

From: arthurkclarke@gmail.com
Sent: Tue, 31 May 2022 21:20:02 +1000
To: hvc@huonvalley.tas.gov.au
Subject: Three representations to the Draft LPS
Attachments: IBRPS representation for LPS property 5267994 (31-May-2022).docx, Representation re LPS property ID 1881073 (31-May-2022).docx, Representation for LPS property ID 7668740 (31-May-2022).docx

Attention General Manager

Huon Valley Council

PO Box 210

Huonville TAS 7109

Dear Sir:

Please see attached three representations to the Huon Valley Council's Draft LPS, two relating to properties in my name (Arthur Kenneth Clarke) at Dover and one for a parcel of Crown Land at Ida Bay, in my capacity as the Public Officer for the Ida Bay Railway Preservation Society Inc.

Warm regards,

Arthur Clarke

Representation re the Draft LPS in respect to Property ID: 1881073, 299 Francistown Road, Dover.

Arthur Clarke

299 Francistown Road

Dover TAS 7117

(Postal Address: PO Box 4, Dover, TAS 7117)

Tuesday 31st May 2022

General Manager

Huon Valley Council

PO Box 210

Huonville TAS 7109

Dear Sir,

Representation re the Draft LPS in respect to Property ID: 1881073, 299 Francistown Road, Dover.

As the owner of this 299 Francistown Road property (CT 129688/1) at Dover, I make this representation. Formerly zoned as Environmental Living under the 2015 Interim Planning Scheme and previously as Rural C, this property lies immediately north of and adjacent to my 275 Francistown Road property.

I am delighted that under the Draft Local Provisions Schedule (LPS) for the Huon Valley Council (HVC), the proposed Zone for this property will be Landscape Conservation, under the auspices of the Tasmanian Planning Scheme. Given the observed presence of a number of rare and threatened species as listed with the Priority Veg Report, plus the recent biomonitoring camera images of Spotted Tail Quoll and a wombat, the landscape conservation zone (LCZ) is very appropriate. There is also a Wedge-tailed Eagle's nest. However, I am concerned regarding two of the Codes applied to this property's LCZ and also wish to make comment in regard to the vegetation types as shown in the mosaic of mapped attributes (accessed via the LIST).



In the screen dump above, the map layers (on the RHS) include Coastal Erosion Hazard Code and Coastal Inundation Hazard Code, possibly a consequence of the Waterway and Coastal Protection overlay. Mapping contours on the 1.25K Raminea map, indicate the elevation of this property (ID: 1881073) ranges from a low of c. 115-120m near Bates Creek to c. 240m, near the property's western boundary, so I believe these two codes are not applicable to my property and are in contradiction to the State Planning Provisions (SPPs).

Representation re the Draft LPS in respect to Property ID: 1881073, 299 Francistown Road, Dover.

From C10.2.1 (in the LPS and SPPs), it states that the Coastal Erosion Hazard Code applies to: “*land within a coastal erosion hazard area*” and for the Coastal Inundation Hazard Code, from C11.2.2 (in the LPS/ SPPs) it states that “*this code applies to land in a coastal inundation investigation area*”. The Coastal Inundation Hazard Code has been devised in respect to the projected sea level rises in 2050 and 2100; from Table C11.1 (in the LPS) for the respective high, medium and low hazard areas it shows Dover as 0.9m to 1.8m in 2050 and 2.5m in 2100. Given the much higher elevation here and together with the defined applications of these codes in the SPPs, to my mind this represents a conflict or contradiction in the assignment of this component of the LPS and therefore should not be applying these “Coastal” provisions of the SPPs to this property.

Amongst the other map layers there is the Local Historic Heritage Code. While I have no objection to this code, I’m unable to determine how it relates to this property. However, I am aware of former horse-drawn timber tramways, some deeply gouged shoe run channels and the remnants of a large old sawmill with huge decaying sawdust pile on the property, relating to its past history of logging in the 1880s/ 1890s and perhaps earlier.

I’m not clear if the defined vegetation areas with conservation values as defined in the Priority Veg Report represent a component of the LPS, or are part of the regional mapping associated with the 2015 Interim Planning Scheme. On this property (ID: 1881073), aside from the “Non eucalypt forest and woodland/ (NAD) Silver Wattle (*Acacia dealbata*) forest”, a substantial component of the forested area is shown as “Wet eucalypt forest and woodland/ (WGL) Blue Gum (*Eucalyptus globulus*) wet forest” and potential Swift Parrot habitat, though I have never seen any “Swifties” here. On this property the Blue Gums are predominantly located in the more elevated western parts above c. 160m; the majority of the lower elevation eucalypts are Stringybark (*E. obliqua*) and Swamp Gum (*E. regnans*). Along with the latter two species in the mixed wet sclerophyll forest and the more sheltered rainforest component within this mapped “Blue Gum” forest, together with the *Dicksonia* manferns the dominant species are Blackwood (*Acacia melanoxylon*), Sassafras (*Atherosperma moschatum*), Musk (*Olearia argophylla*) and a few Myrtle (*Nothofagus cunninghamii*) at higher elevation.

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Arthur K Clarke

(Arthur K Clarke)

Tuesday, 31st May 2022