

12 Norwood Avenue  
TAROONA TAS 7053

October 27, 2020

Mr John Ramsay  
Commissioner  
Tasmanian Planning Commission  
GPO Box 1691  
Hobart TAS 7001

By email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

**Representation requesting rezoning of Swanston Road, Little Swanport (PID 7324198, Title Refs. 214698/1, 211206/1 and 213042/1) from Rural to Landscape Conservation**

Dear Mr Ramsay

Thank you for the opportunity to make a formal representation regarding the zoning of our conservation property in the Glamorgan Spring Bay Draft Local Provisions Schedule (LPS).

We request that our property (Property ID 7324198, Title Refs. 214698/1, 211206/1 and 213042/1), which is zoned as Rural in the Draft Glamorgan Spring Bay LPS, be rezoned to Landscape Conservation, as the whole of the property is under conservation covenant (Plan Reference CPR5795) and therefore has been 'identified for protection and conservation' by the Minister for Environment. Land protected by conservation covenant under the *Nature Conservation Act 2002* is also part of Australia's National Reserve System.

The conservation covenant was approved by the Minister for Environment as the property contains the threatened vegetation communities No. 11 '*Callitris rhomboidea* forest', No. 17 '*Eucalyptus globulus* dry forest and woodland', No. 32 '*Notelaea - Pomaderris - Beyeria* forest', and No. 34 'Riparian scrub', as listed in Schedule 3A of the *Nature Conservation Act 2002*.

The property also contains the rare flora *Cyphanthera tasmanica*, *Eucalyptus barberi*, *Ozothamnus lycopodioides*, *Pimelea curviflora* var. *gracilis* and *Teucrium corymbosum* as listed in Schedule 5 of the *Threatened Species Protection Act 1995*. A nest of the endangered wedge-tailed eagle is also located on the southern boundary of the property.

All of this information can be verified in the relevant layers of ListMap.

Guideline LCZ1 in Section 8A Guideline No1 states:

*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.*

Furthermore, Guideline RZ1 states:

*The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.*

It is clear from the Guidelines and the State Planning Provisions that our property is more appropriately zoned as Landscape Conservation.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alistair Hobday', written in a cursive style.

Alistair Hobday and Janet McDonald