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Sent: Tue, 24 Aug 2021 12:25:14 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: "John Dennett" <jcd675@gmail.com>; "Gail Dennett" <gaildennett@gmail.com>
Subject: Representation on the Draft Launceston LPS - Conservation Landholders Tasmania
Attachments: Representation to Launceston Council re Draft LPS - CLT - 24Aug21.pdf

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Attention: Michael Stretton - CEO

Please find attached a 23 page representation on the currently exhibited Launceston Draft LPS from Conservation Landholders Tasmania.

Could you please acknowledge receipt of this email?

Regards

John Thompson

--

John Thompson
220 Raymond Rd
Gunns Plains TAS 7315

Phone 0424 055 125



24th August 2021

Michael Stretton
Chief Executive Officer
City of Launceston
PO Box 396
LAUNCESTON TAS 7250

Via email: contactus@launceston.tas.gov.au

Representation about the Launceston Draft LPS – request to change the zoning of nineteen (19) reserved properties and the Pipers River Wildlife Sanctuary to Landscape Conservation

Dear Michael

Summary of Representation

Conservation Landholders Tasmania (CLT) has reviewed the Launceston Draft LPS Zone Maps and the Supporting Report and believes that nineteen (19) properties containing Private Reserves with land reserved for the protection of biodiversity as well as the seven (7) properties containing the Pipers River Wildlife Sanctuary should be rezoned to Landscape Conservation based on Guidelines LCZ1, when read together with Guidelines RZ1 and AZ6, subject to landowner agreement.

<i>Reserve Name</i>	<i>Property Address</i>	<i>Property ID</i>	<i>Title Reference</i>
Mountain Road Lilydale	250 MOUNTAIN RD LILYDALE TAS 7268	6718910	204912/1
Dismal Range #1	188 BARDENHAGEN RD TURNERS MARSH TAS 7267	3157134	251617/1
Dismal Range #2	262A AUSTINS RD TURNERS MARSH TAS 7267	3157126	128905/1
Symons Creek	252 AUSTINS RD TURNERS MARSH TAS 7267	6714012	250765/1

ABN 47 746 051 320
website www.clt.asn.au
post 675 Cradle Mountain Road Erriba TAS 7310
email gaildennett@gmail.com

Reserve Name	Property Address	Property ID	Title Reference
Unnamed (Pipers River)	'MIDDLE EARTH HERBS' - 229 CHERRY FARM RD UNDERWOOD TAS 7268	6721255	212906/1
Browns Hill	691A BROWN MOUNTAIN RD KAROOLA TAS 7267	3164887	163468/2
Glenn Valley	'GLEN VALLEY' - 12 POWERS RD UNDERWOOD TAS 7268	6718363	246431/1
Underwood #1	50 POWERS RD UNDERWOOD TAS 7268	7562209	39699/1
Mount Arthur #4	160 WHITES MILL RD UNDERWOOD TAS 7268	3228043	161070/4, 206977/1
Skemps Myrtle Bank	2 MYRTLE BANK RD MYRTLE BANK TAS 7259	3248765	207097/1, 204200/2, 50171/1, 235111/1, 50171/2, 87114/2
Diddleum Plains	163 EAST DIDDLEUM RD TAYENE TAS 7259	6933135	49914/1
Lake Wee One	'LAKE WEE ONE' - 148 GOULLEES RD UNDERWOOD TAS 7268	7561687	42762/5
Goullees Road	194 GOULLEES RD UNDERWOOD TAS 7268	1531997	43810/1
Wollumbin	298 PATERSONIA RD NUNAMARA TAS 7259	7425925	30233/1
Drivers Run	Lot 1 ESCARPMENT DR ST LEONARDS TAS 7250	3196109	164126/1
Two Rivers	325 WATERY PLAINS RD WHITE HILLS TAS 7258	7871028	208625/1, 232243/1
Two Rivers	WATERY PLAINS RD WHITE HILLS TAS 7258	1999741	106554/1
Burns Creek Private Nature Reserve	287 BURNS CREEK RD BURNS CREEK TAS 7212	7891600	115907/1, 45671/3 45671/2
Castle Hill	2460 DEDDINGTON RD BLESSINGTON TAS 7212	7658323	28411/1

Pipers River Wildlife Sanctuary

Addresses	PIDs	Title Refs
478 BROWN MOUNTAIN RD KAROOLA TAS 7267	9504957	239943/1
234 CHERRY FARM RD UNDERWOOD TAS 7268	3526198	168435/1

234 CHERRY FARM RD UNDERWOOD TAS 7268	3526219	120442/1 168435/2
234 CHERRY FARM RD UNDERWOOD TAS 7268	3526200	168435/3
290 CHERRY FARM RD UNDERWOOD TAS 7268	3526171	164851/1
'MISTERTON' - 233 CHERRY FARM RD UNDERWOOD TAS 7268	6721247	238641/1
'MIDDLE EARTH HERBS' - 229 CHERRY FARM RD UNDERWOOD TAS 7268	6721255	212906/1

The natural values within these Reserves and the Pipers River Wildlife Sanctuary have already been identified for protection and conservation by the Minister for Environment and Landscape Conservation. Zone should be applied during the current Draft Local Provisions Schedule assessment process given that Landscape Conservation zone was not applied when drafting the LPS.

Background

Conservation Landholders Tasmania (CLT) is an educational trust. Conservation landholders including those with land reserved by conservation covenant are the beneficiaries of the Trust. In Tasmania there are currently about 900 reserves under conservation covenant totaling 111,000 ha, or 4.2% of the private property in the state. The Trustees organise field days and forums on topics of relevance and interest to these conservation landholders. CLT has been supported by the three NRMs and the Tasmanian Land Conservancy for over 9 years.

In late 2019 CLT became aware that private properties with land reserved for their significant natural values are routinely being rezoned Rural Resource to Rural or Agriculture by local planning authorities in their Draft LPS. CLT considers that most of this reserved land is more appropriately zoned as Landscape Conservation.

The application of Landscape Conservation Zone in the Launceston Draft LPS

In considering the new Landscape Conservation zone the Supporting Report and the Environmental Living Zone Project Report (Appendix 8) have focused on the titles zoned Environmental Living under the Interim Planning Scheme. Page 22 of the Supporting Report states:

The Environmental Living Zone has been transitioned to the Landscape Conservation Zone following a detailed analysis of alternatives.

There was much discussion about the need to modify the provisions of the Landscape Conservation zone through the creation of a Rural Conservation SAP:

To allow for a permitted pathway for dwellings on land zoned Landscape Conservation in the rural area (p 72 of Supporting Report).

However, this was removed from the exhibited Draft LPS at the direction of the Tasmanian Planning Commission.

Not surprisingly the Environmental Living Zone Project Report restricted its consideration of titles for rezoning to Landscape Conservation to those already ‘identified for protection and conservation’ by the Planning Authority in the Interim Planning Scheme through the application of the Environmental Living zone. Most of these titles are or were previously owned by the Tasmanian Land Conservancy and ten of the titles contain private reserves which have also been ‘identified for protection and conservation’ by the State and Commonwealth Governments.

The ten titles on seven properties containing eleven different private reserves which have been rezoned to Landscape Conservation in the Draft LPS are listed below.

Reserve Name	Property Address	Property ID	Title Reference
Mount Arthur #1	150 WHITES MILL RD UNDERWOOD TAS 7268	3516635	161070/1
Mount Arthur #2, #3 and #9	225 WHITES MILL RD UNDERWOOD TAS 7268	3583416	173260/1
Mount Arthur #6	225 WHITES MILL RD UNDERWOOD TAS 7268	3583416	161070/6
Mount Arthur #5 and #8	221 WHITES MILL RD UNDERWOOD TAS 7268	3539618	161070/5, 161070/8
Mount Arthur #7	75 BLYTHES SPUR UNDERWOOD TAS 7268	3212156	161070/7
Solas Private Forest Estate - Boomer Hills	771 PROSSERS RD UNDERWOOD TAS 7268	3246110	246868/1
Boomer Hills	805 PROSSERS RD UNDERWOOD TAS 7268	9371787	176319/1
Towns	130 BINGHAMS RD NUNAMARA TAS 7259	7827027	217991/1, 54350/1

CLT considers that the failure of the Launceston Planning Authority to consider the rest of the private reserves within the Launceston municipality for rezoning to Landscape Conservation is an unfortunate oversight.

The lack of consideration of Landscape Conservation zone for titles containing reserved land protected by conservation covenant is even more surprising given the Tasmanian Planning Commission guidance on the Planners Portal dated 22 April 2021 on this matter, three months before the Exhibition Period.

The Home Page of the Planners Portal states:

The Planners Portal acts as a central resource to obtain clarification and information leading up to exhibition of a draft LPS.

The Planning Authority presumably failed to monitor the Planners Portal leading up to exhibition and was unaware of the additional guidance on the application of Landscape Conservation zone to reserved land protected by conservation covenant.

Selective consultation of landowners about rezoning to Landscape Conservation

In Section 5.2.6 on p 80 of the Supporting Report, the Planning Authority indicates that it wrote to all the landowners with properties currently zoned Environmental Living about its intention to rezone their properties to Landscape Conservation with the possibility of applying a Rural Conservation SAP to create a Permitted pathway for residential use while retaining a zone that 'reflects the conservation covenants which exist on the titles'.

Given the narrow focus of the Planning Authority when considering Landscape Conservation zone this is not surprising, but it had the effect of denying the rest of the landowners with conservation covenants an equal opportunity to be consulted prior to the Exhibition Period and have their property zoned as Landscape Conservation in the Draft LPS.

Private land in Launceston planning area reserved for the protection and conservation of biodiversity

In the Launceston planning area there are 39 properties containing 1,637 ha of reserved land protected by conservation covenant distributed across 51 titles. All of this land is included in the Tasmanian Reserve Estate which is land reserved to be managed for biodiversity conservation under Tasmania's Regional Forest Agreement. All of this land is also part of Australia's National Reserve System thereby contributing to the fulfilment of Australia's obligations under the international *Convention on Biological Diversity 1993*. All of the reserves are listed in the latest version of the Collaborative Australian Protected Area Database (CAPAD 2020) available at <https://www.environment.gov.au/land/nrs/science/capad>.

The landscape values within these Reserves have already been identified for protection and conservation by both the State and Federal Ministers for the Environment. Details of the natural values are contained in the Nature Conservation Plans which are held by the Private Land Conservation Program in DPIPWE. These natural values were 'ground-truthed' by DPIPWE or Tasmanian Land Conservancy ecologists when the Reserves were established.

The Pipers River Wildlife Sanctuary is classed as a Private Sanctuary under the *Nature Conservation Act 2002* and is therefore

An area of land that has significant natural or cultural values, or both (refer Schedule 1 of the Act)

identified for protection and conservation by the State Minister for Environment. The Pipers River Wildlife Sanctuary spans eight adjoining titles on seven properties with one of those properties also containing a Private Reserve.

Case for rezoning many of these properties to Landscape Conservation

Of the 39 properties with Private Reserves mentioned above CLT considers that 26 of the properties should have Landscape Conservation Zone applied to all or part of the titles containing them. As the Planning Authority has already rezoned the 7 properties that were already zoned Environmental Living that leaves 19 Private Reserves that are the subject of this representation.

The 7 properties containing the Pipers River Wildlife Sanctuary, which is classed as a Private Sanctuary in the *Nature Conservation Act 2002*, are also included in this representation.

Guideline LCZ1, when read together with Guidelines RZ1 and AZ6, requires that 'Landscape Conservation Zone should be applied' to titles containing land within the Tasmanian Reserve Estate as they contain natural values 'that are identified for protection and conservation' (see Appendix A for the relevant extracts from Guideline No. 1).

Titles that are fully reserved as well as titles that are partly reserved, where the non-reserved part is unsuitable for agriculture, should therefore be zoned as Landscape Conservation.

There is also a strong case for split zoning on titles containing reserved land that include agricultural use in the non-reserved parts where at least one the following conditions applies:

1. there are multiple adjoining Reserves;
2. a significantly sized Reserve is contained within one title;
3. a significantly sized Reserve spans multiple titles; or
4. a Reserve adjoins a title or titles zoned Environmental Management or Landscape Conservation

Details of the 18 Reserves across 19 properties as well as the 7 properties that contain the Pipers River Wildlife Sanctuary are provided below including ListMap screenshots of the Tasmanian Reserve Estate (green area), Threatened Flora Points (green triangles), Threatened Fauna Points (red squares) and Threatened Native Vegetation Communities (numbered areas with 'T' pattern) layers. Where there are adjoining reserves these have been discussed together.

Mountain Road Lilydale Reserve (CAPAD 2020 Row No 2076)

Address 250 MOUNTAIN RD LILYDALE TAS 7268

PID 6718910

Title Ref 204912/1



The 39.8 ha Mountain Road Lilydale Reserve covers 95% of the 42.0 ha Title Ref 204912/1. An existing residence is located in the non-reserved area.

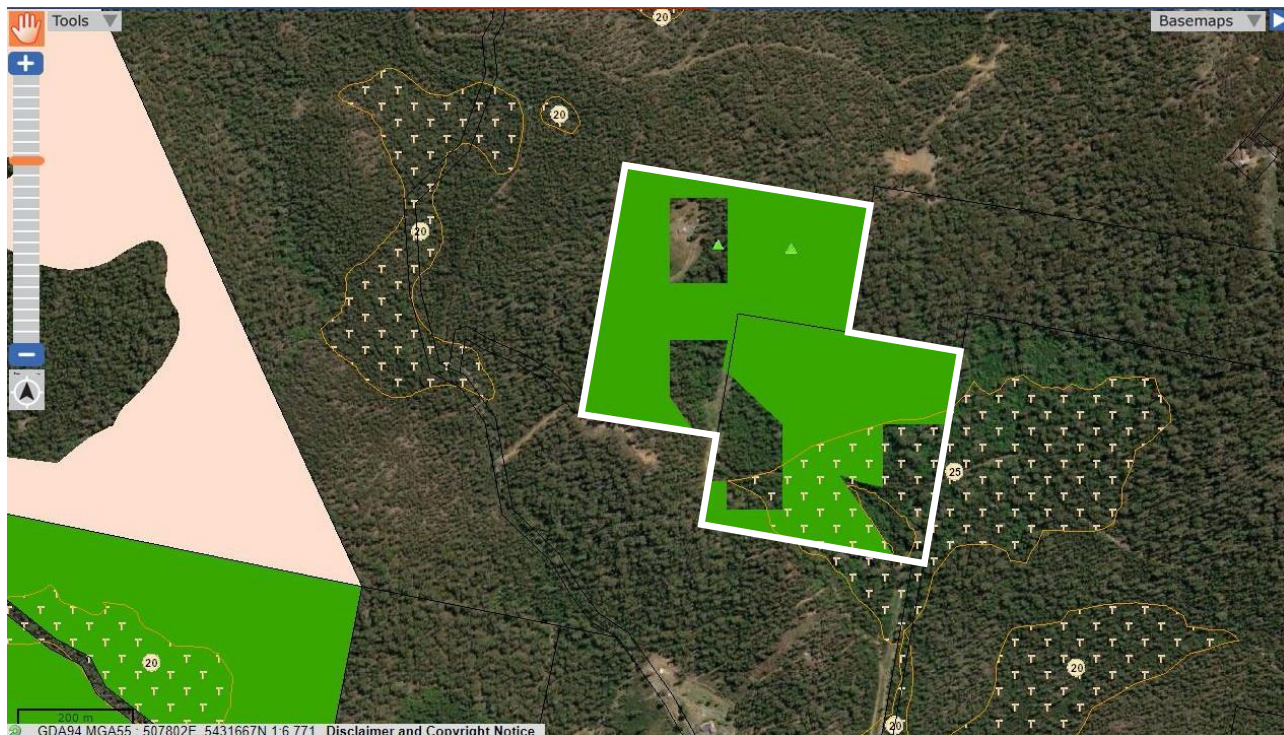
It is proposed that all of Title Ref 204912/1 and the Acquired Road that divides it (white border) are rezoned to Landscape Conservation as the non-reserved part of the title is unsuitable and not used for agriculture.

The Reserve contains the threatened vegetation community No 25 *Eucalyptus viminalis* wet forest listed in Schedule 3A of the *Nature Conservation Act 2002*. The Reserve contains and provides habitat for the vulnerable *Engaeus orramakunna* (Mt Arthur burrowing crayfish) listed in Schedule 4 of the *Threatened Species Protection Act 1995*. Further details of the natural values protected by this Reserve are in the Nature Conservation Plan held by DPIPW.

Dismal Range #1 Reserve (CAPAD 2020 Row No 1409)

Dismal Range #2 Reserve (CAPAD 2020 Row No 1410)

Addresses	PIDs	Title Refs	Percent reserved
188 BARDENHAGEN RD TURNERS MARSH TAS 7267	3157134	251617/1	80%
262A AUSTINS RD TURNERS MARSH TAS 7267	3157126	128905/1	68%



Dismal Range #1 Reserve covers 12.3 ha (80%) of the 15.3 ha Title Ref 251617/1 and Dismal Range #2 Reserve covers 10.4 ha (68%) of the 15.2 ha Title Ref 128905/1. An existing residence is located in the non-reserved area of Title Ref 251617/1.

It is proposed that all of the adjoining Title Refs 251617/1 and 128905/1 (white border) are rezoned to Landscape Conservation as the non-reserved parts of the titles are unsuitable and not used for agriculture.

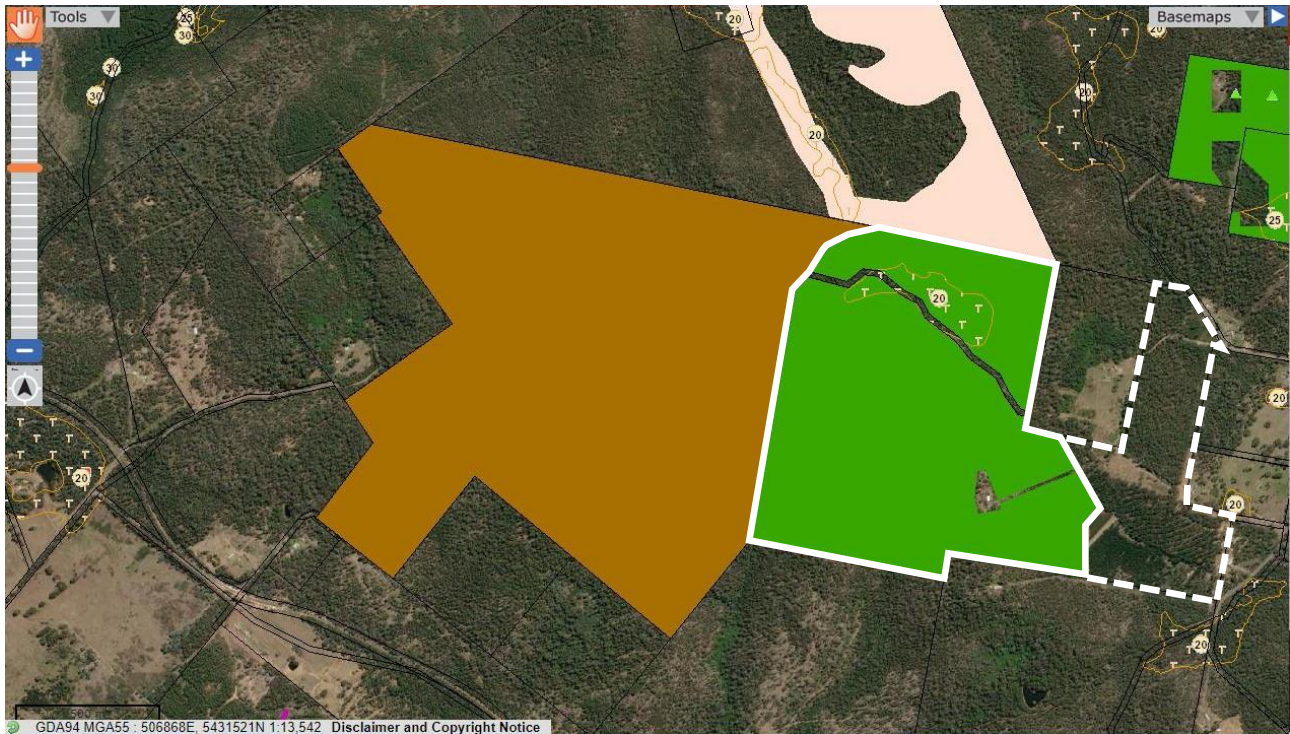
Dismal Range #2 Reserve contains the threatened vegetation community No 25 *Eucalyptus viminalis* wet forest listed in Schedule 3A of the *Nature Conservation Act 2002*. Dismal Range #1 Reserve contains the rare rare *Pterostylis grandiflora* (Superb greenhood) listed in Schedule 5 of the *Threatened Species Protection Act 1995*. Further details of the natural values protected by these Reserves are in the Nature Conservation Plans held by DPIWPE.

Symons Creek Reserve (CAPAD 2020 Row Nos 2467-2468)

Address 252 AUSTINS RD TURNERS MARSH TAS 7267

PID 6714012

Title Ref 250765/1



The 109.1 ha Symons Creek Reserve covers 74% of the 146.5 ha Title Ref 250765/1. An existing residence is located in a non-reserved area and part of the non-reserved area contains plantation forest. A Reserved Road divides the two parts of the Reserve. The Reserve adjoins the 199 ha Dismal Range Conservation Area to its west and a Sustainable Timbers Tasmania Informal Reserve to its north.

Due to mixed uses of the title, the size of the Reserve and that it adjoins a large Public Reserve zoned Environmental Management it is proposed that Title Ref 204912/1 is split zoned with the area containing the Reserve, the Reserved Road and the existing residence (solid white border) to be rezoned to Landscape Conservation and the balance (dashed white border) remaining as Rural.

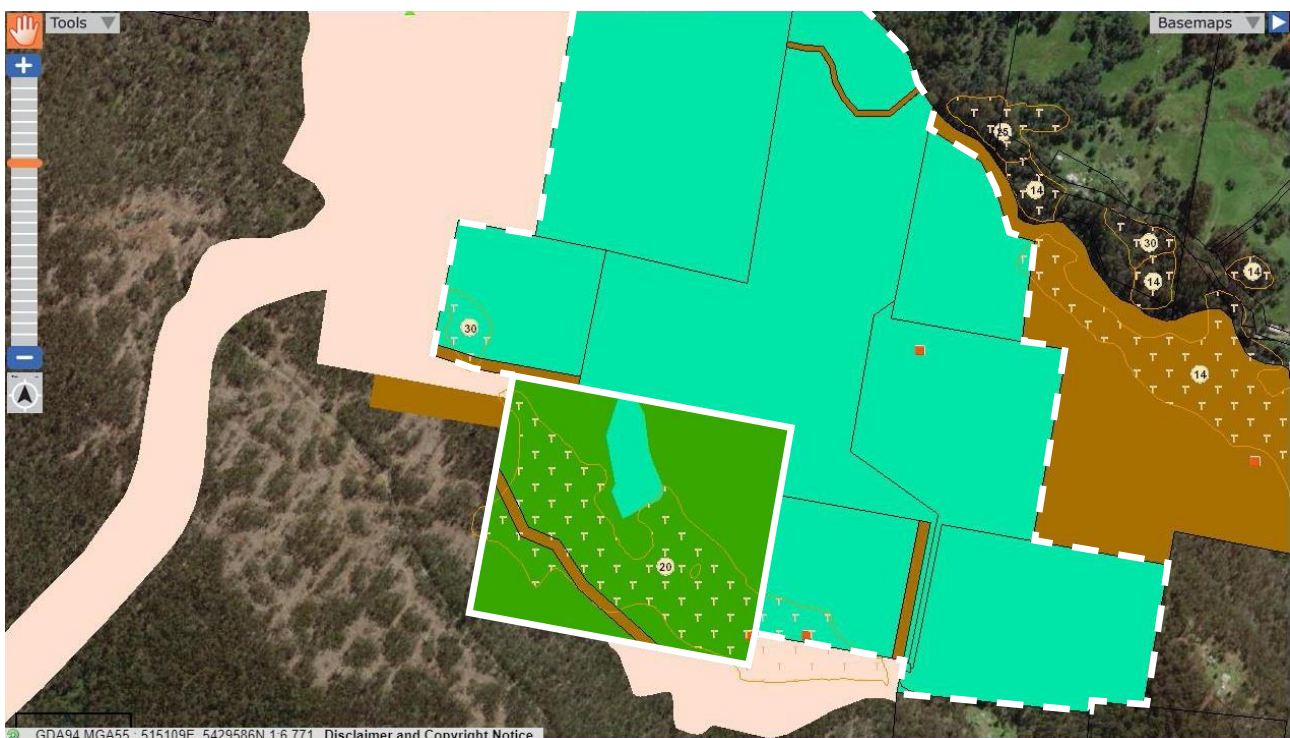
The Reserve contains the threatened vegetation community No 20 *Eucalyptus ovata* forest and woodland listed in Schedule 3A of the *Nature Conservation Act 2002*. Further details of the natural values protected by this Reserve are in the Nature Conservation Plan held by DPIPW.

Unnamed (Pipers River) Reserve (CAPAD 2020 Row Nos 1062-1068)

Address 'MIDDLE EARTH HERBS' - 229 CHERRY FARM RD UNDERWOOD TAS 7268
PID 6721255
Title Ref 212906/1

Pipers River Wildlife Sanctuary

Addresses	PIDs	Title Refs
478 BROWN MOUNTAIN RD KAROOLA TAS 7267	9504957	239943/1
234 CHERRY FARM RD UNDERWOOD TAS 7268	3526198	168435/1
234 CHERRY FARM RD UNDERWOOD TAS 7268	3526219	120442/1 168435/2
234 CHERRY FARM RD UNDERWOOD TAS 7268	3526200	168435/3
290 CHERRY FARM RD UNDERWOOD TAS 7268	3526171	164851/1
'MISTERTON' - 233 CHERRY FARM RD UNDERWOOD TAS 7268	6721247	238641/1
'MIDDLE EARTH HERBS' - 229 CHERRY FARM RD UNDERWOOD TAS 7268	6721255	212906/1



The 15.9 ha Unnamed (Pipers River) Reserve covers 77% of the 20.6 ha Title Ref 212906/1. The area in blue in the north of the title, which is not part of the Unnamed (Pipers River) Reserve (green), and surrounding titles to the north and east, also coloured blue, are classed as Private Sanctuary within the Tasmanian Reserve Estate. The 106.8 ha Private Sanctuary is commonly known as the Pipers River Wildlife Sanctuary.

An existing residence is located in the area designated as Private Sanctuary. A stranded Reserved Road which is classed as Conservation Area divides the two parts of the Reserve.

It is proposed that all of Title Ref 212906/1 (solid white border) is rezoned to Landscape Conservation as the non-reserved part of the title which is within the Private Sanctuary is unsuitable and not used for agriculture.

It is also proposed that the other seven titles that contain the Pipers River Wildlife Sanctuary (dashed white line) are rezoned to Landscape Conservation.

The Reserve contains the threatened vegetation community No 20 *Eucalyptus ovata* forest and woodland listed in Schedule 3A of the *Nature Conservation Act 2002*. The Reserve also contains the vulnerable *Engaeus orramakunna* (Mt Arthur burrowing crayfish) listed in Schedule 4 of the *Threatened Species Protection Act 1995*. Further details of the natural values protected by this Reserve are in the Nature Conservation Plan held by DPIPWE.

The Private Sanctuary contains the threatened vegetation communities No 14 *Eucalyptus amygdalina* forest and woodland on sandstone, No 20 *Eucalyptus ovata* forest and woodland, and No 30 *Melaleuca ericifolia* swamp forest listed in Schedule 3A of the *Nature Conservation Act 2002*. The Sanctuary also contains the vulnerable *Engaeus orramakunna* (Mt Arthur burrowing crayfish) and the endangered *Tyto novaehollandiae* (Masked owl) listed in Schedules 4 and 3, respectively, of the *Threatened Species Protection Act 1995*.

Browns Hill Reserve (CAPAD 2020 Row No 1281)

Address 691A BROWN MOUNTAIN RD KAROOLA TAS 7267

PID 3164887

Title Ref 163468/2



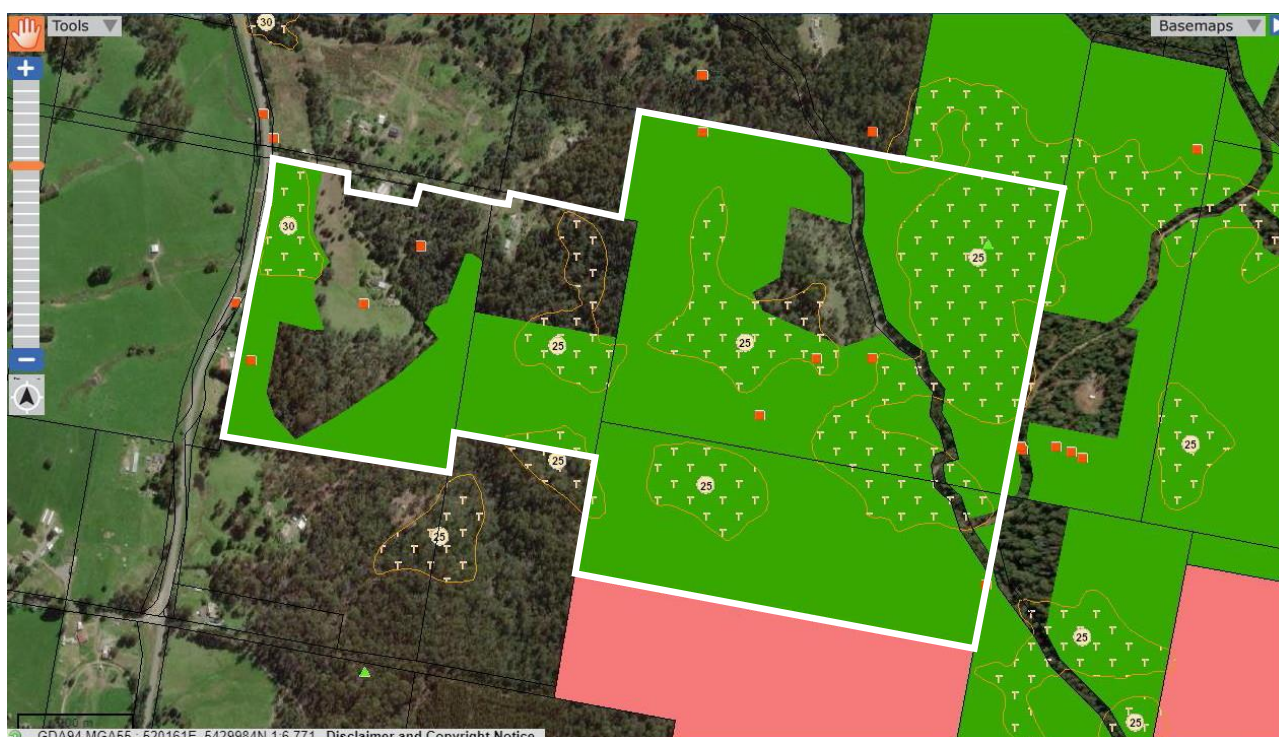
The 25.1 ha Brown Hills Reserve covers 31% of the 80.8 ha Title Ref 163468/2. A communications facility is located on the separate 0.35 ha Title Ref 163468/1 at the top of Browns Hill in the non-reserved area.

It is proposed that all of Title Ref Title Ref 163468/2 (white border) is rezoned to Landscape Conservation as the non-reserved part of the title is unsuitable and not used for agriculture. The 0.35 ha title on Browns Hill should also be included in the Landscape Conservation zone as Utilities is a Discretionary Use and the General Provisions allow for existing uses as Permitted.

The non-reserved part of the title contains the threatened vegetation community No 25 *Eucalyptus viminalis* wet forest listed in Schedule 3A of the *Nature Conservation Act 2002* and both the Reserve and non-reserved land contains and provides habitat for the endangered *Aquila audax subsp. fleayi* (Tasmanian wedge-tailed eagle) listed in Schedule 3 of the *Threatened Species Protection Act 1995*. Further details of the natural values protected by the Reserve are in the Nature Conservation Plan held by DPIPWE.

Glenn Valley Reserve (CAPAD 2020 Row No 1646)
Underwood #1 Reserve (CAPAD 2020 Row No 2569)
Mount Arthur #4 Reserve (CAPAD 2020 Row Nos 2029-2031)

Addresses	PIDs	Title Refs	Title Area (ha)	Reserve Area (ha)	Percent reserved
'GLEN VALLEY' - 12 POWERS RD UNDERWOOD TAS 7268	6718363	246431/1	19.2	9.2	48%
50 POWERS RD UNDERWOOD TAS 7268	7562209	39699/1	10.9	5.5	50%
160 WHITES MILL RD UNDERWOOD TAS 7268	3228043	161070/4 206977/1	39.4 19.4	36.2 19.4	92% 100%



The combined area of the three Reserves listed above is 70.2 ha. They are located to the west of a cluster of four properties containing the Mount Arthur #1, #2, #3, #5, #6, #7, #8 and #9 Reserves which have all been rezoned to Landscape Conservation zone because they are currently zoned Environmental Living.

It is proposed that all of the four titles containing these three Reserves, including the Reserved Road that divides the latter two (solid white border), are rezoned to Landscape Conservation as the non-reserved part of the titles are mostly unsuitable and not used for agriculture. The existing Residential Use is Permitted under the General Provisions. Extending the Landscape Conservation zone to include these four titles will result in a total area of 251 ha under this zone.

The combined area contains the threatened vegetation community No 25 *Eucalyptus viminalis* wet forest listed in Schedule 3A of the *Nature Conservation Act 2002*. Parts of the combined area also contain and provide habitat for the endangered *Dasyurus viverrinus* (Eastern quoll) and the

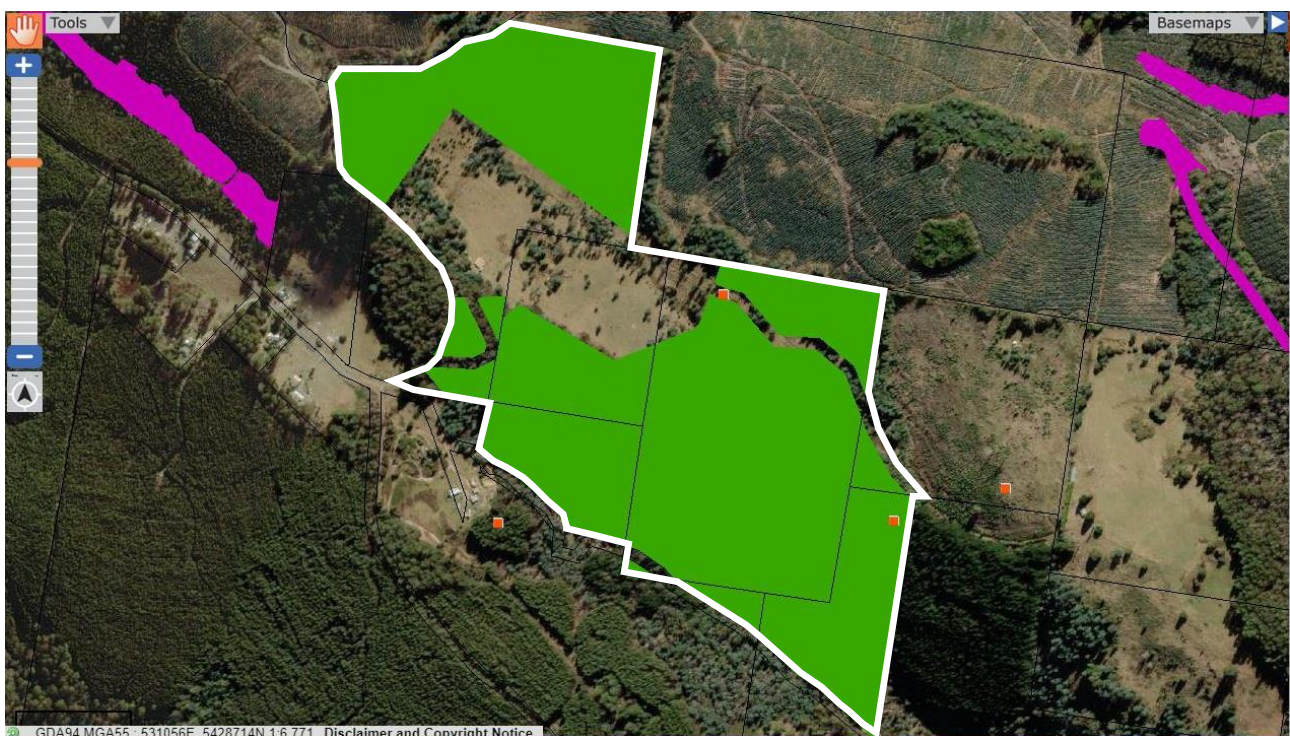
vulnerable *Dasyurus maculatus subsp. Maculatus* (Spotted-tail quoll), *Astacopsis gouldi* (Giant freshwater crayfish), and *Engaeus orramakunna* (Mt Arthur burrowing crayfish) listed in Schedules 3 and 4, respectively, of the *Threatened Species Protection Act 1995*. Further details of the natural values protected by these Reserves are in the Nature Conservation Plans held by DPIPW.

Skemps Myrtle Bank Reserve (CAPAD 2020 Row Nos 2338-2342)

Address 2 MYRTLE BANK RD MYRTLE BANK TAS 7259

PID 3248765

Title Refs 207097/1, 204200/2, 50171/1, 235111/1, 50171/2 and 87114/2



The 35.5 ha Skemps Myrtle Bank Reserve is across six titles on the same property and covers 56% of the combined title area of 63.0 ha. A residential dwelling is located on Title Ref 207097/1 and there are non-vegetated areas on this and two other titles.

It is proposed that all of the six titles containing the Skemps Myrtle Bank Reserve are rezoned to Landscape Conservation as the non-reserved parts of the titles do not appear to be used for agriculture.

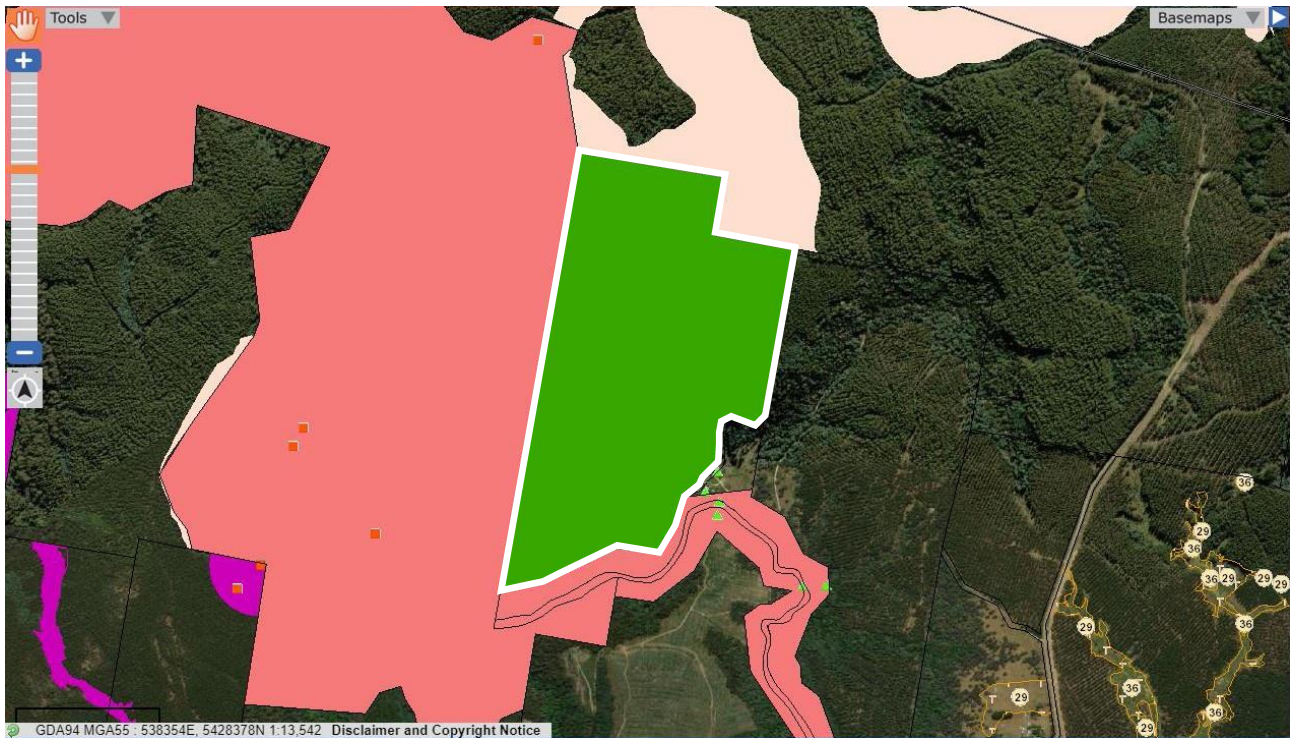
The Reserve contains and provides habitat for the rare *Charopidae sp. "Skemps"* (Skemps snail) listed in Schedule 5 of the *Threatened Species Protection Act 1995*. Further details of the natural values protected by this Reserve are in the Nature Conservation Plan held by DPIPW.

Diddleum Plains Reserve (CAPAD 2020 Row No 1408)

Address 163 EAST DIDDLEUM RD TAYENE TAS 7259

PID 6933135

Title Ref 49914/1



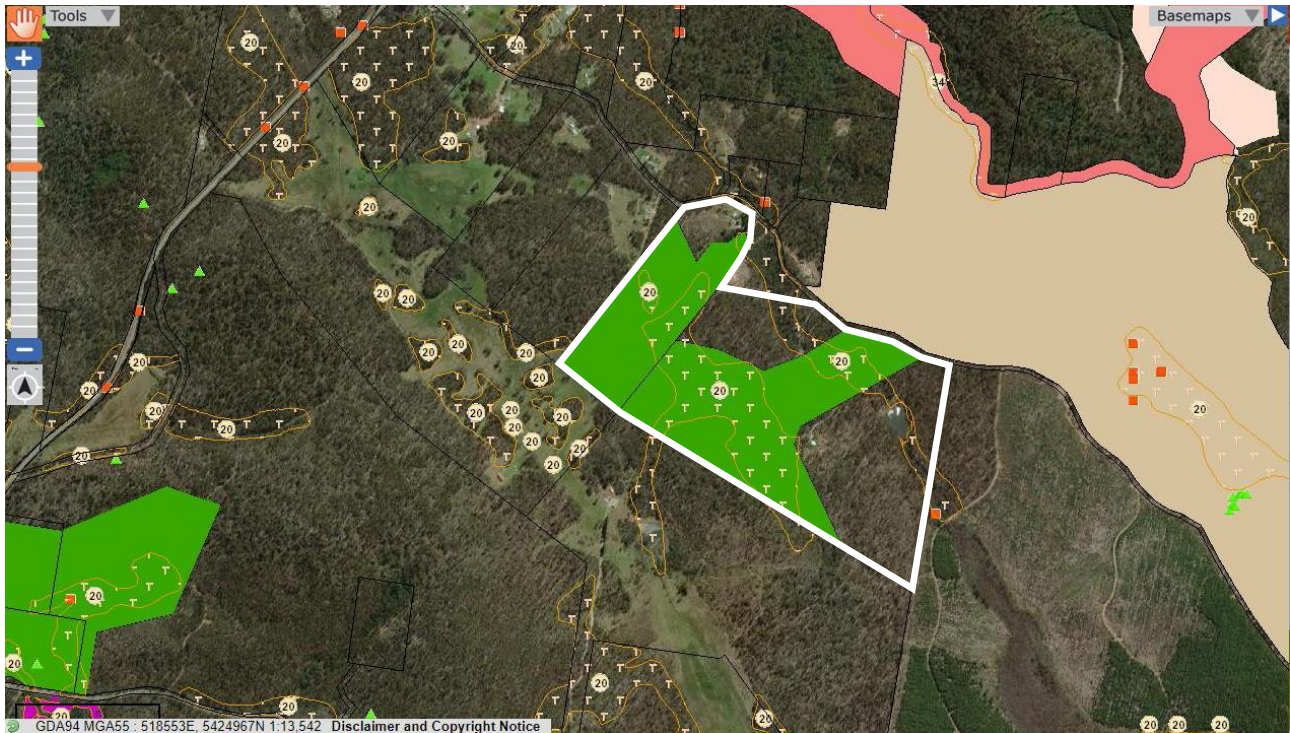
Diddleum Plains Reserve covers 100% of the 98.4 ha Title Ref 49914/1. A number of small Domestic Zone areas are contained within the Reserve. It adjoins a Sustainable Timbers Tasmania Informal Reserve to its north (pale pink) and Future Potential Production Forest to its west and south (dark pink).

It is proposed that all of Title Ref 204148/1 (white border) is rezoned to Landscape Conservation zone.

Details of the natural values protected by this Reserve are in the Nature Conservation Plan held by DPIPWE.

Lake Wee One Reserve (CAPAD 2020 Row No 1821)
Goullees Road Reserve (CAPAD 2020 Row No 1665)

Addresses	PIDs	Title Refs	Title Area (ha)	Reserve Area (ha)	Percent reserved
'LAKE WEE ONE' - 148 GOULLEES RD UNDERWOOD TAS 7268	7561687	42762/5	21.9	18.2	83%
194 GOULLEES RD UNDERWOOD TAS 7268	1531997	43810/1	70.2	33.1	47%



The combined Reserves have an area of 92.1 ha and the Goullees Road Reserve adjoins the Pipers River Regional Reserve (beige). There are existing residential dwellings on the non-reserved parts of both titles.

It is proposed that all of Title Refs 42762/5 and 43810/1 (solid white border) are rezoned to Landscape Conservation zone as the non-reserved parts of the titles are unsuitable and not used for agriculture and existing Residential Use is Permitted under the General Provisions.

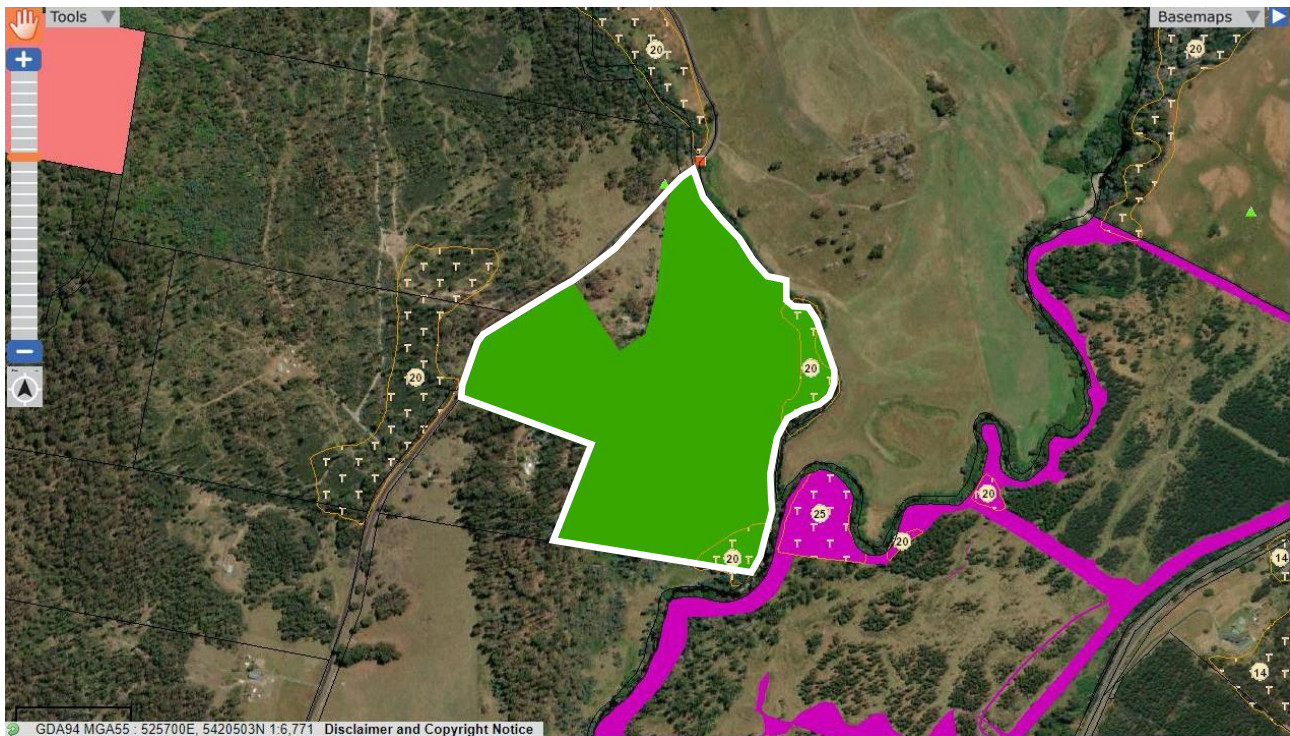
Both Reserves contain the threatened vegetation community No 20 *Eucalyptus ovata* forest and woodland listed in Schedule 3A of the *Nature Conservation Act 2002*. Further details of the natural values protected by these Reserves are in the Nature Conservation Plans held by DPIPWE.

Wollumbin Reserve (CAPAD 2020 Row No 2657)

Address 298 PATERSONIA RD NUNAMARA TAS 7259

PID 7425925

Title Ref 30233/1



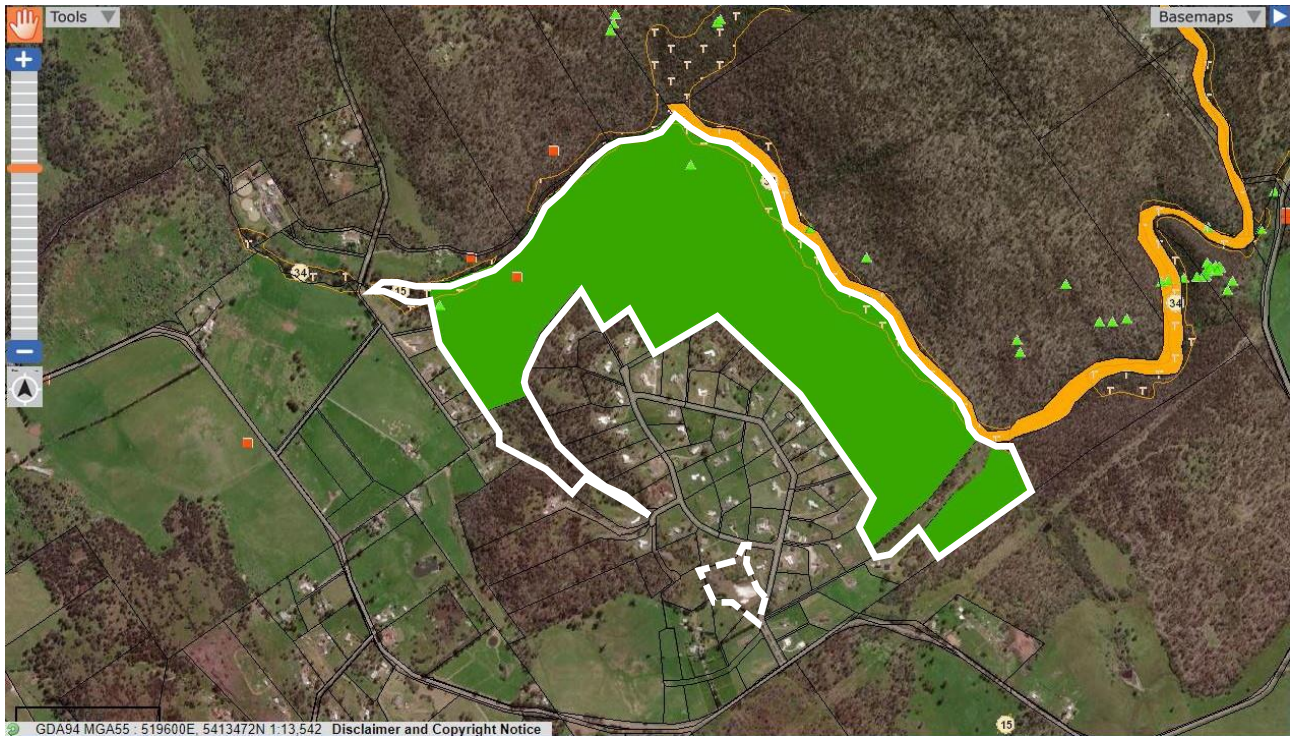
The Wollumbin Reserve covers 23.7 ha (91%) of the 26.1 ha Title Ref. 30233/1. It adjoins a strip of variable term reserved land along the St Patricks River (cerise).

It is proposed that all of Title Ref. 30233/1 (solid white border) is rezoned to Landscape Conservation zone as the small non-reserved part containing a residential dwelling is unsuitable and not used for agriculture.

The Wollumbin Reserve contains the threatened vegetation community No 20 *Eucalyptus ovata* forest and woodland listed in Schedule 3A of the *Nature Conservation Act 2002*. The Reserve also contains the rare *Carex longebrachiata* (Drooping sedge) and provides habitat for the vulnerable *Engaeus orramakunna* (Mt Arthur burrowing crayfish) listed in Schedules 5 and 4, respectively, of the *Threatened Species Protection Act 1995*. Further details of the natural values protected by this Reserve are in the Nature Conservation Plan held by DPIPW.

Drivers Run Reserve (CAPAD 2020 Row Nos 1420-1421)

Address Lot 1 ESCARPMENT DR ST LEONARDS TAS 7250
PID 3196109
Title Ref 164126/1



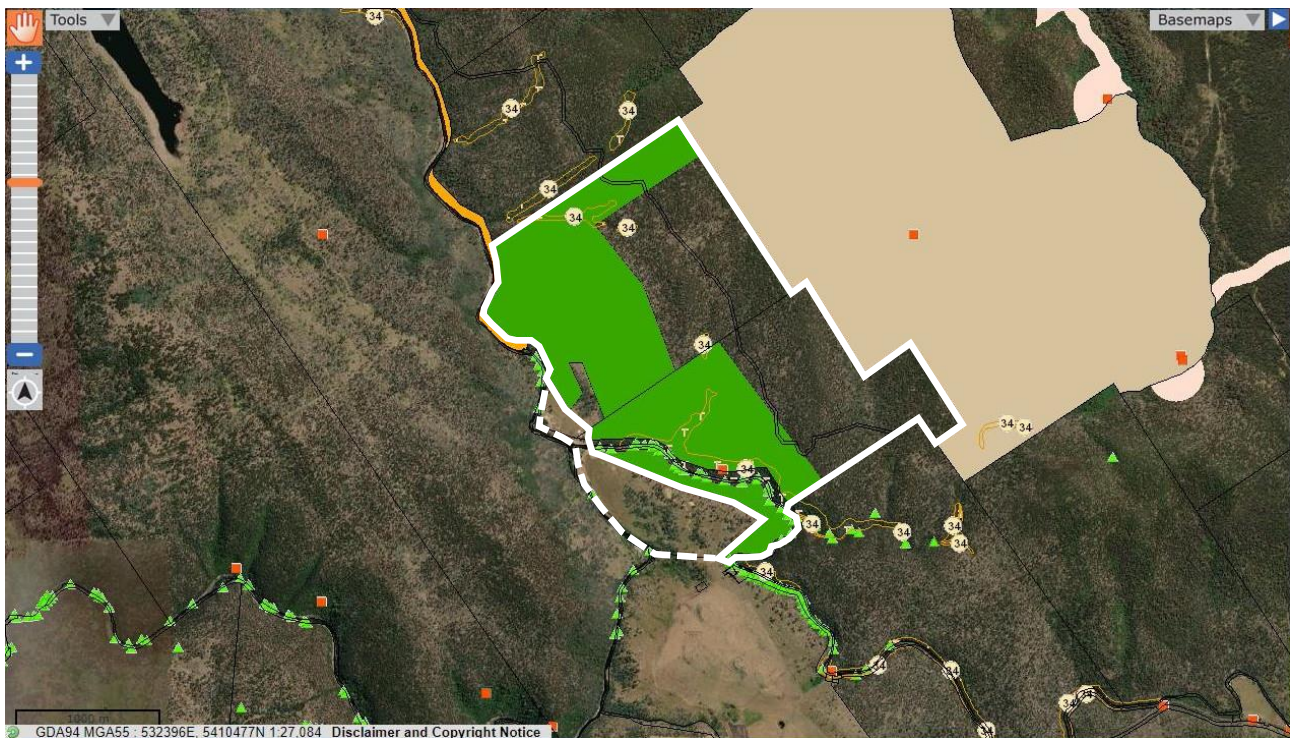
The Drivers Run Reserve covers 112.4 ha (90%) of the 125.1 ha Title Ref. 164126/1. It partly surrounds the Drivers Run Rural Living area and adjoins an Informal Reserve on public land (gold) to its north east.

It is proposed that 122.2 ha (98%) of Title Ref. 164126/1 (solid white border) including all of the reserved land is rezoned to Landscape Conservation zone with the isolated 2.9 ha parcel (dashed white border) remaining in the Rural zone to avoid a 2.9 ha spot zone.

The Drivers Reserve contains the threatened vegetation community No 34 Riparian scrub listed in Schedule 3A of the *Nature Conservation Act 2002*. The Reserve also contains the vulnerable *Prostanthera rotundifolia* (Roundleaf mintbush) and the rare *Pimelea curviflora* var. *gracilis* (Slender curved riceflower) and *Teucrium corymbosum* (forest germander) listed in Schedules 4 and 5, respectively, of the *Threatened Species Protection Act 1995*. It also contains and provides habitat for the endangered *Aquila audax* subsp. *Fleayi* (Tasmanian wedge-tailed eagle) list in Schedule 3 of the same Act. Further details of the natural values protected by this Reserve are in the Nature Conservation Plan held by DPIPW.

Two Rivers Reserve (CAPAD 2020 Row No 2562-2563)

Addresses	PIDs	Title Refs	Title Area (ha)	Reserve Area (ha)	Percent reserved
325 WATERY PLAINS RD WHITE HILLS TAS 7258	7871028	208625/1 232243/1	261.5 76.4	143.6 187.4	55% 41%
WATERY PLAINS RD WHITE HILLS TAS 7258	1999741	106554/1	79.6	20.9	26%



The Two Rivers Reserve covers parts of the above three titles on two adjoining properties with the same owners. Two of those titles, Title Refs. 208625/1 and 106554/1, have mixed use with land close to the North Esk and St Patricks Rivers being used for agriculture. Part of the Reserve in the north adjoins the 776 ha Weavers Creek Regional Reserve (pale brown).

Due to mixed uses of two of the titles, the size of the Two Rivers Reserve and that it adjoins a large Public Reserve zoned Environmental Management it is proposed that Title Refs. 208625/1 and 106554/1 are split zoned with the area containing the Reserve, the Reserved Road and the forest to the east of the Two Rivers Reserve (solid white border) to be rezoned to Landscape Conservation and the balance (dashed white border) remaining as Agriculture.

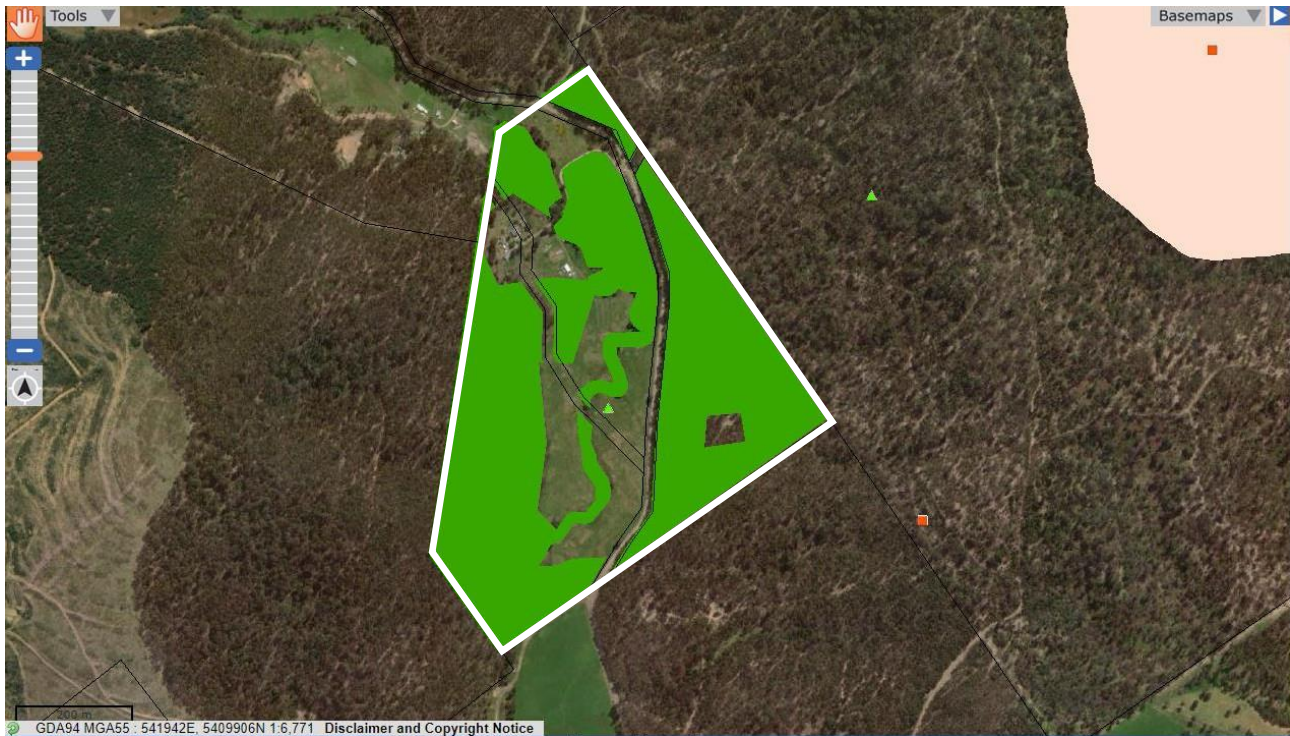
The Two Rivers Reserve contains the threatened vegetation community No 34 Riparian scrub listed in Schedule 3A of the *Nature Conservation Act 2002* and also contains and provides habitat for the endangered *Aquila audax subsp. Fleayi* (Tasmanian wedge-tailed eagle) listed in Schedule 3 of the *Threatened Species Protection Act 1995*. The riparian zones adjoining the reserved land is rich with threatened flora indicated by the green triangles. Further details of the natural values protected by this Reserve are in the Nature Conservation Plan held by DPI/PWE.

Burns Creek Private Nature Reserve (CAPAD 2020 Row Nos 3616-3620)

Address 287 BURNS CREEK RD BURNS CREEK TAS 7212

PID 7891600

Title Refs 115907/1, 45671/3 and 45671/2



The 27.4 ha Burns Creek Private Nature Reserve spans three titles on the same property. It covers 16.7 ha (67%) of Title Ref. 115907/1, 9.9 ha (95%) of Title Ref. 45671/3 and 0.86 ha (100%) of Title Ref. 45671/2.

It is proposed that all of the three titles and the Reserved Roads that separate and divide them (solid white border) are rezoned to Landscape Conservation zone as the non-reserved parts do not appear to be used for agriculture.

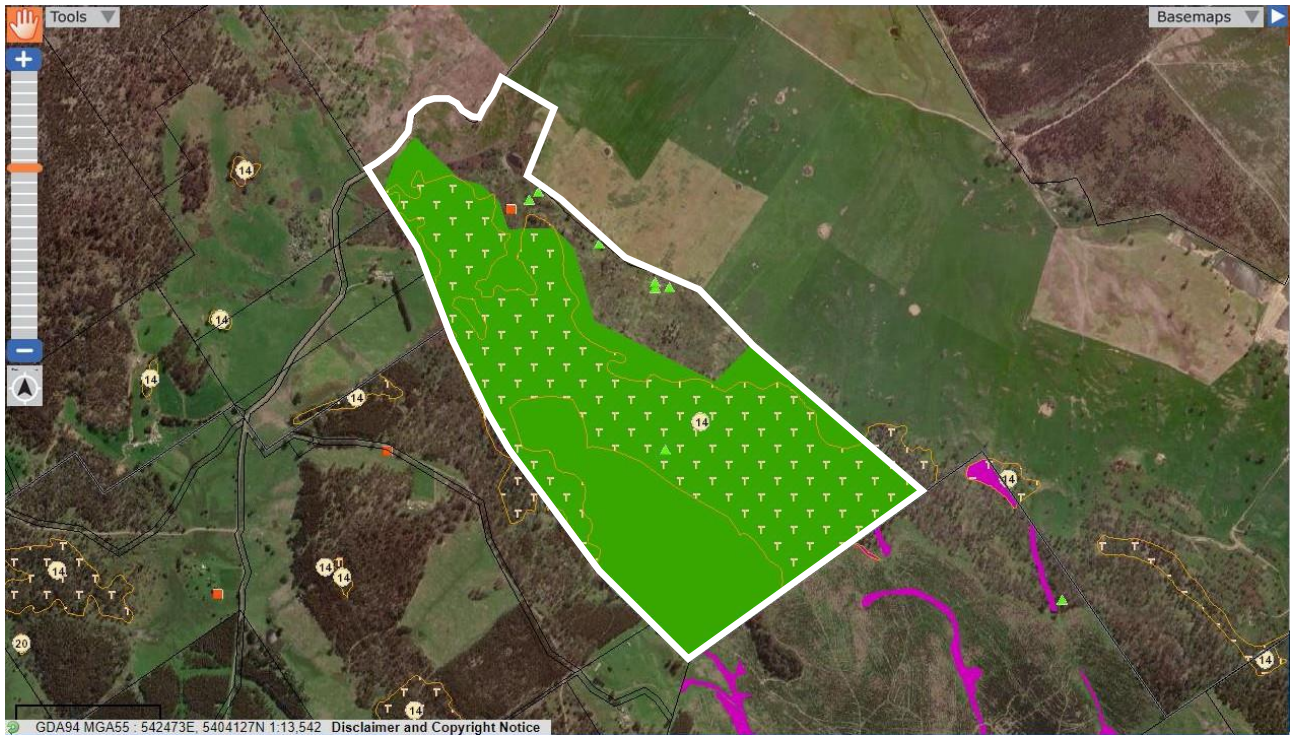
The Burns Creek Private Nature Reserve contains the rare *Pimelea curviflora* var. *gracilis* (Slender curved riceflower) and *Baumea gunnii* (Slender twigsedge) listed in Schedule 5 of the *Threatened Species Protection Act 1995*. Further details of the natural values protected by this Reserve are in the Nature Conservation Plan held by DPIPWE.

Castle Hill Reserve (CAPAD 2020 Row No 1314)

Address 2460 DEDDINGTON RD BLESSINGTON TAS 7212

PID 7658323

Title Ref 28411/1



The Castle Hill Reserve covers 133.7 ha (80%) of the 166.5 ha Title Ref. 28411/1.

It is proposed that all of Title Ref. 28411/1 is rezoned to Landscape Conservation as the non-reserved land does not appear to be used for agriculture and contains various threatened species.

The Castle Hill Reserve is mostly covered by the threatened vegetation community No 14 *Eucalyptus amygdalina* forest and woodland on sandstone as listed in Schedule 3A of the *Nature Conservation Act 2002* and contains the vulnerable *Scleranthus fasciculatus* (Spreading knawel) and provides habitat for the endangered *Sarcophilus harrisii* (Tasmanian devil) listed in Schedules 4 and 3, respectively, of the *Threatened Species Protection Act 1995*. The non-reserved land also contains the vulnerable *Scleranthus fasciculatus* (Spreading knawel) as indicated by the green triangles.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'John Thompson', with a stylized flourish at the end.

John Thompson
On behalf of the Board of Trustees, CLT Trust

Phone 0424 055 125

Email thompsonjohn@gmail.com

Appendix A

The relevant Guidelines

The following are extracts from *Section 8A Guideline No. 1 - Local Provisions Schedule (LPS): zone and code application (version 2.0)*, June 2018 for 22.0 Landscape Conservation Zone, 20.0 Rural Zone, and 21.0 Agriculture Zone, with key words and phrases underlined.

- 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; ...
- RZ 1 *The Rural Zone should be applied to land ... which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.*
- AZ 6 *Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if:*
(c) for the identification and protection of significant natural values, such as priority vegetation areas as defined in the Natural Assets Code, which require an alternate zoning, such as the Landscape Conservation Zone or Environmental Management Zone;
(e) it can be demonstrated that:
(i) the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;
(ii) there are significant constraints to agricultural use occurring on the land; or
(iii) the Agriculture Zone is otherwise not appropriate for the land.