

Planning

From: Keely Marriner
Sent: Friday, 12 March 2021 10:31 AM
To: Planning
Cc: Samantha Stansbie; Belinda Nutting
Subject: FW: Submission to Tasman Council re: Draft Local Planning Schedule

Categories: Recorded

Please see the e-mail below 😊

From: Zak Fazackerley <zaksailing1@gmail.com>
Sent: Thursday, 11 March 2021 4:23 PM
To: Tasman Info <tasman@tasman.tas.gov.au>
Cc: KATE <katemacnicol@gmail.com>
Subject: Submission to Tasman Council re: Draft Local Planning Schedule

Dear Sir/Madam

Thank you for the opportunity to comment on the Draft Local Planning Schedule for the Tasman Municipality. As Tasman ratepayers (101 Staceys Rd. Nubeena) we wish to urge that the LPS process maintains a balanced approach to conservation and development.

Two analogous components of the draft zoning have to come to our attention and as such we request that consideration be given to amending the draft LPS and inclusion of our comments in the Council's report to the Tasmanian Planning Commission.

The Tasman and Forestier Peninsulas are virtually small islands therefore natural areas of high quality vegetation and habitat are limited in size. Even areas in Formal public reserves are subject to the edge effects of urban encroachment - for example in the Eaglehawk Neck locality. Forested areas on private land have been further modified by inappropriate and therefore unsustainable plantation establishment on poor soils. Indiscriminate roading and firewood harvesting particularly on the western half of the Peninsulas have eroded the integrity of some of these ecologically important areas. More productive forests managed by the state agency and private companies have gradually been converted to young or even aged regrowth forests or plantations. As such some **areas of high conservation value** zoned as Rural in the Draft LPS should be considered for further protection by changing some areas to Landscape Conservation zoning.

Additionally we were surprised that there is no proposed Scenic Protection Code over the Tasman Peninsula. Given that the Tasman is in part famous for its scenic landscape (and also underpins the local economy), this appears to be an oversight by Tasman Council. We encourage Tasman Council to conduct a scenic landscape values assessment to inform the LPS. A process protocol exists under the TPC terms of reference and as we understand it other Councils have started a scenic values assessment at this stage in the LPS process. In recent times it has all been too easy for "short term Tasmanians" and other developers to construct large buildings in scenically sensitive parts of the state and we urge that there be better management of these unique areas.

your sincerely

Paul Fazackerley and Kathryn MacNicol
565 Marion Bay Rd
Marion Bay 7175

Planning

From: Keely Marriner
Sent: Friday, 12 March 2021 10:38 AM
To: Planning
Cc: Samantha Stansbie; Belinda Nutting
Subject: FW: DRAFT LPS - REQUEST FOR CHANGE OF ZONE TO LANDSCAPE CONSERVATION

Please see the e-mail below 😊

From: Zak Fazackerley <zaksailing1@gmail.com>
Sent: Thursday, 11 March 2021 4:29 PM
To: Tasman Info <tasman@tasman.tas.gov.au>
Cc: KATE <katemacnicol@gmail.com>
Subject: DRAFT LPS - REQUEST FOR CHANGE OF ZONE TO LANDSCAPE CONSERVATION

02/03/2021

Tasman Council

Planning Department

Main Rd Nubeena 7184

To the Tasman Council Planning Department

We request that our property (Property Identification Number (PID) 1913995), which is zoned as Rural in the Draft Tasman LPS, be rezoned to 'Landscape Conservation' .

Most of the property is under conservation covenant and therefore has been 'identified for protection and conservation' by the Minister for Environment. The covenanted part of the property contains threatened fauna, flora or vegetation communities, as defined in Schedule 3A of the Nature Conservation Act 2002, and the non-covenanted part is not used for agriculture.

The Conservation Covenant protecting our land title was registered on 10th October 2012 in order to protect habitat for the threatened Swift Parrot and a diverse range of woodland and tree nesting birds. The bulk of the property consists of a multi aged forest with established old growth elements and a mosaic of tree species and understory assemblages. It also represents a part of a network of Conservation Covenants (affecting some 20 titles and totalling approximately 1330 hectares) and other intact vegetation communities in the immediate area surrounding Roaring Beach Conservation Area and coastal reserves on the western part of the Tasman Peninsula. As such consideration should be given to incorporating further land to the Land Conservation Zoning for all of these Conservation

Covenants in consultation with local community and landowners. This area represents the only intact area of a number of important habitat vegetation communities on the Tasman.

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

Paul Fazackerley and Kathryn MacNicol

565 Marion Bay Rd

Marion Bay TAS 7175

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