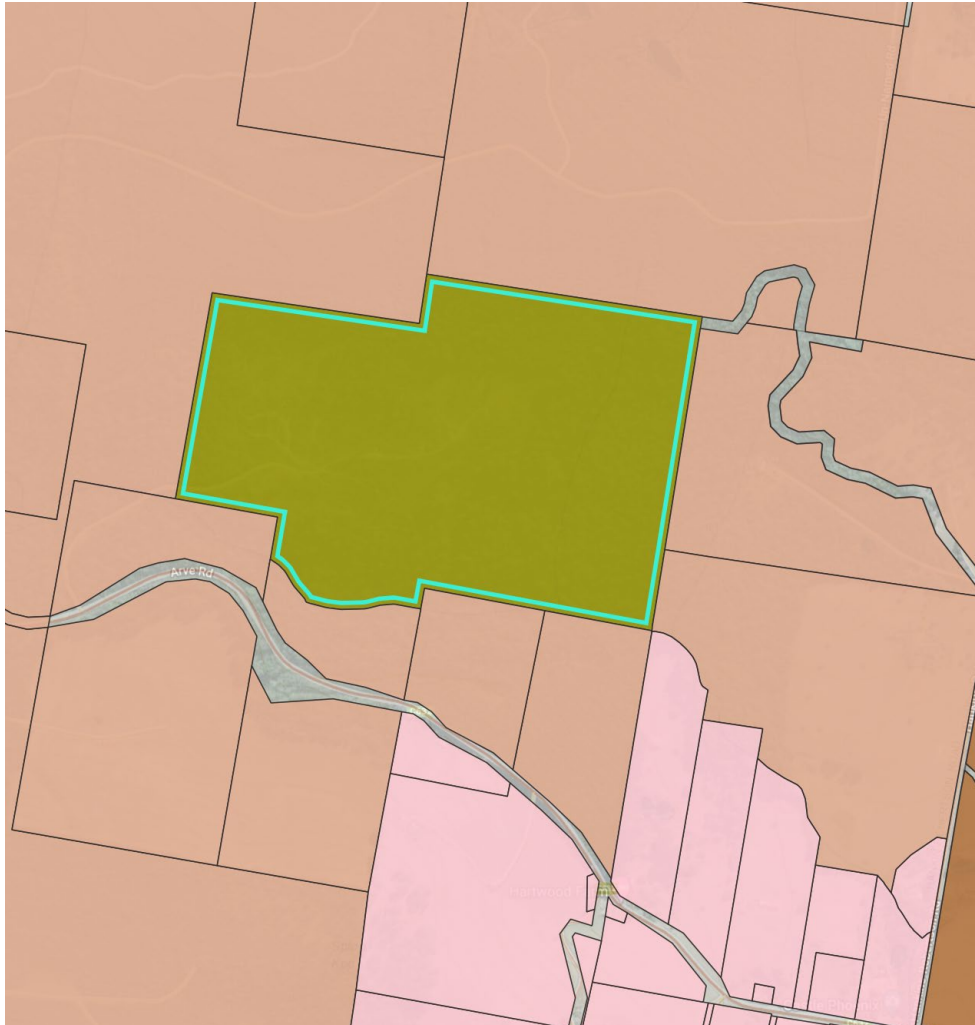
From: Amy Robertson <amyware@yahoo.com>
To: tcordwell@huonaqua.com.au <tcordwell@huonaqua.com.au>
Sent: Friday, 2 June 2023 at 04:08:37 pm AEST
Subject: Submission for HV draft LPS hearing

Please find attached my submission.

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: Troy Cordwell			Location address: Arve Rd, Geeveston TAS		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
206894/1	5249016	40.8 ha	26.0 Rural Resource	Landscape Conservation	Preference 1: <i>Rural Zone</i>

Location of title.

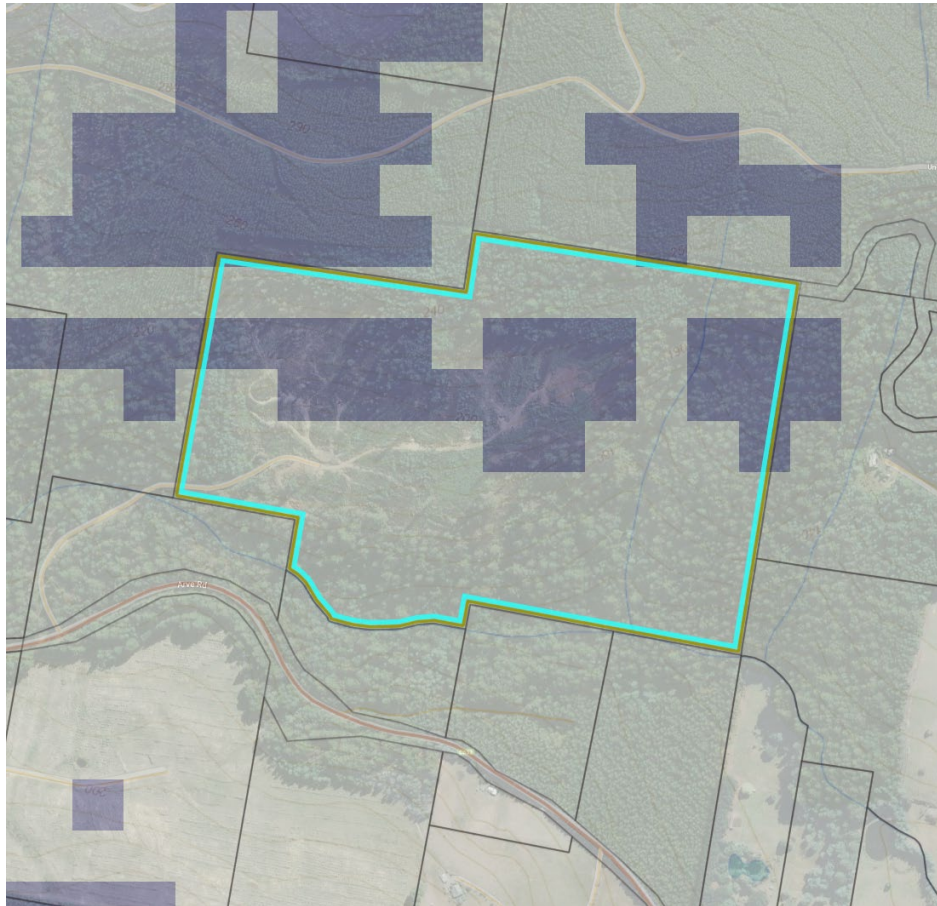


LEGEND		
■ General Residential	■ Light Industrial	■ Community Purpose
■ Low Density Residential	■ General Industrial	■ Recreation
■ Rural Living	■ Rural	■ Open Space
■ Village	■ Agriculture	■ Future Urban
■ Local Business	■ Landscape Conservation	■ Particular Purpose
■ General Business	■ Environmental Management	■ 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



Huon Valley Zoning Association's Viewshed Map:

LEGEND

Suburb Boundary	5 - 8	18 - 20	Landscape Conservation Split Zone
HVZA-ViewShed	8 - 10	20 - 23	
No. of Viewpoints	10 - 13	> 23	
< 3	13 - 15	Landscape Conservation	
3 - 5	15 - 18		

*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.

Analysis of visual landscape special values has been undertaken by FPO Anthony O'Malley for FPP AKO0365. A copy is attached.

Property Description

The property lies on a south-facing slope above Crookes Rivulet, just north of the Arve Rd and west of Geeveston. It was purchased by the owner Troy Cordwell in about 2018, as a previously logged forest.

An FPP (AKO0365) was certified in 2021 for clearing of 20 ha of E. regnans forest, additional to approx. 8 ha already cleared at that time. A further approx. 8 ha is being retained as forest to protect the Rivulet and across the steepest hillface. The FPO considered the property as unseen from the Arve Rd (a scenic route to Tahune Airwalk) due to the density of foreground wet forest vegetation adjacent to the road.

Current use of title

Harvesting has proceeded slowly and the majority of the FPP is yet to be implemented. Produce is being sold as firewood.

The owner's intention is to finish implementing the FPP and then build a house on the property.

How does the title not meet Council's proposed Zone

Harvesting to date is not visible from the Arve Rd, and is not likely to be visible when completed due to screening by foreground vegetation. Standing native forest to the east of the property also screens visible harvest from further down the Arve Rd into Geeveston.

Completion of the FPP will see the forested cover of the property fall well below Council's intended 80% coverage benchmark.

How does the title meet Requested Zone/s

Cleared ground will be sown down to pasture and used for grazing sheep, cattle and/or horses. The property has a long history of timber production.

Are you challenging a Natural Assets Code?	Yes	No
<p>If Yes, please provide evidence as to what you are objecting to and why.</p> <p>Please attach a Natural Values Assessment if possible</p> <p>I'd like to have the Priority Vegetation Area Overlay removed from the cleared area and the extra which is permitted by FPP.</p>		
Are you challenging a Scenic Protection Code?	Yes	No
<p>If Yes, please provide evidence as to what you are objecting to and why.</p> <p>Please attach Scenic Values Assessment if possible</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:</i> Biodiversity Protection Area, Bushfire Prone Areas, Landslide Hazard Area, Potential Dispersive Soils, Scenic Landscape Corridor, Waterway and Coastal Protection Areas</p> <p><i>Proposed Overlays:</i> Bushfire-prone areas, Low landslip hazard band, Medium landslip hazard band, Priority vegetation area, Scenic road corridor, Waterway and coastal protection area</p> <p><i>This is not an all-inclusive list, just what was exhibited by Council in Appendix 61.</i></p>		

Additional Notes:

Appears to be zoned as Rural C under pre-2015 HVIPS

FPP and video footage from site can be shown at Hearing.