

**From:** [michaels@mSES.com.au](mailto:michaels@mSES.com.au)  
**To:** [TPC Enquiry](#)  
**Subject:** Glamorgan Spring Bay Draft LPS - Representation requesting rezoning to Landscape Conservation  
**Date:** Friday, 6 November 2020 1:21:56 PM

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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 4560 Lake Leake Road, Swansea (PID 3480409, Title Ref. 170049/9) 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 3480409, Title Ref. 170049/9), which is zoned as Rural in the Draft Glamorgan Spring Bay LPS, be rezoned to Landscape Conservation, as 97% of the property is under conservation covenant (Plan Reference CPR10322) 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 small non-covenanted part of the property is not used for agriculture.

The conservation covenant was approved by the Minister for Environment as the property contains the threatened vegetation community No. 31 '*Melaleuca pustulata* scrub', as listed in Schedule 3A of the *Nature Conservation Act 2002*. *Melaleuca pustulata* itself is also listed as rare flora in Schedule 5 of the *Threatened Species Protection Act 1995*. The property also provides habitat for the endangered Tasmanian Devil, *Sarcophilus harrisii*. 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.*

Our property is one of seven adjoining covenanted properties near the Wye River whose owners are requesting rezoning to Landscape Conservation.

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

Yours sincerely

Michael and Christine Stevens  
102 Kearney Road  
SOUTH MAROOTA NSW 2756