

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

General Manager

Huon Valley Council

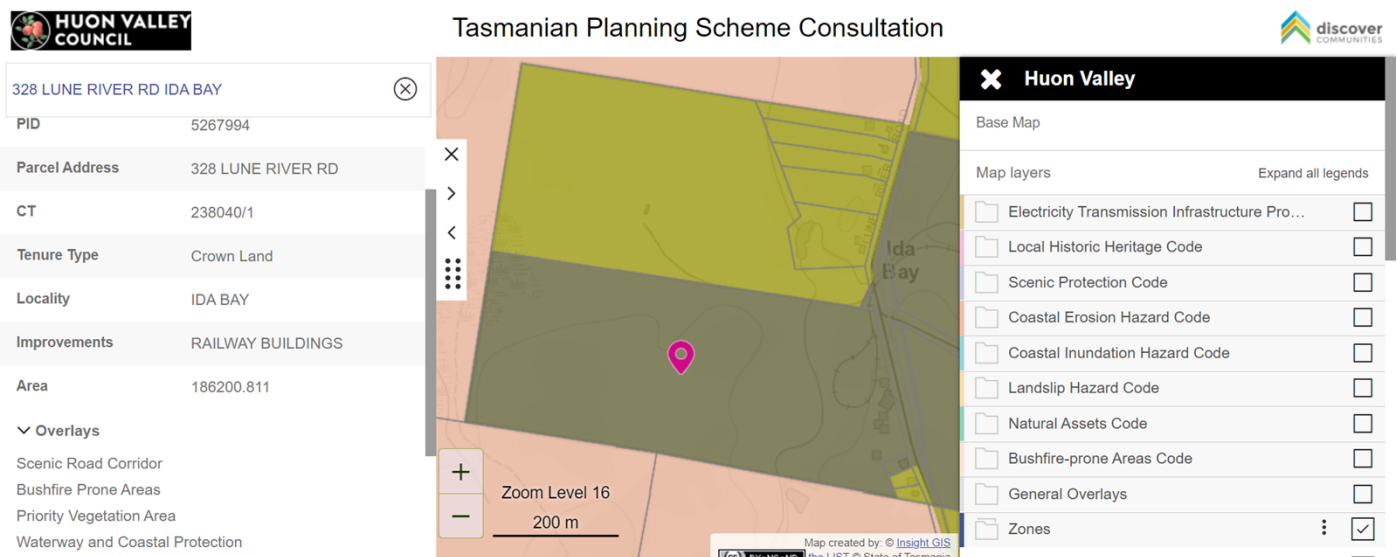
PO Box 210

Huonville TAS 7109

Dear Sir,

Representation re the Draft LPS in respect to Property ID: 5267994, 328 Lune River Road, Ida Bay

In my capacity as Public Officer for the Ida Bay Railway Preservation Society Inc. (IBRPS) and with full support of the IBRPS steering committee (dated 8th April 2022), I make this representation to the Huon Valley Council (HVC) in regard to the Local Provisions Schedule (LPS) for the property (ID number 5267994), being 328 Lune River Road at Ida Bay (CT 238040/1). See below, a screen dump from the HVC website link to Huon Valley properties.



Background

The 328 Lune River Road property is Crown Land administered by Parks and Wildlife Service (PWS), which in recent times has been the site of the Ida Bay tourist railway. As a body with a caring interest in this property, members of IBRPS and its forebearer group: Friends of Ida Bay Historical Society (FoIBHS) have had a long association with this Crown Land property that forms part of the Ida Bay State Reserve. The 328 Lune River Road site is the western terminus and starting point for the Ida Bay tourist railway, running from Ida Bay to Deep Hole. Combined with its two-foot gauge rail tracks and sidings, the site’s infrastructure includes locomotive and rail carriage workshop & machinery shed, two train platforms, community meeting room and former quarry workers huts. Some of these huts have been previously converted into rail ticket office, café, history room, museum and accommodation for staff or volunteers, including a shower block.

Our current IBRPS President (Mick Williams) was the third lessee, operating the former limestone quarry railway as a tourist operation from 1981-1987. Since 2008, members of FoIBHS, and now IBRPS, provided continuing support for the operation of the tourist railway virtually up to the point when PWS foreclosed on the most recent lessee. The Crown Solicitor, acting for PWS, recently provided IBRPS with the draft of a 5year licence to be considered for approval by the IBRPS membership this coming Saturday, 4th June 2022.

LPS for 328 Lune River Road property (ID: 5267994).

Zoned as Environmental Management, in similarity to other Crown Land properties in Tasmania, IBRPS members view this as the most appropriate zone under the LPS for a future tourist railway operation. The LPS for 328 Lune River Road records the Improvements as “Railway Buildings”, with no mention of the actual two-foot gauge railway. Although some of the previously mentioned infrastructure can loosely be described as railway buildings, IBRPS members would like the dedicated locomotive and rail carriage workshop listed separately together with the two-foot gauge railway. Additional improvements include rail track sidings, community meeting room, museum, history room, rail passenger platforms and a wastewater treatment plant.

Listed as Zone number 23.0 of the Tasmanian Planning Scheme – State Planning Provisions (SPPs) and in Section 8A Guideline No. 1 - Local Provisions Schedule (LPS), as stated on pp. 20-21 of the LPS, the purpose of the Environmental Management Zone is:

23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.

23.1.2 To allow for compatible use or development where it is consistent with:

- (a) the protection, conservation and management of the values of the land; and
- (b) applicable reserved land management objectives and objectives of reserve management plans.

Under the auspices of the licence from Parks and Wildlife (being our “managing authority”), IBRPS believe that our endeavors to restore the rail track to operational use as a tourist railway are compatible with this zone. Amongst the “Permitted Uses” for this zone 23 under a managing authority, as listed on pp. 228-229, are: Community Meeting and Entertainment, Educational and Occasional Care, Emergency Services, Food Services, General Retail and Hire, Research and Development, Residential, Resource Development, Tourist Operation, Utilities and Visitor Accommodation.

With regard to the listed Codes applicable to this property, IBRPS requests that three additional codes be added: C1.0 Signs Code, C2.0 Parking and Sustainable Transport Code and C3.0 Road and Railway Assets Code, as listed on pp. 27-29 of Section 8A Guideline No. 1 - Local Provisions Schedule (LPS). The inclusion of these added codes may necessitate additional Overlays. Although much of the infrastructure is already recorded on the Tas Heritage Register, aspects of the Local Historic Heritage Code may also be applicable for unlisted assets at the 328 Lune River Road property.

The Priority Veg report for 328 Lune River Road that indicates the principal vegetation types being Black Gum (*Eucalyptus ovata*) and Wet Heathland, along with threatened species that may include Wedge-tailed Eagles and Swift Parrots. Although reports of these species have not reached our ears, there have been recent confirmed sightings of the Tasmanian Ground Parrot (*Pezoporus wallicus leachi*), a close relative to the Eastern Ground Parrot from mainland Australia.

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Arthur K Clarke

(Arthur K Clarke)

for Ida Bay Railway Preservation Society Inc. (IBRPS)

PO Box 278, Dover, Tasmania 7117
