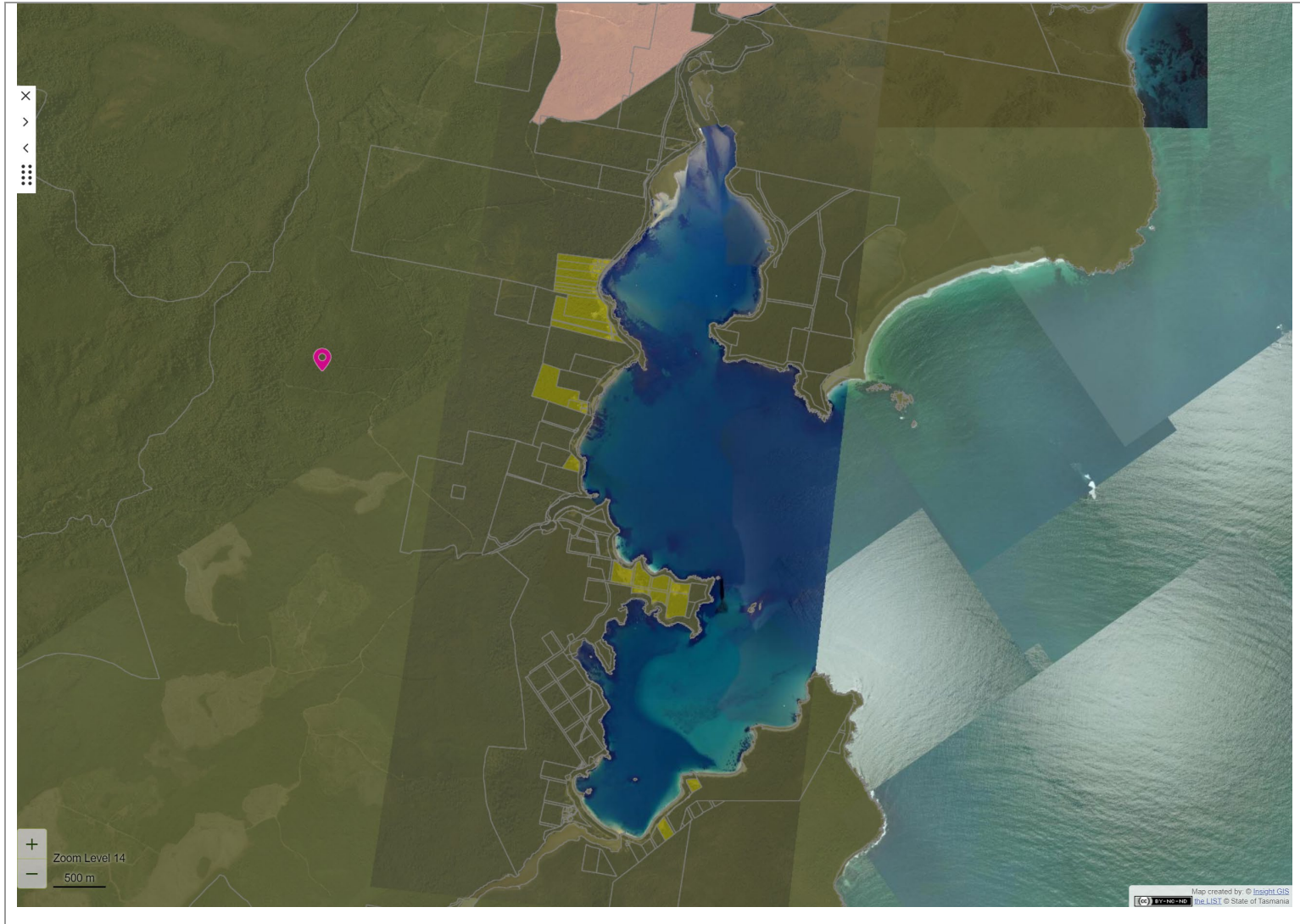


Appendix 4: Brief Zone assessment of Council's Application of LCZ per Locality

Disclaimer: This section will act as a reference point, for the commentaries. This is a very brief assessment in localities within the Huon Valley and needs refinement. This should be noted this is very brief due to the limited amount of time.

RECHERCHE

Recherche is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P23 and 24.

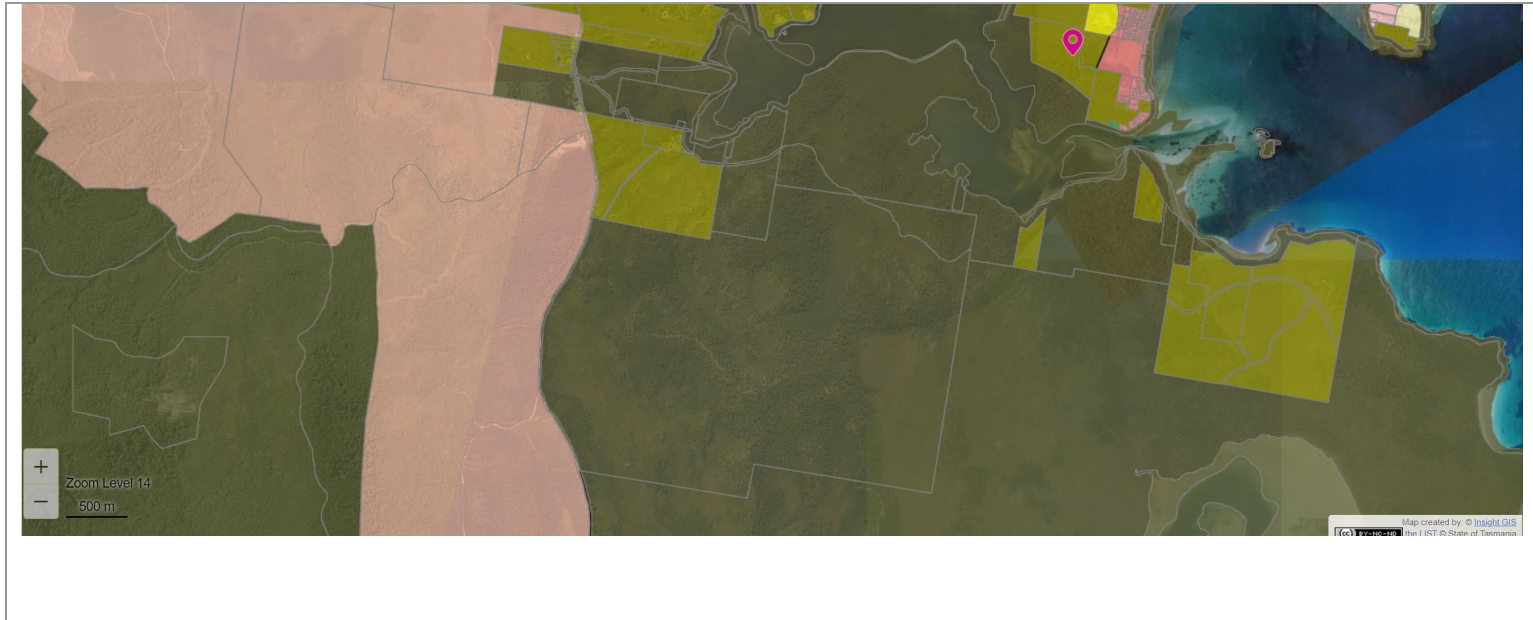


All titles zoned Environmental Living has directly been translated to Landscape Conservation. HVC has not applied LCZ4 with regards to residential areas. Prior to the IPS these areas were Residential B and Rural B.

1 title zoned Landscape Conservation came from Rural Resource, more information is required to justify each area being translated across from Rural Resource to Landscape Conservation

IDA BAY

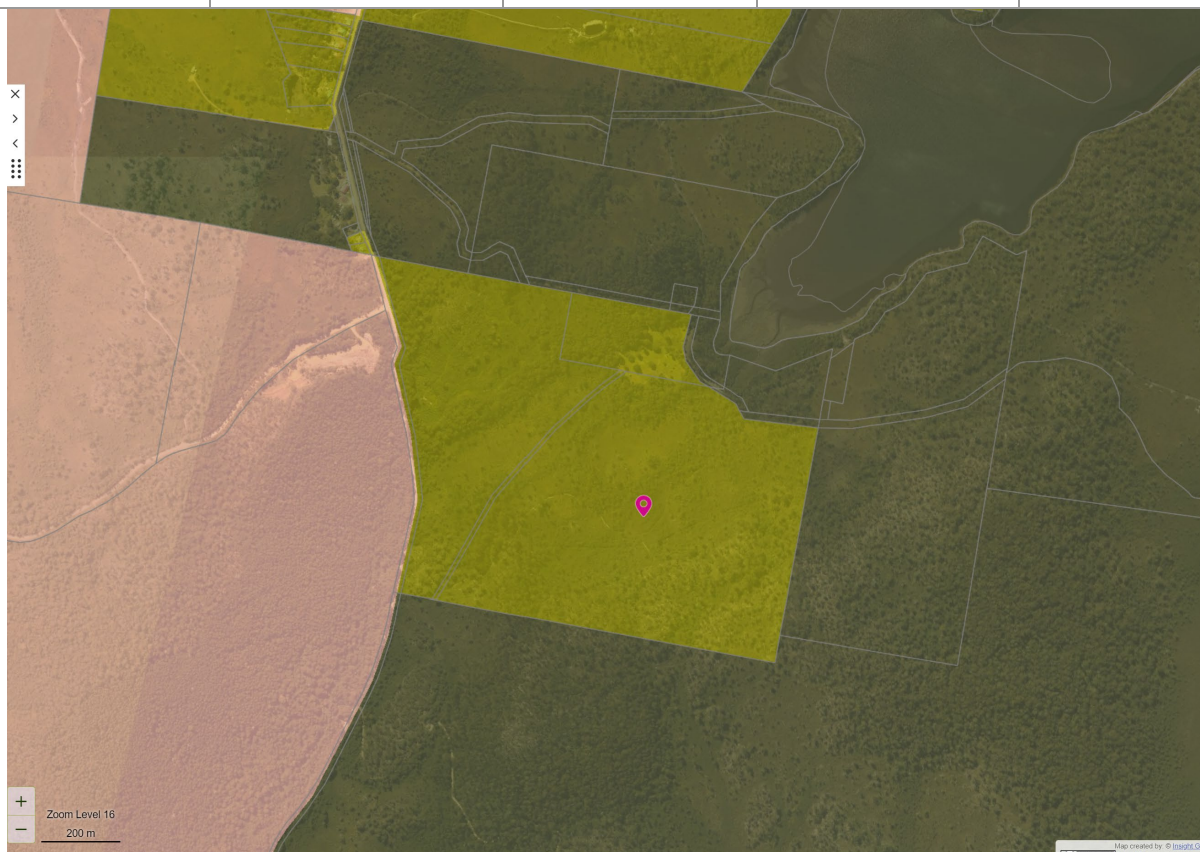
Ida Bay is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P22.



Ida Bay is located on the south-eastern corner of Tasmania. There are small amounts of dwellings located as an enclave within Environmental Management Zone. These enclaves are zoned as Landscape Conservation Zone. Even though these clusters do not meet the requirement of 20ha for the LCZ they are surrounded Environmental Management Zone and thus heavily constrained in terms of use.

There is, however, there is potentially problematic usage of Landscape Conservation Zone where land is not surrounded by Environmental Management and are mostly cleared land and incorporating dwellings.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
108645/1	LUNE RIVER RD	IDA BAY TAS 7109	14.0 Environmental Living	Landscape Conservation		70.85
241343/1	IDA BAY RD	IDA BAY TAS 7109	14.0 Environmental Living	Landscape Conservation		5.45



RE: LUNE RIVER RD (108645/1) AND IDA BAY RD (241343/1)

Figure above shows the surroundings of the uses around these properties. These properties were previously zoned 14.0 Environmental Living and surrounded by Environmental Management Zone and Rural Zone. Combined, lot sizes equal to approximately 75 HA.

Landform Features: Low

Low elevation, indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms.

Vegetation Features: Low to Medium

Heavily cleared. May have threatened species.

Water form Features: Low to Medium

Small water course runs through title.

Cultural/ Heritage Features (Visual Only): Medium

Adjacent to heritage site.

Native Wildlife Features (Visual Only): No comment.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
31645/12	344 LUNE RIVER RD	IDA BAY TAS 7109	14.0 Environmental Living	Landscape Conservation	N/A	0.10
31645/11	342 LUNE RIVER RD	IDA BAY TAS 7109	14.0 Environmental Living	Landscape Conservation	N/A	0.10



RE: 344 LUNE RIVER RD (31645/12) AND 342 LUNE RIVER RD (31645/11)

Figure above shows the surroundings of the uses around these properties. These properties were previously zoned 14.0 Environmental Living and surrounded by Environmental Management Zone and Rural Zone. None of these properties meet minimum lot size for LCZ. These are dwellings, with lot sizes of approximately: 0.101 ha and 0.099 ha. As such a landscape analysis cannot be applied.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
245028/1	308 LUNE RIVER RD	IDA BAY TAS 7109	14.0 Environmental Living	Landscape Conservation		14.10
31644/1	284 LUNE RIVER RD	IDA BAY TAS 7109	14.0 Environmental Living	Landscape Conservation		0.62
31644/2	288 LUNE RIVER RD	IDA BAY TAS 7109	14.0 Environmental Living	Landscape Conservation		0.68
31644/3	290 LUNE RIVER RD	IDA BAY TAS 7109	14.0 Environmental Living	Landscape Conservation		0.64
31644/4	294 LUNE RIVER RD	IDA BAY TAS 7109	14.0 Environmental Living	Landscape Conservation		0.84
31644/5	304 LUNE RIVER RD	IDA BAY TAS 7109	14.0 Environmental Living	Landscape Conservation		1.20



RE: 284 LUNE RIVER RD (31644/1); 288 LUNE RIVER RD (31644/2); 290 LUNE RIVER RD (31644/3); 294 LUNE RIVER RD (31644/4); 304 LUNE RIVER RD (31644/5)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 14.0 Environmental Living and surrounded by Environmental Management Zone and Rural Zone. None of these properties meet minimum for Landscape Conservation Zone. These are dwellings, with lot sizes all under 1 ha. As such a landscape analysis cannot be applied. These areas should be taken into context with 308 LUNE RIVER RD (245028/1) which has a lot size of 14 ha. In total the area is approximately 18 ha. Which is not the minimum lot size for Landscape Conservation Zone

RE: 308 LUNE RIVER RD (245028/1)

Figure above shows the surroundings of the uses around this title. This title was previously zoned 14.0 Environmental Living and surrounded by Environmental Management Zone and Rural Zone. Taking into context, it does not meet minimum lot size for Landscape Conservation Zone

A brief analysis:

Landform Features: Low

Low elevation, indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms.

Vegetation Features: Low to Medium

Heavily cleared. May have threatened species.

Water form Features: Low to Medium

Small water course runs through title.

Cultural/ Heritage Features (Visual Only): Medium

Adjacent to heritage site.

Native Wildlife Features (Visual Only): No comment.

LUNE RIVER

Lune River is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P22.



CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
227453/1	235 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		43.06
13028/2	275 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		13.18
102237/8	LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		3.46
238738/1	246 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		20.50



RE: 235 LUNE RIVER RD (227453/1); 275 LUNE RIVER RD (13028/2); LUNE RIVER RD (102237/8); 246 LUNE RIVER RD (238738/1

These titles were previously zoned 14.0 Environmental Living and surrounded by Environmental Management Zone and Rural Zone (STT Permanent Timber Production Zone). These are large lot areas which have been heavily cleared / sparse flora.

As the HVC has not done ground truthing, a cursory analysis using Southeast Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Low elevation, indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms.

Vegetation Features: Low to Medium

Heavily cleared. May have threatened species.

Water form Features: Low to Medium

Small water course runs through title/s.

Cultural/ Heritage Features (Visual Only): No Comment
 Native Wildlife Features (Visual Only): No comment.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
102237/7	217 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		2.16
102237/6	215 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		2.34
102237/5	213 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		1.96
102237/4	211 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		3.46
102237/3	205 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		1.77
102237/2	199 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		2.08
102237/1	10 LUNE MILL RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		2.07
126370/1	179 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		2.08
123372/1	175 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		10.39



RE: 217 LUNE RIVER RD (102237/7); 215 LUNE RIVER RD (102237/6); 213 LUNE RIVER RD (102237/5); 211 LUNE RIVER RD (102237/4); 205 LUNE RIVER RD (102237/3); 199 LUNE RIVER RD (102237/2); 10 LUNE MILL RD (102237/1); 179 LUNE RIVER RD (126370/1); 175 LUNE RIVER RD (123372/1)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 14.0 Environmental Living and surrounded by Environmental Management Zone and Landscape Conversation Zone to the west (also being highlighted). These titles create a cluster of dwellings and is the main residential precinct for the suburb. The largest block is approximately 10ha, while the majority the blocks are under 2ha. Taken into context with surrounding areas, the entire zone does meet a min lot size requirement for Landscape Conservation Zone, however, this is strung over 20 titles and much larger lot size titles. It does not seem Landscape Conservation Zone is appropriate for these areas due to the mix of residential and commercial uses in the area.

The HVC has stated: "The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title."

As the HVC has not done ground truthing, a cursory analysis using Southeast Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Low elevation, indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms.

Vegetation Features: Low to Medium

Heavily cleared. May have threatened species.

Water form Features: Low to Medium

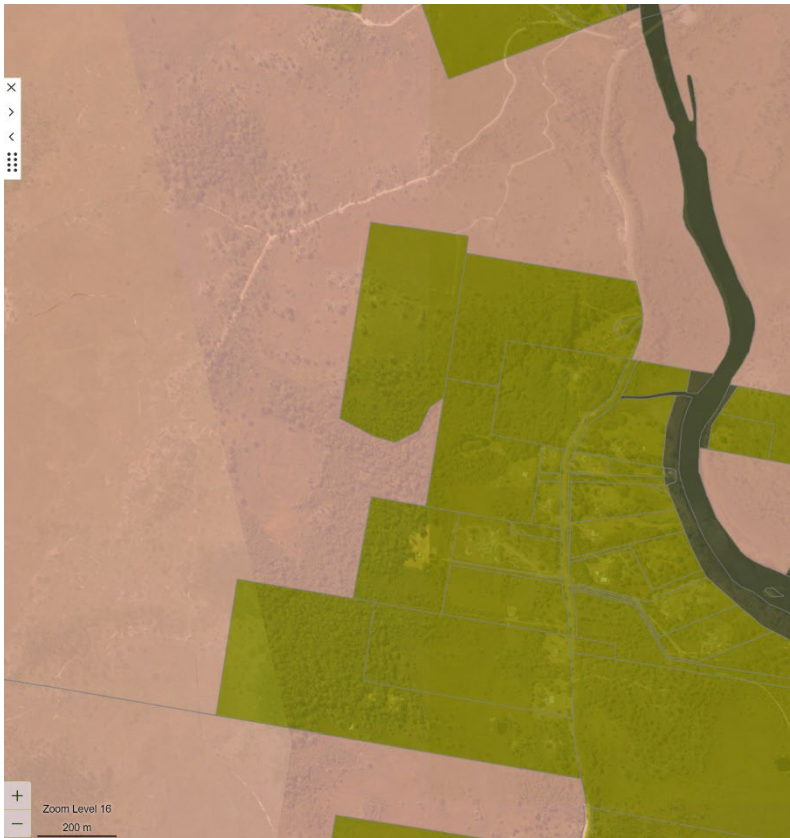
Small water course runs through some title/s.

Cultural/ Heritage Features (Visual Only): No comment

Native Wildlife Features (Visual Only): No comment.

Scenic overlay on titles near the scenic corridor acts as a trigger mechanism for further investigation of the scenic values on site during the planning process.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
226859/1	236 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		10.35
102237/11	216 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		3.91
102237/10	214 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		6.19
102237/9	LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		2.99
14015/1	198 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		0.36
52408/16	196 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		0.76
211148/1	184 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		7.17
123372/1	175 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		10.39
235776/1	144 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		10.48
91696/1	142 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		0.21



RE: 236 LUNE RIVER RD (226859/1); 216 LUNE RIVER RD (102237/11); 214 LUNE RIVER RD (102237/10); LUNE RIVER RD (102237/9); 198 LUNE RIVER RD (14015/1); 196 LUNE RIVER RD (52408/16); 184 LUNE RIVER RD (211148/1); 175 LUNE RIVER RD (123372/1); 144 LUNE RIVER RD (235776/1); 142 LUNE RIVER RD (91696/1)

These titles were previously zoned 14.0 Environmental Living and surrounded by Rural (STT Permanent Timber Production Zone) and Landscape Conversation Zone to the East (also being highlighted). These titles create a cluster of dwellings and is the main residential precinct for the suburb along with the dwellings to the East. These consist of larger lot sizes in comparison. Taken into context with surrounding areas, the entire zone does meet a min lot size requirement for Landscape Conservation Zone, however, this is strung over 20 titles and much larger lot size titles. It does not seem Landscape Conservation Zone is appropriate for these areas due to the mix of residential and commercial uses in the area.

144 LUNE RIVER RD (235776/1) OR 142 LUNE RIVER RD (91696/1) contains the community post office.

The HVC has stated: "The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title."

As the HVC has not done ground truthing, a cursory analysis using Southeast Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Low elevation, indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms.

Vegetation Features: Low to Medium

Heavily cleared. May have threatened species.

Water form Features: Low to Medium

Small water course runs through some title/s.

Cultural/ Heritage Features (Visual Only): No comment

Native Wildlife Features (Visual Only): No comment.

Scenic overlay on titles near the scenic corridor acts as a trigger mechanism for further investigation of the scenic values on site during the planning process.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
209671/1	LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		12.6

RE: 236 LUNE RIVER RD (209671/1)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 14.0 Environmental Living and surrounded by Rural Zone (STT Permanent Timber Production Zone). This is a lot size of approximately 12.6ha, with a small water course running through most southern part of the property. Approximately 2/3rds of the property are cleared. This property does not meet the Council's criteria for "identified lots that had 80% native vegetation coverage".

The HVC has stated: "The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title."

As the HVC has not done ground truthing, a cursory analysis using Southeast Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Low elevation, indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms.

Vegetation Features: Low

Heavily cleared. May have threatened species.

Water form Features: Low

Small water course runs through negligible part of the property

Cultural/ Heritage Features (Visual Only): No Comment

Native Wildlife Features (Visual Only): No comment.

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CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
228232/1	LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		21.21

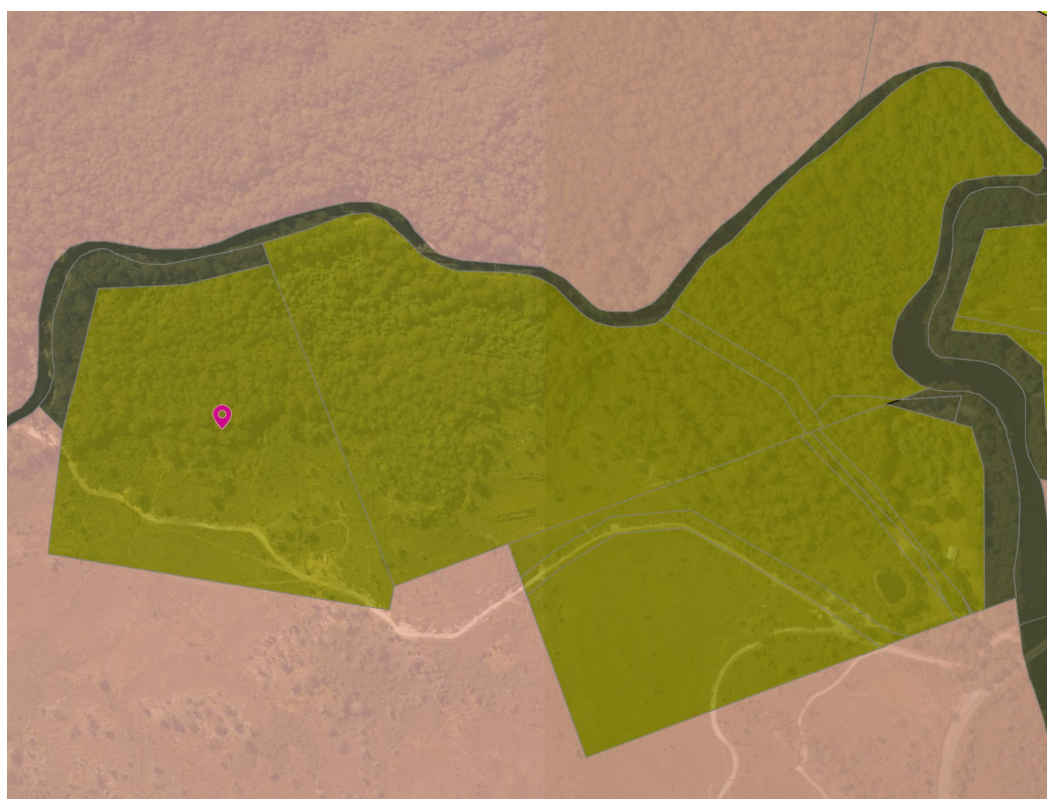
RE: LUNE RIVER RD (228232/1)

Figure above shows the surroundings of the uses around this title. This title was previously zoned 14.0 Environmental Living and surrounded by Rural Zone (STT Permanent Timber Production Zone). This is a lot size of approximately 21.21ha, with a small course running through multiple parts of the property. Although this property is the exceeds the minimum lot size for Landscape Conservation Zone, it does not form a contiguous grouping of zones.

The HVC has stated: “The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.”



CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
211697/1	LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		10.19
158250/2	Lot 2 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		20.57
157038/1	70 LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		11.43



RE: LUNE RIVER RD (211697/1); Lot 2 LUNE RIVER RD (158250/2); 70 LUNE RIVER RD (157038/1)

These titles were previously zoned 14.0 Environmental Living and surrounded by Rural Zone (STT Permanent Timber Production Zone) and Environmental Management Zone along the river.

LUNE RIVER RD (211697/1); Approximately 1/3rd of the property is cleared. Lot 2 LUNE RIVER RD (158250/2); Approximately 1/5th of the property is cleared. 70 LUNE RIVER RD (157038/1) Approximately 2/3rds of the property is cleared with a dwelling. The entire zone area does meet a minimum lot size requirement for Landscape Conservation Zone.

The HVC has stated: "The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title."

Scenic overlay on titles near the scenic corridor acts as a trigger mechanism for further investigation of the scenic values on site during the planning process. This barely covers 70 LUNE RIVER ROAD. What visual impact that these titles have should be questioned.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
228079/1	LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		4.66
79048/1	LUNE RIVER RD	LUNE RIVER TAS 7109	14.0 Environmental Living	Landscape Conservation		1.40



RE: LUNE RIVER RD (228079/1); LUNE RIVER RD (79048/1)

These titles were previously zoned 14.0 Environmental Living and surrounded by Rural Zone (STT Permanent Timber Production Zone) and Environmental Management Zone along the river. LUNE RIVER RD (228079/1) Approximately 1/3rd of the property is cleared. LUNE RIVER RD (79048/1) has a dwelling.

Combined this is a spot zone and does not meet the minimum lot size requirements for Landscape Conservation Zone. Also, these are not a group of titles but 2 titles.

The HVC has stated: “The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.”

HASTINGS

Hastings is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P22.



CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
103233/2	243 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		9.73
50720/1	103 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		2.02
239968/1	179 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		17.01
103791/1	213 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		9.40
103789/1	223 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		11.29
103233/1	244 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		12.57
50821/2	171 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		18.49
50821/1	145 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		2.00
47874/2	131 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		3.61
47874/1	110 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		6.80



RE: 243 TONGUE RD (103233/2); 103 TONGUE RD (50720/1); 179 TONGUE RD (239968/1); 213 TONGUE RD (103791/1); 223 TONGUE RD (103789/1); 244 TONGUE RD (103233/1); 171 TONGUE RD (50821/2); 145 TONGUE RD (50821/1); 131 TONGUE RD (47874/2); 110 TONGUE RD (47874/1)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 14.0 Environmental Living and surrounded by Rural (STT Permanent Timber Production Zone) and Environmental Management Zone along the river. The title is a mix of characteristics, the following titles have a dwelling: 243 TONGUE RD (103233/2); 244 TONGUE RD (103233/1); 223 TONGUE RD (103789/1); 179 TONGUE RD (239968/1); 171 TONGUE RD (50821/2); 213 TONGUE RD (103791/1) AND 103 TONGUE RD (50720/1).

Representation 330 in the HVC 35F Report was made with regards to 103 TONGUE RD (50720/1) requesting a zone change to Rural Living. The HVC rezoned this property to Rural to avoid spot zoning. The HVC seemingly did not take this time to reassess the dwelling clusters where in the representation noted: "It lays on a dead-end road leading to two oyster farms and homes or small properties that have homes and is not part of a recreational route. It contains none of the features listed in the High or Moderate Scenic Quality class and very few of the features listed in the low-quality class." It is not evident that HVC did disputed the representation's assessment of scenic vales. Titles with dwellings should be assessed and reconsidered if this area constitutes a dwelling cluster and zoned an accordingly.

Larger titles within this area are sparse environmental values, the smaller titles are largely cleared.

The HVC has stated: "The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title."

As the HVC has not done ground truthing, a cursory analysis using Southeast Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Low elevation, indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms.

Vegetation Features: Low

May have threatened species. This has not been ground truth and needs additional assessment.

Water form Features: Low

Water courses can run through both titles due to costal overlays.

Cultural/ Heritage Features (Visual Only): No comment.

Native Wildlife Features (Visual Only): No comment.

There is no Scenic Overlay.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
251861/1	32 LUNE RIVER RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		14.92
10663/1	18 LUNE RIVER RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		4.27
240082/1	7 LUNE RIVER RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		9.95
244930/1	HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation, Utilities		13.88
134858/1	TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		5.56
20262/2	23 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		11.77
30708/1	TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		5.15
245065/1	47 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		2.23
30920/1	68 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		2.51
245026/1	69 TONGUE RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		3.75
48077/1	HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		



RE: 32 LUNE RIVER RD (251861/1); 18 LUNE RIVER RD (10663/1); 7 LUNE RIVER RD (240082/1).
HASTINGS CAVES RD (244930/1); TONGUE RD (134858/1); 23 TONGUE RD (20262/2); TONGUE RD
(30708/1); 47 TONGUE RD (245065/1); 68 TONGUE RD (30920/1); 69 TONGUE RD (245026/1);
HASTINGS CAVES RD (48077/1).

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 14.0 Environmental Living and surrounded by Rural (STT Permanent Timber Production Zone) and Environmental Management Zone along the river. The following titles have a dwelling: 32 LUNE RIVER RD (251861/1); 18 LUNE RIVER RD (10663/1); 7 LUNE RIVER RD (240082/1); 23 TONGUE RD (20262/2); 69 TONGUE RD (245026/1).

The scenic corridor passes through Hastings Caves Rd and thus, separates part of 32 LUNE RIVER RD (251861/1) and 18 LUNE RIVER RD (10663/1) rest of these titles. There is no scenic corridor through Tongue Road.

There is a degree of clearing on the blocks with dwellings. Significant clearing on 18 LUNE RIVER RD (10663/1).

The HVC has stated: "The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title."

As the HVC has not done ground truthing, a cursory analysis using Southeast Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Low elevation, indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms.

Vegetation Features: Low

May have threatened species. This has not been "ground trothed" and needs additional assessment.

Water form Features: Low

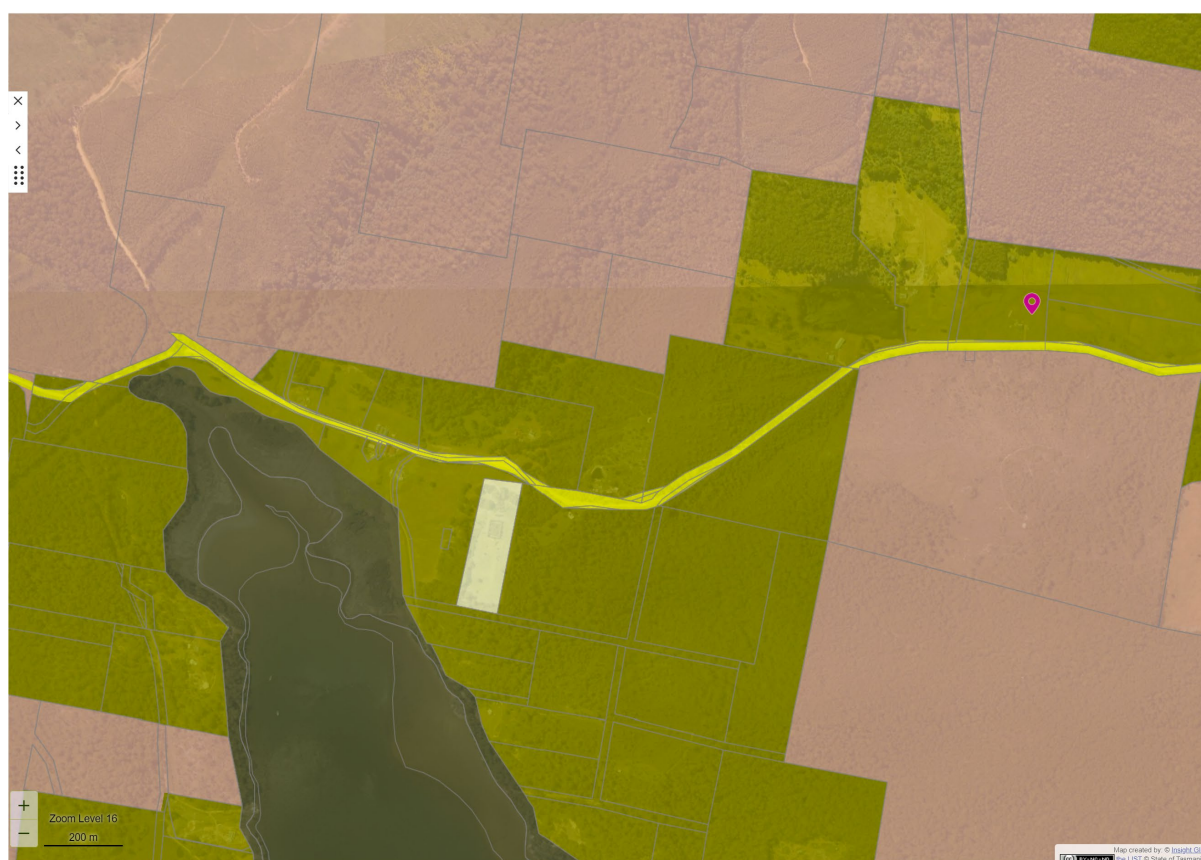
Water courses can run through both titles due to costal overlays.

Cultural/ Heritage Features (Visual Only): No comment.

Native Wildlife Features (Visual Only): No comment.

Scenic overlay on titles near the scenic corridor acts as a trigger mechanism for further investigation of the scenic values on site during the planning process.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
243171/1	80 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		5.26
242717/1	HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		19.60
168312/1	116 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		16.40
168313/1	100 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		13.34
199875/1	237 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		0.03
44833/4	241 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		0.15
238754/1	270 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		0.47
14937/1	17 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		4.81
43915/1	218 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		8.46
24636/1	220 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		8.11
46086/1	240 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		5.28
46085/1	240 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		2.14
46083/1	237 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		7.96



RE: 218 HASTINGS CAVES RD (43915/1); 220 HASTINGS CAVES RD (24636/1); 237 HASTINGS CAVES RD (46083/1); 240 HASTINGS CAVES RD (46086/1); 240 HASTINGS CAVES RD (46085/1); 80 HASTINGS CAVES RD (243171/1); 116 HASTINGS CAVES RD (168312/1); 100 HASTINGS CAVES RD (168313/1); 237 HASTINGS CAVES RD (199875/1).
241 HASTINGS CAVES RD (44833/4)

These titles were previously zoned 14.0 Environmental Living and surrounded by Rural (STT Permanent Timber Production Zone). These titles are along the scenic corridor passes through Hastings Caves Rd.

All these titles are largely cleared and have a dwelling; thus, title does not meet the Council's criteria for "identified lots that had 80% native vegetation coverage".

HVC was made aware of this in the 35F report and have opted to transition most of these properties to Rural Living. Except for:

- 237 HASTINGS CAVES RD (199875/1). Site is a dwelling.
- 218 HASTINGS CAVES RD (43915/1); Site has farm improvements and will be spot zoned with zoning changes as the Hastings Caves Rd creates a break.

Scenic overlay on titles near the scenic corridor acts as a trigger mechanism for further investigation of the scenic values on site during the planning process.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
243002/1	250 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		1.38
243003/1	263 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		2.37
206899/1	75 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		3.14
46086/2	Lot 2 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		2.70
51745/2	252 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		4.01
241163/1	201 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		20.43
51745/1	171 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		3.47
208018/2	65 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		2.09
50228/1	HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		5.62
210864/1	HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		4.23
120437/1	159 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		17.66
210863/1	HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		5.20
240241/2	81 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		2.35
242040/2	HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		2.95
94086/1	25 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		0.10
242041/1	276 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		4.85
242123/2	HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		2.09
177024/1	Lot 1 HASTINGS BAY ESP	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		3.89



RE: 250 HASTINGS BAY ESP (243002/1); 263 HASTINGS BAY ESP (243003/1); 75 HASTINGS BAY ESP (206899/1); Lot 2 HASTINGS BAY ESP (46086/2); 252 HASTINGS BAY ESP (51745/2); 171 HASTINGS BAY ESP (51745/1); 65 HASTINGS BAY ESP (208018/2); HASTINGS BAY ESP (50228/1). HASTINGS BAY ESP (210864/1); HASTINGS BAY ESP (210863/1); 81 HASTINGS BAY ESP (240241/2). HASTINGS BAY ESP (242040/2); 25 HASTINGS BAY ESP (94086/1); 276 HASTINGS BAY ESP (242041/1). HASTINGS BAY ESP (242123/2); Lot 1 HASTINGS BAY ESP (177024/1)

These titles were previously zoned 14.0 Environmental Living and surrounded by Rural (STT Permanent Timber Production Zone) and Environmental Living Zone along the river.

These titles alone do not the minimum lot size for landscape conservation alone, the HVC have incorporated these titles with larger lots:

159 HASTINGS BAY ESP (120437/1)

AND

201 HASTINGS BAY ESP (241163/1)

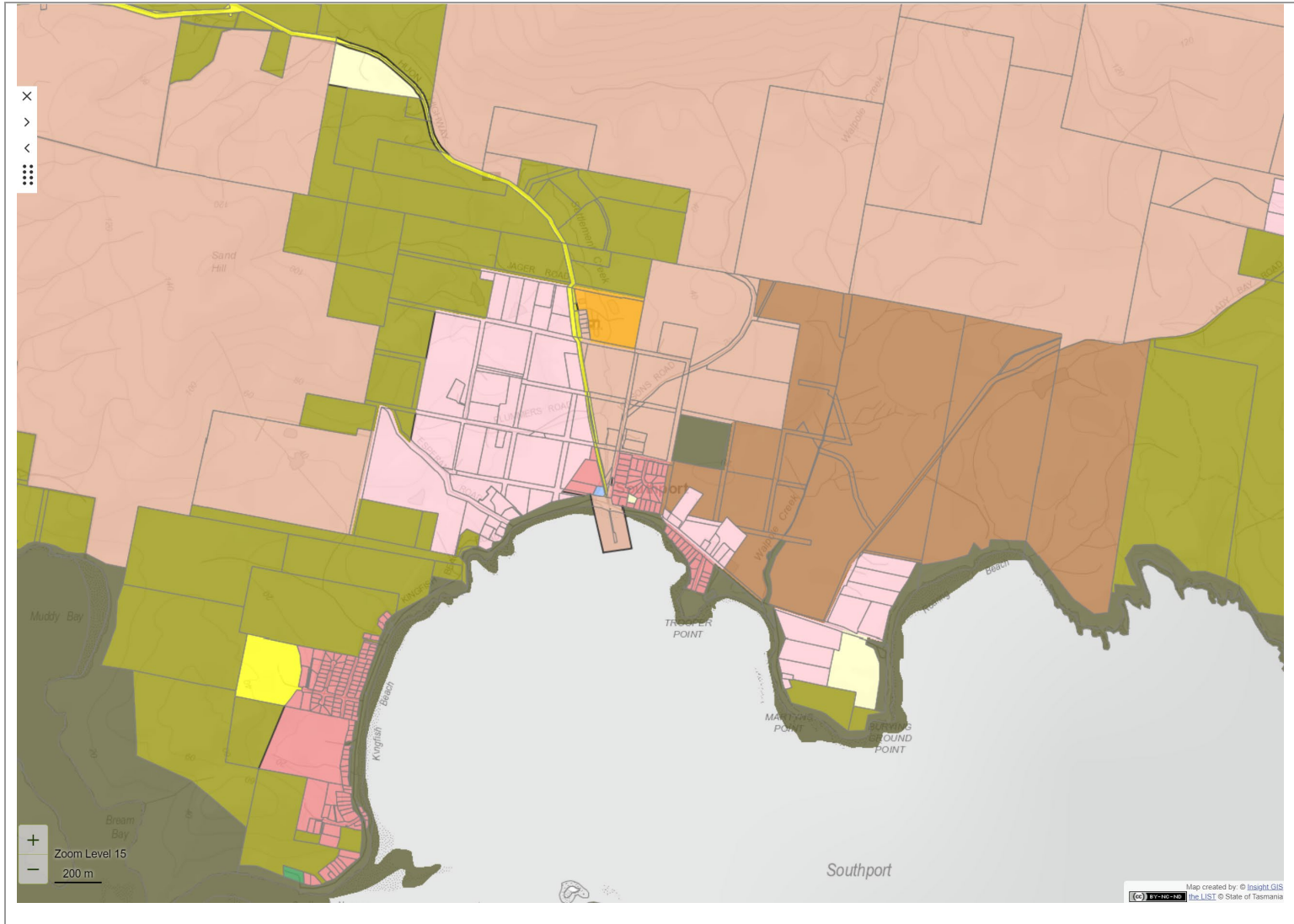
All these titles have a dwelling and create a dwelling cluster. Titles with dwellings should be assessed and reconsidered if this area constitutes a dwelling cluster and zoned accordingly. (LCZ 4)

The HVC has stated: "The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.

Scenic overlay on titles near the scenic corridor acts as a trigger mechanism for further investigation of the scenic values on site during the planning process.

SOUTHPORT

Southport is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P22.



CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
151824/1	8546 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		5.69
151824/2	8518 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		8.40
14937/1	17 HASTINGS CAVES RD	HASTINGS TAS 7109	14.0 Environmental Living	Landscape Conservation		4.81
16585/8	8568 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		1.67
150993/1	Lot 1 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living, 26.0 Rural Resource	Landscape Conservation, Rural		38.43
105129/1	8605 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		26.06
122965/1	8605 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living, 26.0 Rural Resource, 28.0 Utilities	Landscape Conservation, Utilities		22.31



RE: 8546 HUON HWY (151824/1); 8518 HUON HWY (151824/2); 17 HASTINGS CAVES RD (14937/1); 8568 HUON HWY (16585/8); Lot 1 HUON HWY (150993/1); 8605 HUON HWY (105129/1); 8605 HUON HWY (122965/1)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 14.0 Environmental Living and surrounded by Rural (STT Permanent Timber Production Zone).

These titles are mostly cleared titles. Representation 331 in the 35F Report prompted HVC to investigate and the HVC has agreed to change uses to Rural (where appropriate) and Rural Living. This should have been assessed and addressed before the representation stage. (LCZ 4)

CT: 111086/1 Most of the area is clear, may need to be reviewed.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
45790/1	8703 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		1.19
153369/1	8715 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		1.92
13994/1	8731 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		2.00
29651/1	8749 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		2.7
228590/1	8751 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		1.21
203267/1	8769 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		4.26
45790/3	Lot 3 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		4.58
173770/1	8741 HUON HWY	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		7.04



RE: 8703 HUON HWY (45790/1); 8715 HUON HWY (153369/1); 8731 HUON HWY (13994/1); 8749 HUON HWY (29651/1); 8751 HUON HWY (228590/1); 8769 HUON HWY (203267/1)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 14.0 Environmental Living and surrounded by Rural (STT Permanent Timber Production Zone).

Within all the titles approximately between 50 to 80% is cleared. These titles do not meet the Council's criteria for "identified lots that had 80% native vegetation coverage".

These create a dwelling cluster. Council has not assessed these properties. Therefore, not suitable to be zoned Landscape Conservation Zone

Re: Lot 3 HUON HWY (45790/3); 8741 HUON HWY (173770/1)

These titles were previously zoned 14.0 Environmental Living and surrounded by Rural (STT Permanent Timber Production Zone).

Presuming if above dwelling cluster is rezoned, the subject site will also less than 20 hectares in area and does not meet the Council criteria of being a large lot comprising a 20-hectare area of native vegetation.

As the HVC has not done ground truthing, a cursory analysis using South East Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Low elevation, indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms.

Vegetation Features: Low

Extensive areas of similar vegetation with infrequent patterns or forest openings.

Water form Features: Medium-Low

Water courses can run through some titles due to costal overlays.

Cultural/ Heritage Features (Visual Only): No comment.

Native Wildlife Features (Visual Only): No comment.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
244998/1	PLUMMERS RD	SOUTHPORT TAS 7109	13.0 Rural Living,14.0 Environmental Living	Landscape Conservation, Rural Living		12.39
102805/1	ESPERANCE RD	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		4.05
102805/2	PLUMMERS RD	SOUTHPORT TAS 7109	13.0 Rural Living,14.0 Environmental Living	Landscape Conservation, Rural Living		3.97
49398/1	ESPERANCE RD	SOUTHPORT TAS 7109	14.0 Environmental Living	Landscape Conservation		4.4



RE: PLUMMERS RD (244998/1); ESPERANCE RD (102805/1); PLUMMERS RD (102805/2); ESPERANCE RD (49398/1)

These titles were previously zoned 14.0 Environmental Living and surrounded by Rural (STT Permanent Timber Production Zone) and Rural Living. PLUMMERS RD TITLES are split zone Rural Living blocks. Within all the titles approximately 80% is cleared. These titles do not meet the Council’s criteria for “identified lots that had 80% native vegetation coverage”.

The HVC has stated: “The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.”

As the HVC has not done ground truthing, a cursory analysis using Southeast Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Low elevation, indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms.

Vegetation Features: Low

Low Elevation. Heavily cleared. May have threatened species.

Water form Features: Low

Cultural/ Heritage Features (Visual Only): Low

No visual presence and influence of cultural heritage features.

Native Wildlife Features (Visual Only): No comment.

Therefore, not suitable to be zoned Landscape Conservation Zone, additionally, rezoning this in line with Rural Living blocks will reduce a split zone.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
18010/2	Lot 2 MUNDAYS RD	SOUTHPORT TAS 7109	19.0 Open Space	Landscape Conservation	Open Space	0.79
141156/2	Lot 2 MUNDAYS RD	SOUTHPORT TAS 7109	19.0 Open Space	Landscape Conservation	Open Space	3.40



RE: Lot 2 MUNDAYS RD (18010/2) AND Lot 2 MUNDAYS RD (141156/2)

These titles were previously zoned 19.0 Open Space and surrounded by zones: Rural Living, Community Purpose and Environmental Manage (along the river boundary). These titles are far below the minimum requirement for Landscape Conservation Zone at approximately 4.19ha. Therefore, not suitable to be zoned Landscape Conservation Zone.

These are spot zoned.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
115677/1	LADY BAY RD	SOUTHPORT TAS 7109	13.0 Rural Living	Landscape Conservation	Rural Living	4.45
115676/1	396 LADY BAY RD	SOUTHPORT TAS 7109	13.0 Rural Living	Landscape Conservation	Rural Living	3.47
105028/1	LADY BAY RD	SOUTHPORT TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	164.65
105027/6	300 LADY BAY RD	SOUTHPORT TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	42.55



RE: LADY BAY RD (115677/1) AND 396 LADY BAY RD (115676/1)

These titles were previously zoned 13.0 Rural Living and surrounded by zones: Rural, Rural Living and Environmental Manage (along the river boundary). These titles combined is below the minimum requirement for Landscape Conservation Zone at approximately 7.92ha. Representation 40 in the 35F Report prompted HVC to investigate and the HVC has agreed to change uses to Rural (where appropriate) and Rural Living. This should have been assessed and addressed before the representation stage.

RE: LADY BAY RD (105028/1) AND 300 LADY BAY RD (105027/6)

These titles were previously zoned 13.0 Rural Living and surrounded by zones: Agriculture, Rural, Rural Living and Environmental Manage (along the river boundary). These are large lot titles of approximately 164.65ha and 42.55ha. These titles are marked as "Unconstrained Land" There are strips of clearings through the property constituting approximately 10%. Without knowing the intention of the owners, it would be unfair to down zone these titles and limiting productive potential agricultural land.

Recommend contacting landholders to ascertain intentions and assigning zone to what would be most appropriate in the context of the titles.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
121159/1	614 LADY BAY RD	SOUTHPORT TAS 7109	13.0 Rural Living	Landscape Conservation	Rural Living	7.33

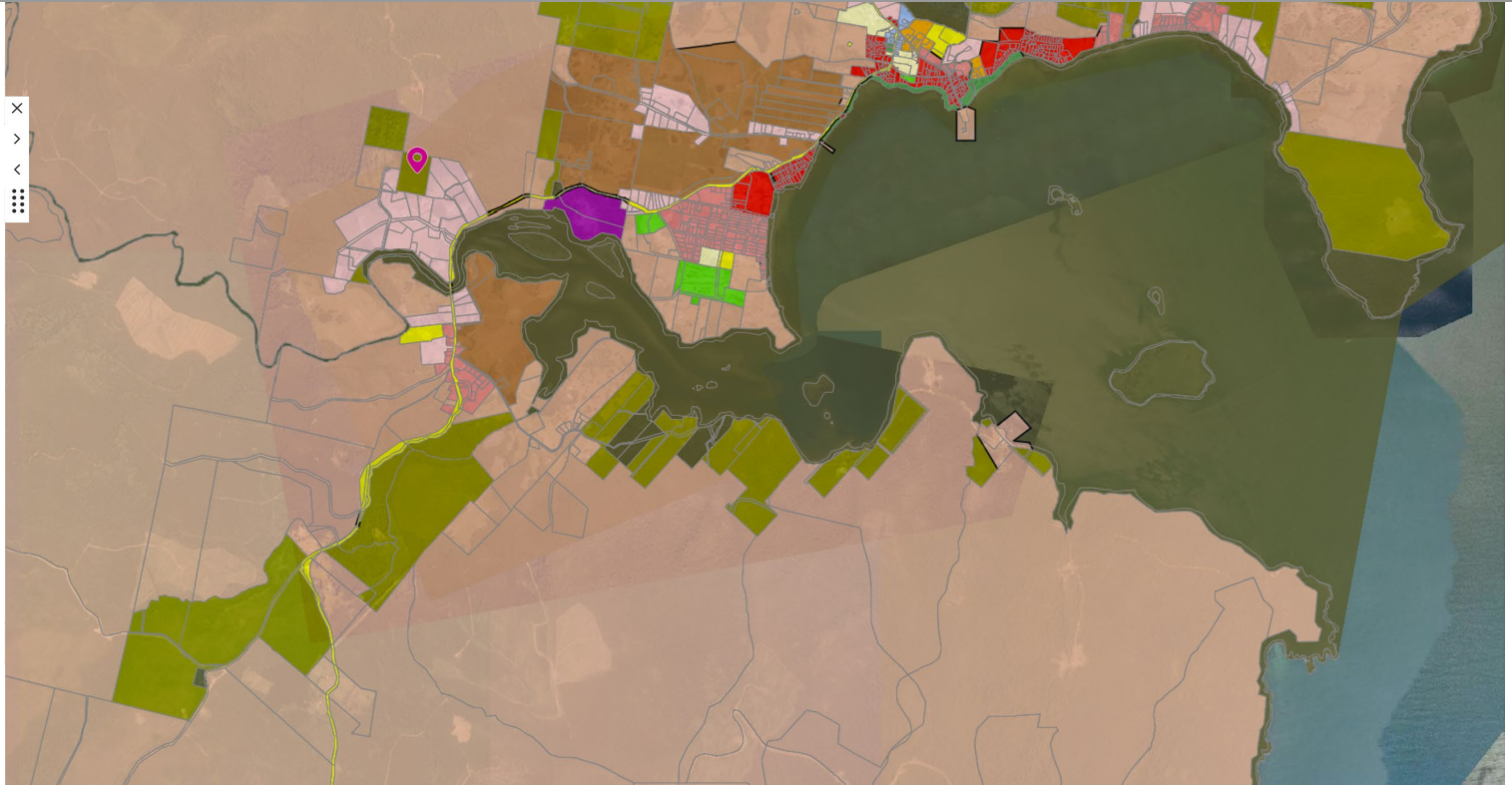


RE: 614 LADY BAY RD (121159/1)

This title was previously zoned 13.0 Rural Living and surrounded by zones: Rural, Rural Living and Environmental Manage (along the river boundary). This title is below the minimum requirement for Landscape Conservation Zone at approximately 7.33ha. Representation 297 in the 35F Report prompted HVC to investigate and the HVC has agreed to change uses to Rural (where appropriate) and Rural Living. This should have been assessed and addressed before the representation stage.

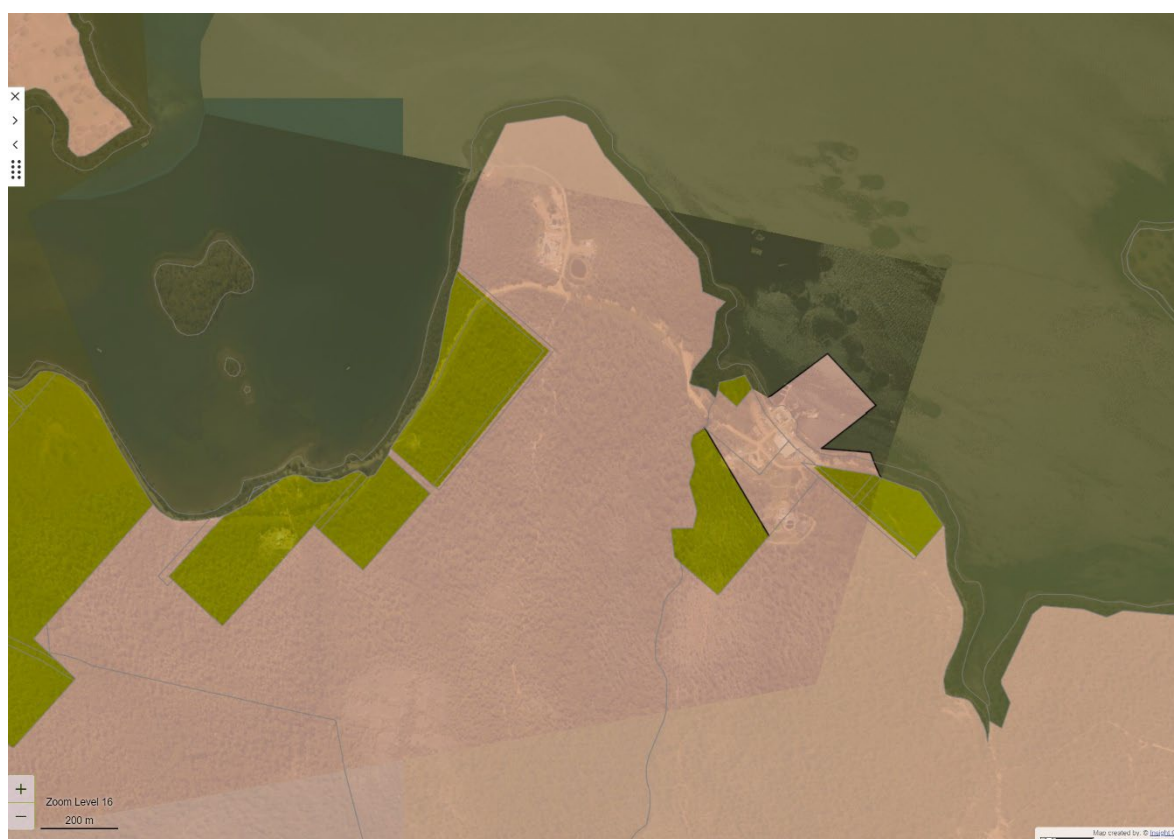
STRATHBLANE

Strathblane is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P22.



Strathblane has a questionable split zone, multiple areas which are forestry and multiple spot zones.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
36627/1	564 NARROWS RD	STRATHBLANE TAS 7109	26.0 Rural Resource	Landscape Conservation		2.14
244038/1	564 NARROWS RD	STRATHBLANE TAS 7109	26.0 Rural Resource	Landscape Conservation, Rural		8.34
30235/1	564 NARROWS RD	STRATHBLANE TAS 7109	26.0 Rural Resource, 29.0 Environmental Management	Landscape Conservation		0.41
149826/1	NARROWS RD	STRATHBLANE TAS 7109	14.0 Environmental Living	Landscape Conservation		7.73
216120/1	NARROWS RD	STRATHBLANE TAS 7109	14.0 Environmental Living	Landscape Conservation		3.91
135135/1	400 NARROWS RD	STRATHBLANE TAS 7109	14.0 Environmental Living, 29.0 Environmental Management	Landscape Conservation		7.75



RE: 564 NARROWS RD (36627/1); 564 NARROWS RD (244038/1); 564 NARROWS RD (30235/1); NARROWS RD (149826/1); NARROWS RD (216120/1); 400 NARROWS RD (135135/1)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 14.0 Environmental Living or 26.0 Rural Resource and surrounded by Rural (STT Permanent Timber Production Zone) and Environmental Management Zone along the river.

Each title is spot zoned and is under the minimum lot size requirement for Landscape Conservation Zone.

Titles: 564 NARROWS RD (36627/1); 564 NARROWS RD (244038/1); 564 NARROWS RD (30235/1) are pre IPS zoned under aquaculture as presently Tassal is using this site and is an aquaculture use.

The split is entirely inappropriate as it does the minimum requirements. requirement for Landscape Conservation Zone.

Title: NARROWS RD (149826/1) is spot zoned and under the minimum lot size requirement for Landscape Conservation Zone.

The combination of NARROWS RD (216120/1) AND 400 NARROWS RD (135135/1) spot zoned and under the minimum lot size requirement for Landscape Conservation Zone.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
200986/1	149 NARROWS RD	STRATHBLANE TAS 7109	14.0 Environmental Living	Landscape Conservation		6.88
61336/1	151 NARROWS RD	STRATHBLANE TAS 7109	14.0 Environmental Living	Landscape Conservation		1.38

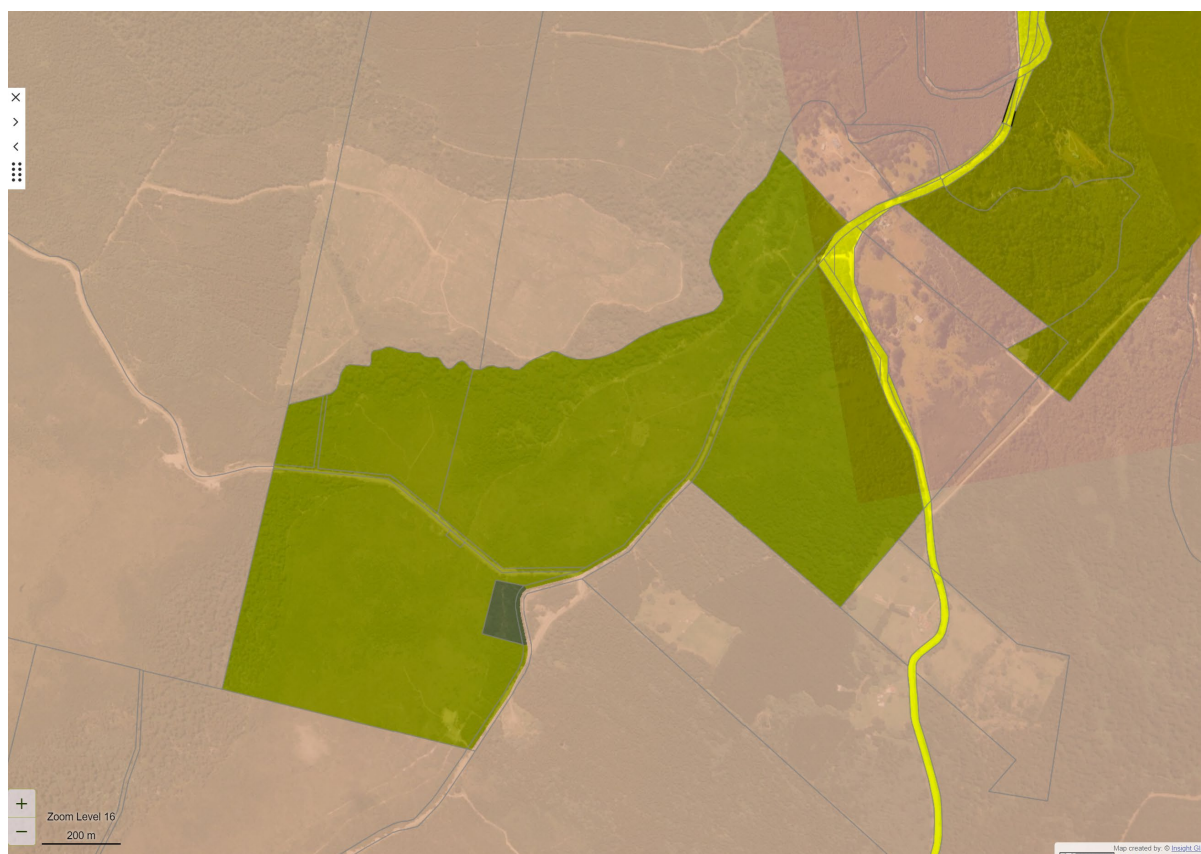


RE: 149 NARROWS RD (200986/1); 151 NARROWS RD (61336/1)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 14.0 Environmental Living surrounded by Rural (STT Permanent Timber Production Zone) and Environmental Management Zone along the river. Sites are mostly cleared and have dwellings. Adjoining properties have clear intent of conservation due to their Conservation Covenants.

There is an apparent cluster of dwellings in this region zoned rural. HVC has not investigated if this constitutes rezoning as rural living.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
152300/1	Lot 1 HUON HWY	STRATHBLANE TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	40.78
152300/2	Lot 2 HUON HWY	STRATHBLANE TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	49.39
211406/1	HUON HWY	STRATHBLANE TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	27.82



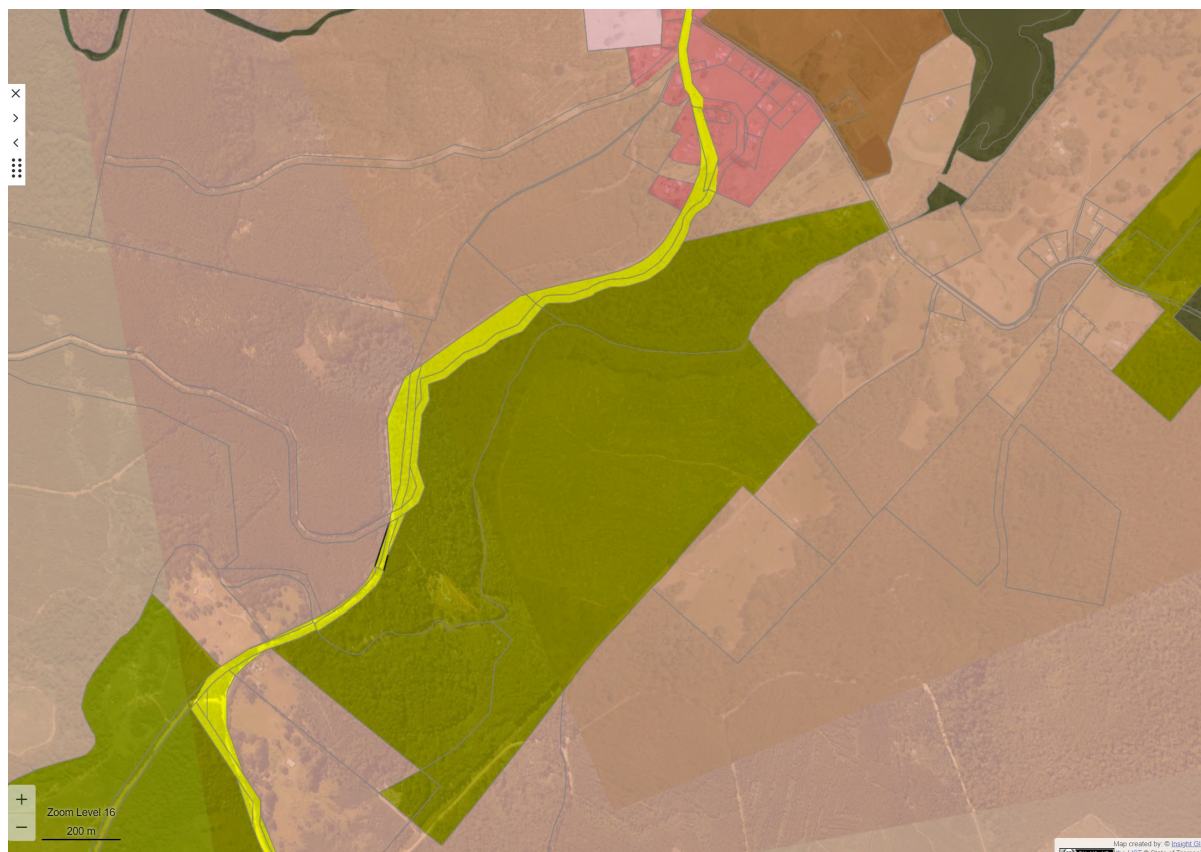
RE: Lot 1 HUON HWY (152300/1); Lot 2 HUON HWY (152300/2); HUON HWY (211406/1)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 26.0 Rural Resource surrounded by Rural (STT Permanent Timber Production Zone). Sites are mostly cleared.

Representation 4 in the 35F Report from the HVC has agreed to change use to Rural as title as a Forest Practices Plan and land has been cleared for pasture use for Lot 1 HUON HWY (152300/1). This should have prompted HVC to investigate adjoining titles to confirm the suitability. These titles do not meet the Council's criteria for "identified lots that had 80% native vegetation coverage".

More investigation needs to be done to determine suitability. In the absence of any landscape values assessment undertaken by Council, it is considered that there is no information that supports the subject site as having any particular or identified landscape values.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
124000/2	HUON HWY	STRATHBLANE TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	53.2
100016/1	7558 HUON HWY	STRATHBLANE TAS 7109	26.0 Rural Resource, 28.0 Utilities	Landscape Conservation, Utilities	Rural, Utilities	16.53
100017/1	68 NARROWS RD	STRATHBLANE TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	14.61



RE: HUON HWY (124000/2)

Figure above shows the surroundings of the uses around these titles. This title was previously zoned 26.0 Rural Resource and currently surrounded by Rural Zone Uses. Sites is mostly cleared, approximately 70% has been cleared. This title does not meet the Council's criteria for "identified lots that had 80% native vegetation coverage".

More investigation needs to be done to determine suitability. In the absence of any landscape values assessment undertaken by Council, it is considered that there is no information that supports the subject site as having any particular or identified landscape values.

RE: 68 NARROWS RD (100017/1)

This title was previously zoned 26.0 Rural Resource and currently surrounded by Rural Zone Uses. Representation 11 in the 35F Report from the HVC has disagreed to change use to Rural citing: "The site has more than 80% native vegetation with a class 2 waterway running parallel to the eastern property boundary and forms part of a larger contiguous bushland area." Despite the following, representor; applied for a Forest Practices Plan; current use is a rural business turning wood into furniture grade timber.

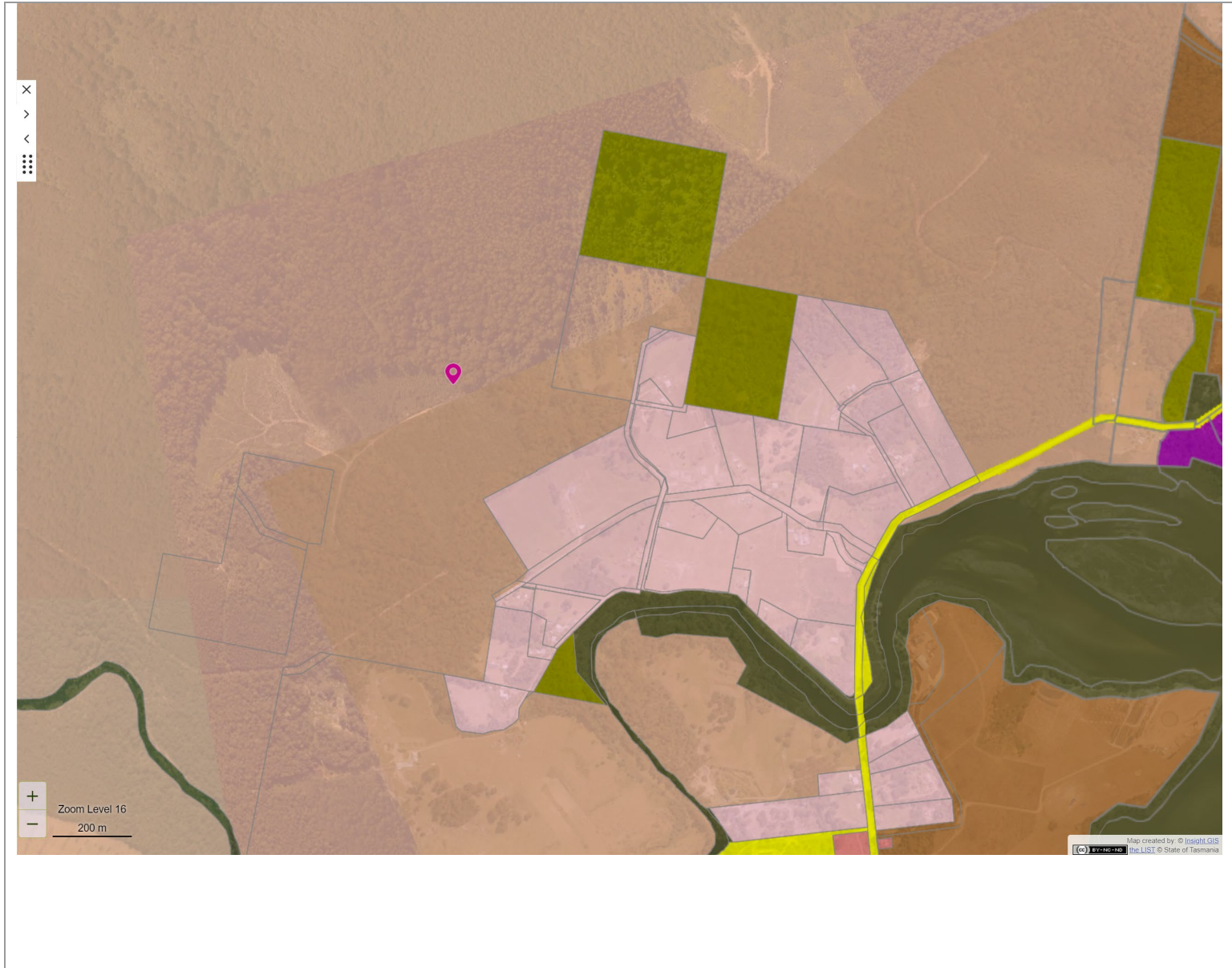
RE: 7558 HUON HWY (100016/1)

Considering the above titles suitability for Landscape Conservation Zone or lack thereof, this title may be spot zoned and under the minimum lot size requirement for Landscape Conservation Zone. at approximately 16.53ha

If required scenic overlay on titles near the scenic corridor acts as a trigger mechanism for further investigation of the scenic values on site during the planning process.

RAMINEA

Ramina is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P22.



Ramina has three spot zones.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
235763/1	39 BOLTON RD	RAMINEA TAS 7109	13.0 Rural Living	Landscape Conservation	Rural Living	1.31

RE: 39 BOLTON RD (235763/1)

Figure above shows the surroundings of the uses around this title. This title was previously zoned 13.0 Rural Living and surrounded by zones: Rural, Rural Living and Environmental Management (along the river boundary).

This title is far below the minimum requirement for Landscape Conservation Zone at approximately 1.31ha. Representation 280 in the 35F Report from the HVC has agreed to change use to Rural Living. This was an egregious spot zone and simple checks could have rectified this issue prior to the representation stage.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
104454/2	Lot 2 ANDREWARTHA RD	RAMINEA TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	10.34
101957/1	STENNINGS RD	RAMINEA TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	7.72

RE: Lot 2 ANDREWARTHA RD (104454/2); STENNINGS RD (101957/1)

Figure above shows the surroundings of the uses around this title. This title was previously zoned 26.0 Rural Resource and surrounded by zones: Rural and Rural Living.

Combined, titles are below the minimum requirement for Landscape Conservation Zone at approximately 18.06 ha. Titles are in addition adjoined by SST Forests (both non-productive and productive forests).

If the HVC was grouping these titles together, this practice should be questioned as the join happens on a corner and tiles are not actually adjoining. If this is a modelling error, separately both titles are under the minimum requirement for Landscape Conservation Zone. These titles are spot zoned and in conjunction with above, unsuitable to be zoned Landscape Conservation. Simple checks could have rectified this issue prior to the representation stage.

DOVER

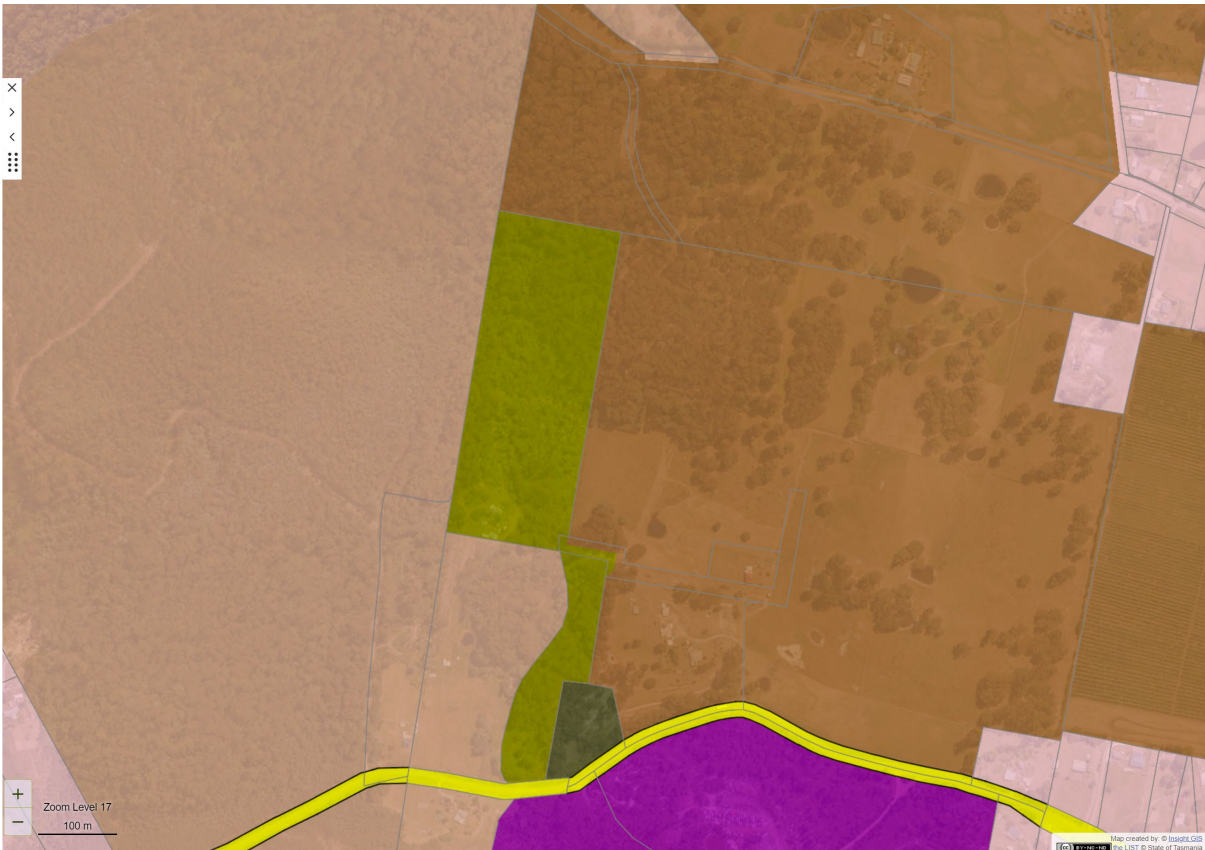
Dover is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P44, P45 and P46



Dover has multiple spot zones and with regards to the Environmental Living translation, HVC has not applied LCZ4 with regards to residential areas. Prior to the IPS these areas were Reserved Residential, Rural Residential or Rural mix. Environmental Living Titles should be reassessed and question why Rural / Rural Living isn't.

Multiple Rural zones have been translated to Landscape Conservation with Limited viewshed.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
204237/1	34 CRAGGS RD	DOVER TAS 7117	26.0 Rural Resource	Landscape Conservation	Rural	6.36
71926/1	HUON HWY	DOVER TAS 7117	26.0 Rural Resource	Landscape Conservation	Rural	1.65

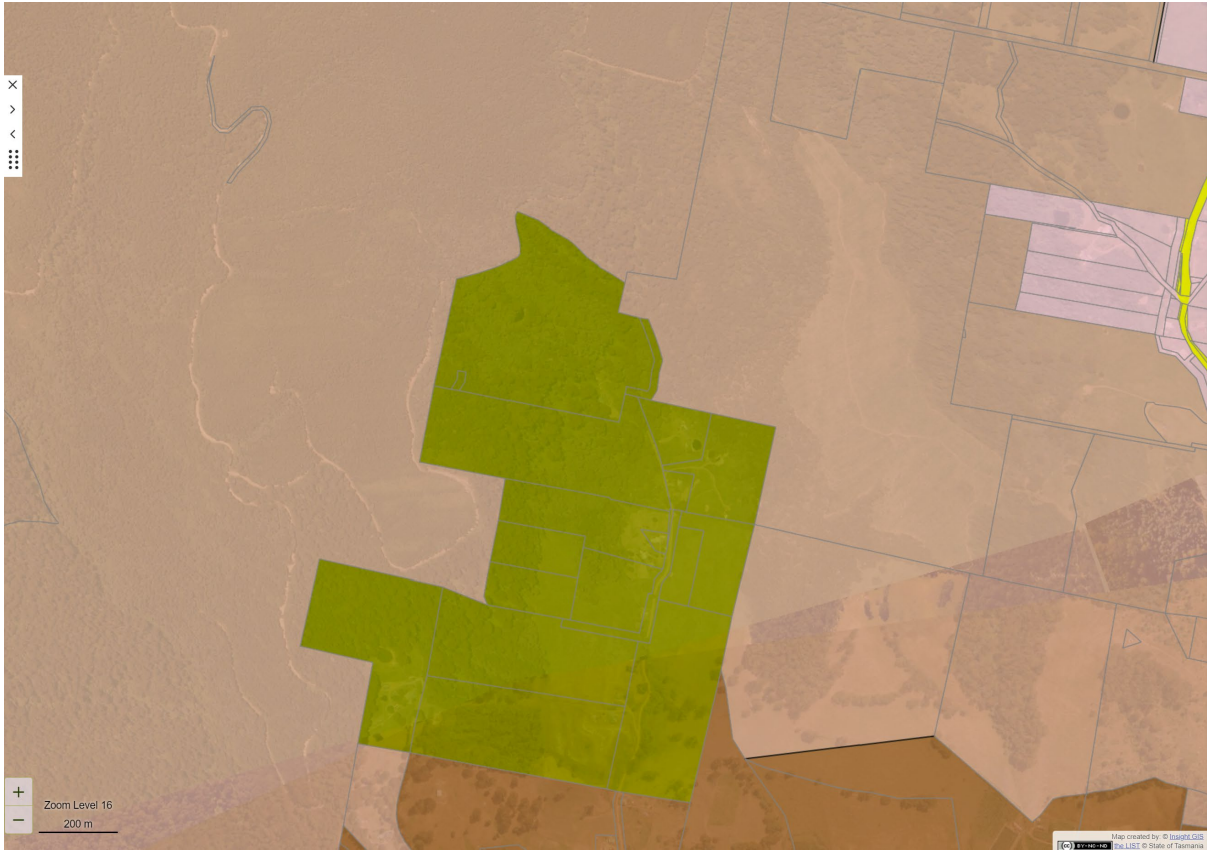


RE: 34 CRAGGS RD (204237/1) AND HUON HWY (71926/1)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 26.0 Rural Resource and surrounded by zones: Rural and Agriculture

Combined, titles are below the minimum requirement for Landscape Conservation Zone at approximately 8.01 ha. Titles are in addition adjoined by Rural and Agriculture uses. If the HVC joined these zones, this practice should be questioned as titles are minimally joined.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
129688/1	299 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		18.22
90871/2	207 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		2.41
90871/3	207 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		2.40
230765/1	207 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		9.77
248801/1	207 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		3.34
209788/1	FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		3.05
18066/1	FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		1.29
6928/1	270 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		0.56
236599/1	272 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		4.59
44834/7	251 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		5.06
44834/6	253 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		0.24
227202/1	205 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		10.50
41395/4	275 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		12.26
43002/1	280 FRANCISTOWN RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		2.05
233647/1	33 BALCOMBES RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		10.09
252437/1	DALES RD	DOVER TAS 7117	14.0 Environmental Living	Landscape Conservation		10.32



RE:299 FRANCISTOWN RD (129688/1); 207 FRANCISTOWN RD (90871/2); 207 FRANCISTOWN RD (90871/3); 207 FRANCISTOWN RD (230765/1); 207 FRANCISTOWN RD(248801/1); FRANCISTOWN RD (209788/1); FRANCISTOWN RD (18066/1); 270 FRANCISTOWN RD (6928/1); 272 FRANCISTOWN RD (236599/1); 251 FRANCISTOWN RD (44834/7); 253 FRANCISTOWN RD (44834/6); 205 FRANCISTOWN RD (227202/1); 275 FRANCISTOWN RD (41395/4); 280 FRANCISTOWN RD (43002/1); 33 BALCOMBES RD (233647/1); DALES RD (252437/1).

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 14.0 Environmental Living and surrounded by zones: Rural and Agriculture. To the north there is a private timber reserve and title: 227202/1 has had a forest practice plan in the past. The majority of these titles have been substantially cleared and thus, does not meet the Council's criteria for "identified lots that had 80% native vegetation coverage".

The close proximity of these titles and style of development should have prompted council to assess whether or not this constitutes a dwelling cluster. Excluding, titles: 129688/1 and 41395/4 titles are within a valley and the Scenic Road Corridor is obscured by surrounding landscapes zoned Rural and Agriculture. No titles have a Scenic Protection Area. In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
211692/1	6719 HUON HWY	DOVER TAS 7117	26.0 Rural Resource	Landscape Conservation	Rural	4.35
105755/1	6755 HUON HWY	DOVER TAS 7117	26.0 Rural Resource	Landscape Conservation	Rural	4.10
213199/2	6755 HUON HWY	DOVER TAS 7117	26.0 Rural Resource	Landscape Conservation	Rural	4.32
149881/1	6781 HUON HWY	DOVER TAS 7117	13.0 Rural Living, 26.0 Rural Resource, 28.0 Utilities	Landscape Conservation, Rural Living, Utilities	Rural Living, Rural	20.85

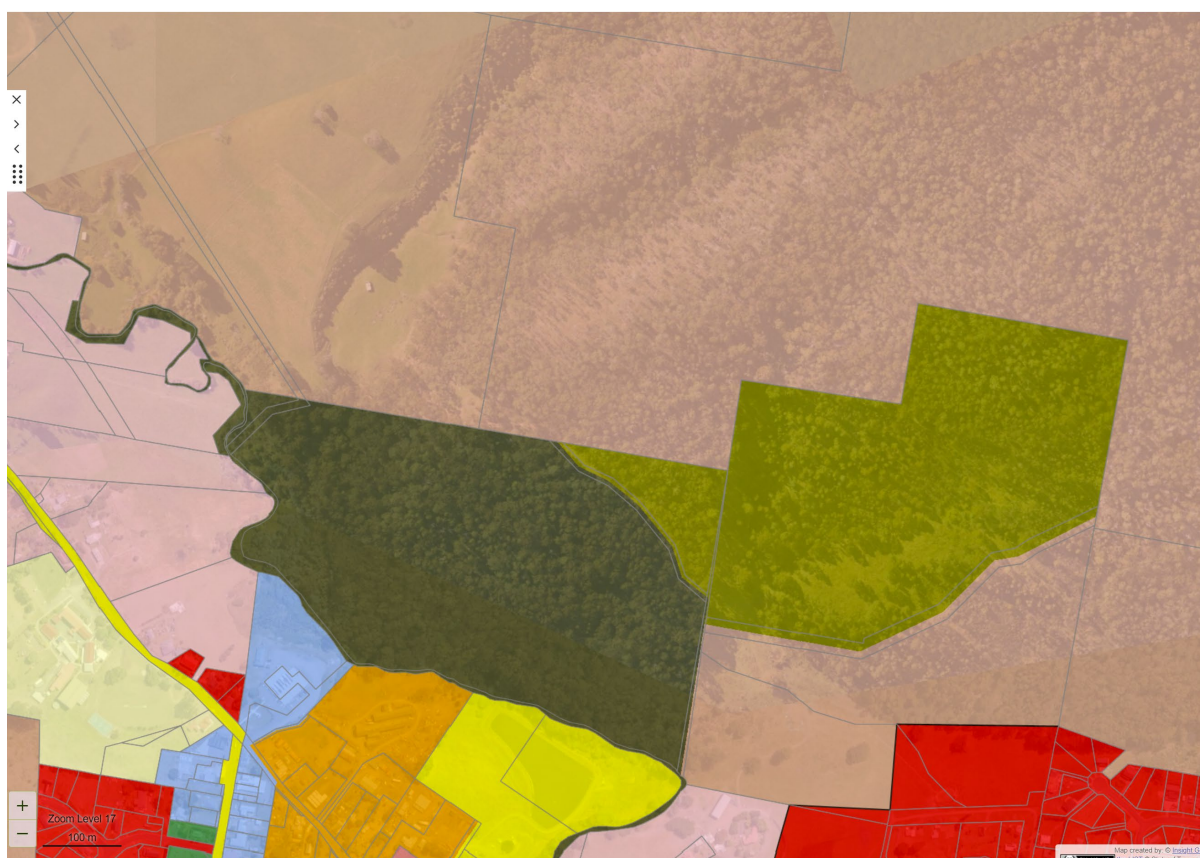


RE: 6719 HUON HWY (211692/1); 6755 HUON HWY (105755/1); 6755 HUON HWY (213199/2); 6781 HUON HWY (149881/1)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 26.0 Rural Resource and surrounded by zones: Rural and along the Road rural living. These titles sit on a hill face, at approximately 220m, where the peak of Reeves Hill is approximately 328m.

A scenic overlay on a portion of the titles can serve as a trigger mechanism for further investigation of the scenic values on site during the planning process.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
227734/1	HUON HWY	DOVER TAS 7117	26.0 Rural Resource, 29.0 Environmental Management	Environmental Management, Landscape Conservation	Rural	18.27
101364/2	31 KENT BEACH RD	DOVER TAS 7117	26.0 Rural Resource	Landscape Conservation	Rural	14.78



RE: HUON HWY (227734/1)

Figure above shows the surroundings of the uses around this title. With regards to, HUON HWY (227734/1), this site is privately owned and not part of the Tasmanian Reserve Estate thus, not appropriate to zone Environmental Management Zone. Representation 76 in the 35F Report identified and asked to be transitioned to Landscape Conservation Zone which the HVC agreed.

RE: 31 KENT BEACH RD (101364/2)

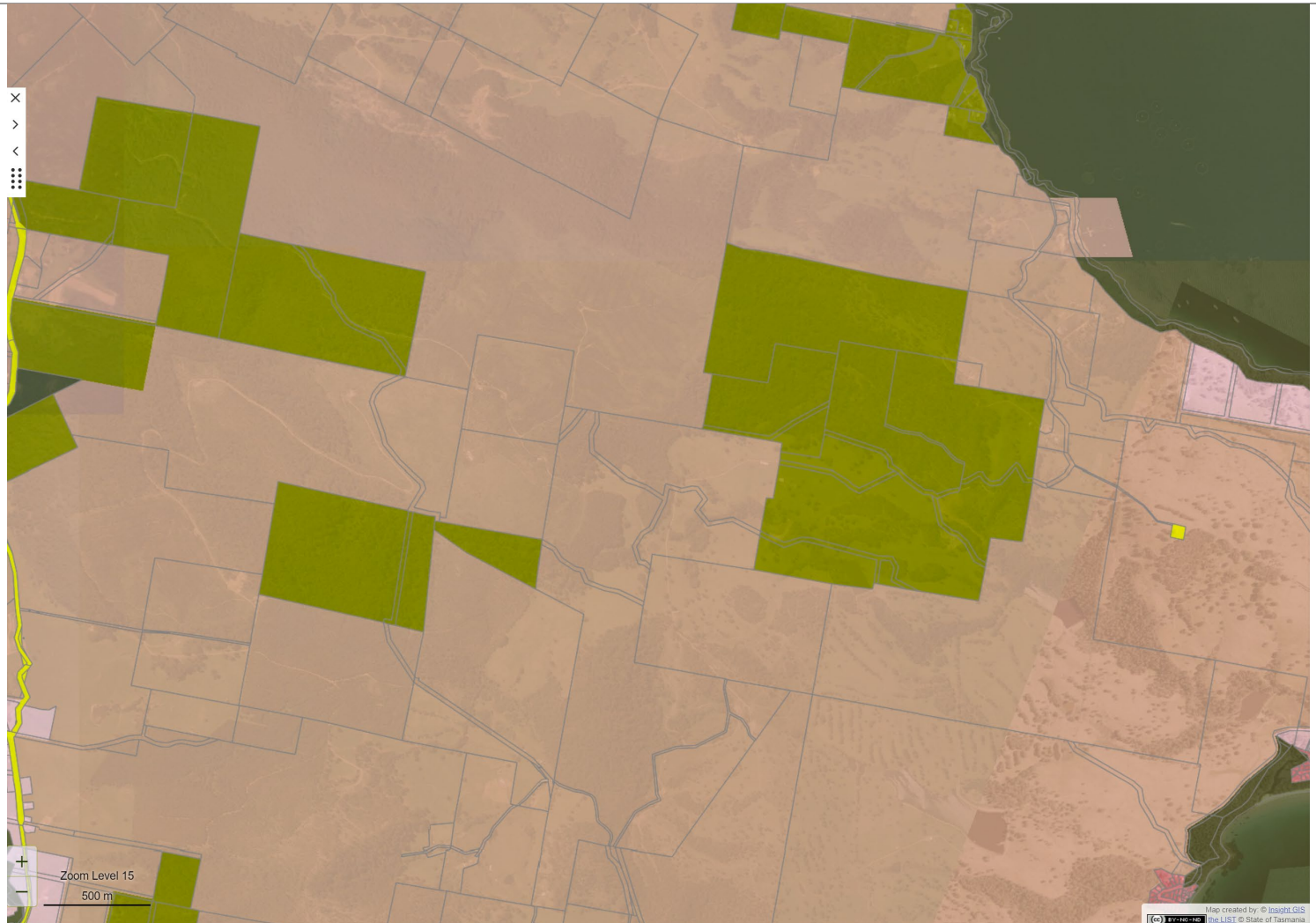
This title is on a hillside, considering if this zone is required to be zoned Landscape Conservation to ensure the adjoining title meets the minimum requirement of the zone and this title does not have a Scenic Protection Area. Council should undertake a scenic values assessment to confirm that this zoning is suitable.

PID: 5263520 spot zone. ~10ha



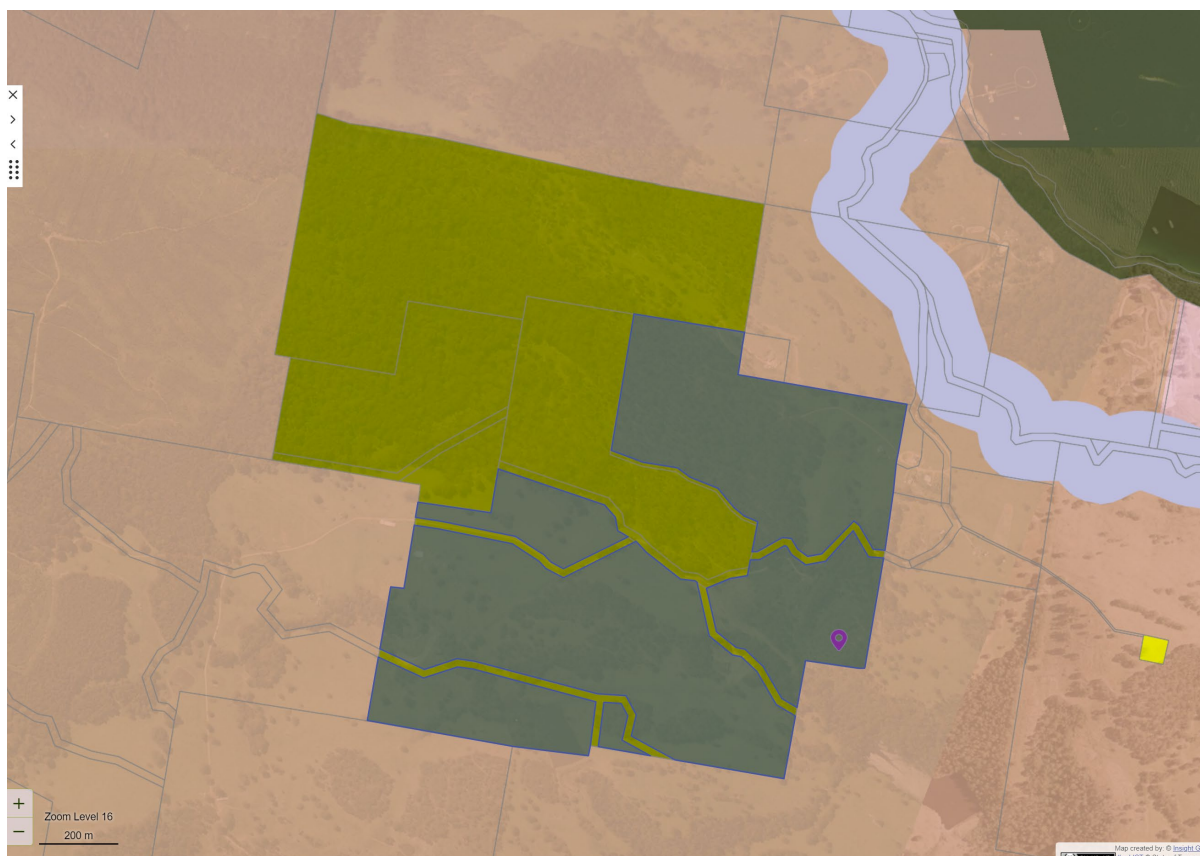
SURVEYORS BAY

Surveyors Bay is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P41 and P42.



Titles (235553/1; 208398/1; 208375/1; 208395/1; 242586/1) have conservation covenants on title. Although conservation covenant by itself is not a determining factor for rezoning to Landscape Conservation, the intent of certain conservation efforts may be present and thus, Council should get informed consent from owner/s of these title/s.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
138477/3	46 NORRIS RD	SURVEYORS BAY TAS 7116	26.0 Rural Resource	Landscape Conservation	Rural	86.6



RE: 46 NORRIS RD (138477/3)

Figure above shows the surroundings of the uses around this title. This title is substantially cleared and does not meet the councils Council's criteria for "identified lots that had 80% native vegetation coverage". Title previously had a Forest Practice Plan.

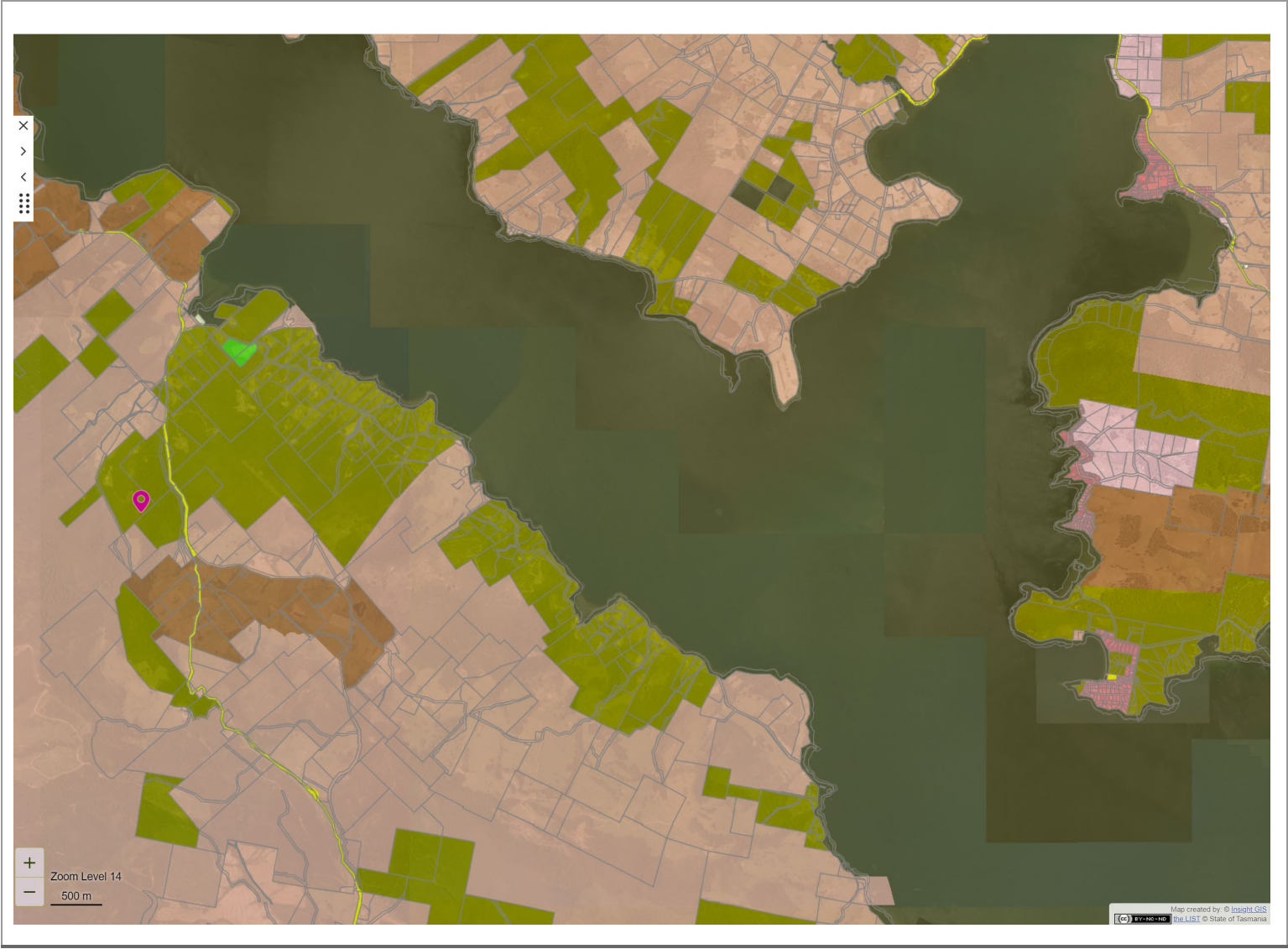
The HVC has stated: "The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title."

Representation 301 in the 35F Report from the HVC has agreed to change use to Rural.

Adjoining titles (208375/1; 208395/1; 242586/1) have conservation covenants on title. Although conservation covenant by itself is not a determining factor for rezoning to Landscape Conservation, the intent of certain conservation efforts may be present and thus, Council should get informed consent from owner/s of these title/s.

POLICE POINT

Police Point is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area 18.



CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
249930/2	ESPERANCE COAST RD	POLICE POINT TAS 7116	26.0 Rural Resource			0.03

Almost all titles in this area have been changed from Landscape Conservation Zone to Rural Living Zone. Should be noted that in 35F HVC missed title 249930/2. This title is a small lot within now a Rural Living Zone cluster.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
200343/1	ESPERANCE COAST RD	POLICE POINT TAS 7116	26.0 Rural Resource		Rural	3.94
112160/1	ESPERANCE COAST RD	POLICE POINT TAS 7116	26.0 Rural Resource		Rural	6.86
106792/1	ESPERANCE COAST RD	POLICE POINT TAS 7116	14.0 Environmental Living	Landscape Conservation		7.13
106792/2	5 DELANEY LANE	POLICE POINT TAS 7116	14.0 Environmental Living	Landscape Conservation		9.67



RE: ESPERANCE COAST RD (106792/1); 5 DELANEY LANE (106792/2)

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 14. Environmental Living surrounded by zones: Rural and along the road Rural Living (Representation 311 and 152 in the 35F Report from the HVC has agreed to change use to Rural Living on multiple sites)

Representation 99 in the 35F Report from the HVC has disagreed to change use for title: 106792/1 despite surrounding titles of similar size and stature being moved to Rural Living. HVC discounted current use of “Hobby Farm” and future intention to build a dwelling. Of which building a dwelling is heavily constrained under Landscape Conservation Zone. Similar property would be 106792/2 with a clear outcropping with residential potential.

The HVC has stated: “The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified

for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.”

As the HVC has not done ground truthing, a cursory analysis using South East Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).

Vegetation Features: Low

Priority vegetation report makes no mention of threatened vegetation features.

Extensive areas of similar vegetation with infrequent patterns or forest openings. Clearings are present.

Water form Features: Low

Water courses through most of current vegetated areas.

Cultural/ Heritage Features (Visual Only): No comment

Native Wildlife Features (Visual Only): No comment.

Overall impact of this title is low. There is no Scenic Overlay on title: 106792/1

Water courses create a developmental constraint and acts as a trigger mechanism for further investigation of the scenic values on site during the planning process. Where there is a Scenic Road Corridor, this as a trigger mechanism for further investigation of the scenic values on site during the planning process.

In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value justifying the zoning of Landscape Conservation Zone.

RE: ESPERANCE COAST RD (200343/1); ESPERANCE COAST RD (112160/1).

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 26.0 Rural Resource surrounded by zones: Rural. Both titles have been previously harvested (PP Number TRI0309 and JCT0025)

The HVC has stated: "The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title."

As the HVC has not done ground truthing, a cursory analysis using Southeast Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low-Medium

Hillside facing title/s. Should be noted, below 'ridge line' and the crown is zoned "Rural"

Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).

Vegetation Features: Low

Priority vegetation report makes no mention of threatened vegetation features.

Extensive areas of similar vegetation with infrequent patterns or forest openings.

Water form Features: Low

Water courses through most of current vegetated areas.

Cultural/ Heritage Features (Visual Only): No Comment

Native Wildlife Features (Visual Only): No comment.

Considering water courses create a developmental constraint and acts as a trigger mechanism for further investigation of the scenic values on site during the planning process. Overall impact of title/s is low.

In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value justifying the zoning of Landscape Conservation Zone.

GLENDIEVE AND BROOKS BAY

Glendevie and Brooks Bay is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area 18.



Almost all titles in this area have been changed from Landscape Conservation Zone to Rural Living Zone. Should be noted that title: 237699/1 consists of the crown of Flowerpot hill and an airport.



CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
34614/14	62 CLARK RD	GLENDEVIE TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	33.81
148521/2	52 CLARK RD	GLENDEVIE TAS 7109	26.0 Rural Resource	Landscape Conservation, Rural	Rural	4.05
138247/6	10 CLARK RD	GLENDEVIE TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	3.39

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 26.0 Rural Resource surrounded by zones: Rural and Agriculture. Two titles (34614/14; 148521/2) are “Potentially Unconstrained” according to the Land potentially suitable for the Agriculture Zone mapping layer, 138247/6 is “Potentially Constrained (Criteria 2B)”

The HVC has stated: “The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.”

As the HVC has not done ground truthing, a cursory analysis using South East Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Medium

Undulating and/or rounded and rolling hills that are not visually distinctive in the surrounding landscape.

Vegetation Features: Mostly Low.

Extensive areas of similar vegetation with infrequent patterns or forest openings.

Priority Vegetation reports has limited reports of (SBR) Broad-leaf scrub and (NAD) Acacia dealbata forest

Water form Features: Low

Water courses through most of current vegetated areas. (CT 34614/14 has none)

Cultural/ Heritage Features (Visual Only): No Comment

Native Wildlife Features (Visual Only): No comment.

Overall impact of title/s is low.

Considering water courses create a developmental constraint and acts as a trigger mechanism for further investigation of the scenic values on site during the planning process. Scenic overlay on titles near the scenic corridor acts as a trigger mechanism for further investigation of the scenic values on site during the planning process.

In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value justifying the zoning of Landscape Conservation Zone.



CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
118988/1	139 POLICE POINT RD	GLENDIEVE TAS 7109	14.0 Environmental Living	Landscape Conservation	N/A	42.32

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 26.0 Rural Resource surrounded by zones: Rural and Rural Living (As a part of rezoning effort in the 35F report).

Representation 222 in the 35F Report from the HVC has disagreed to change use to Rural or Rural Living. Evidence provided to HVC was:

- about 31-51% cleared in various stages of regrowth or use. Remaining vegetation is 49-69%. 22% is cleared land that spans across the two 170m hilltops that have the main house and outbuildings located on.
- No scenic overlay.
- Vegetation is regrowth.

HVC replied with a generic response, with only particular reference to “A significant portion of the site is mapped as threatened native vegetation *Eucalyptus amygdalina* forest and woodland on sandstone.”

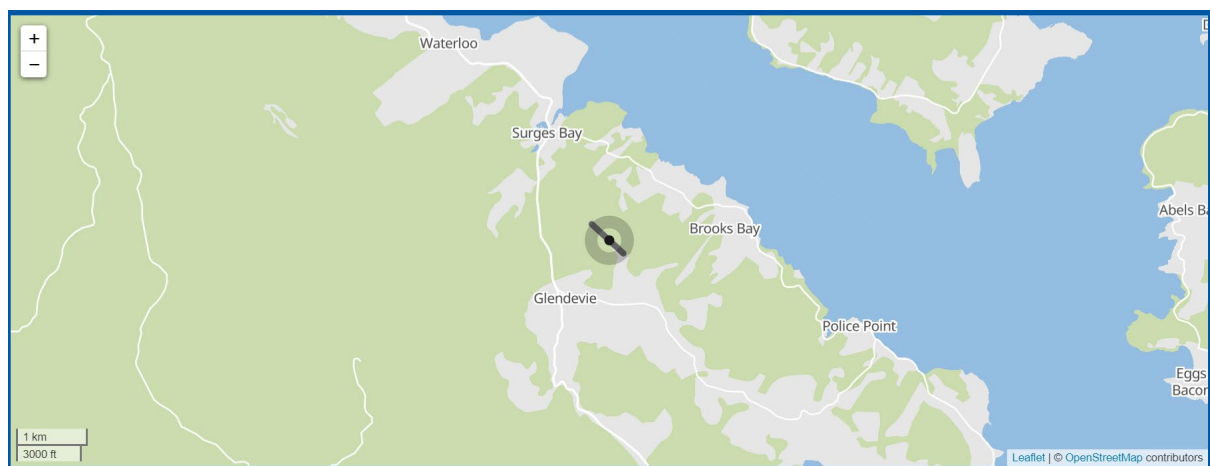
The HVC has stated: “The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.”

Considering water courses create a developmental constraint and acts as a trigger mechanism for further investigation of the scenic values on site during the planning process. (Water coursers are not very prominent)

In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value justifying the zoning of Landscape Conservation Zone.

HVC Zoned Glendevie Airport (YGVE) to Landscape Conservation Zone. Although there is no representation. Why is this Landscape Conservation Zone?

ICAO	YGVE
Runways	13/31 (130°/310°)
Type	Small airport
Location	Glendevie Tasmania Australia
Coordinates	-43.2316, 147.00018



SURGES BAY AND WATERLOO

Surges Bay and Waterloo is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area 18.





CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
143213/2	21 SMITHS RD	SURGES BAY TAS 7116	27.0 Significant Agricultural	Agriculture	Agriculture	18.68
153006/1	12 SMITHS RD	SURGES BAY TAS 7116	26.0 Rural Resource	Landscape Conservation	N/A	0.32

RE:21 SMITHS RD (143213/2)

Representation 280 in the 35F Report from the HVC has disagreed to change use to Rural. This needs review based on title owners as land may not be consistent with agriculture use.

RE: 12 SMITHS RD (153006/1)

Representation 280 in the 35F Report from the HVC has disagreed to change use to Rural. This title is clearly spot zoned.

- Under 20ha(0.32ha)
- Surrounded by agriculture.
- No priority vegetation.
- It is a Jetty and a Stable

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
150411/1	HUON HWY	SURGES BAY TAS 7116	27.0 Significant Agricultural	Landscape Conservation	Agriculture	1.28

These titles were previously zoned 27.0 Significant Agricultural surrounded by zones: Agriculture, Rural, Environmental Management.

The HVC has stated: “The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.”

As the HVC has not done ground truthing, a cursory analysis using South East Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).

Vegetation Features: Low

Priority vegetation report makes no mention of threatened vegetation features.

Extensive areas of similar vegetation with infrequent patterns or forest openings.

Water form Features: Low

Water course intersects a very small portion of the northern side.

Cultural/ Heritage Features (Visual Only): No comment

Native Wildlife Features (Visual Only): No comment.

Overall impact of title/s is low.

In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value justifying the zoning of Landscape Conservation Zone.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
16205/1	5647 HUON HWY	WATERLOO TAS 7109	27.0 Significant Agricultural	Landscape Conservation	Agriculture	8.09
35481/1	5649 HUON HWY	WATERLOO TAS 7109	27.0 Significant Agricultural	Landscape Conservation	Agriculture	10.98

These titles were previously zoned 27.0 Significant Agricultural surrounded by zones: Agriculture, Rural, Environmental Management.

The HVC has stated: “The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.”

As the HVC has not done ground truthing, a cursory analysis using South East Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).

Vegetation Features: Low

Priority vegetation report makes no mention of threatened vegetation features.

Extensive areas of similar vegetation with infrequent patterns or forest openings.

Water form Features: Low

Cultural/ Heritage Features (Visual Only): No Comment

Native Wildlife Features (Visual Only): No comment.

Considering water courses create a developmental constraint and acts as a trigger mechanism for further investigation of the scenic values on site during the planning process. Overall impact of title/s is low.

In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value justifying the zoning of Landscape Conservation Zone.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
4/5949	HUON HWY	SURGES BAY TAS 7116	26.0 Rural Resource	Landscape Conservation	Rural	12.07



RE: HUON HWY (4/5949)

Figure shows the surroundings of the uses around these titles. These titles were previously zoned 26.0 Rural Resource surrounded by zones: Rural and Crownland. Some of which are private timber reserves. Crownland which is the other Landscape Conservation title is barely adjoining. Combined barely meets the requirements of 20ha. RE Crown Land, best to consult with NRE Tasmania – and possibly needs to be zoned EMZ. Two titles are not a group of titles. This is a spot zone.

In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value justifying the zoning of Landscape Conservation Zone.



CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
46125/5	123 GLOCKS RD	WATERLOO TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	13.25657649
40694/1	123 GLOCKS RD	WATERLOO TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	30.93997208
128455/1	123 GLOCKS RD	WATERLOO TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	29.6779824
PID 2169109	HUON HWY	WATERLOO TAS 7109	26.0 Rural Resource	Landscape Conservation	Rural	2.97

RE: 123 GLOCKS RD (46125/5); 123 GLOCKS RD (40694/1); 123 GLOCKS RD (128455/1)

These titles were previously zoned 26.0 Rural Resource surrounded by zones: Rural. Some of which are private timber reserves.

Representation 118 in the 35F Report from the HVC has disagreed to change use to Rural. With a generic catch-all statement.

The HVC has stated: “The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.”

As the HVC has not done ground truthing, a cursory analysis using South East Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).

Vegetation Features: Low

Priority vegetation report makes mention of: (DGL) Eucalyptus globulus dry forest and woodland and (WGL) Eucalyptus globulus wet forest in the Western part of the title. No other threatened

vegetation features on the rest. Extensive areas of similar vegetation with infrequent patterns or forest openings.

Water form Features: Low

Water course over where priority vegetation is located.

Cultural/ Heritage Features (Visual Only): No comment

Native Wildlife Features (Visual Only): No comment.

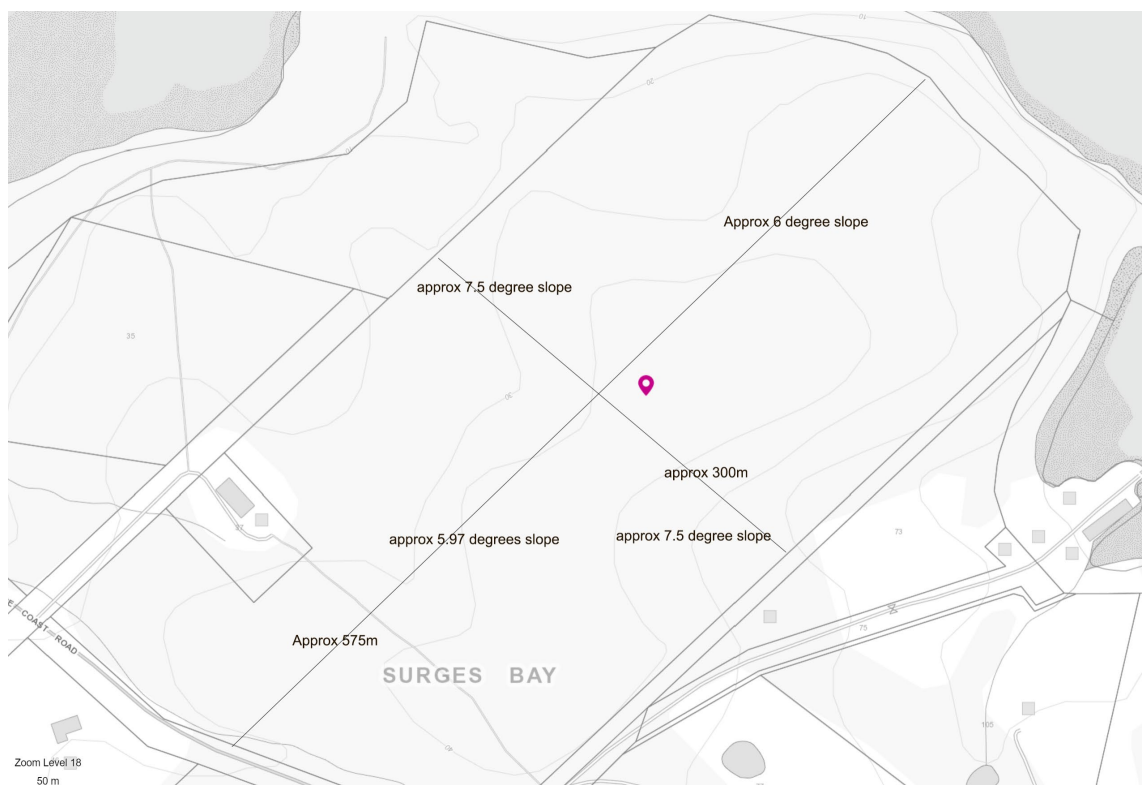
Considering water courses create a developmental constraint and acts as a trigger mechanism for further investigation of the scenic values on site during the planning process. Overall impact of title/s is low.

In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value justifying the zoning of Landscape Conservation Zone.

Within Surges Bay the 35F has proposed to move approximately 64 titles from Landscape Conservation to Rural Living. This shows the greater shift away from Landscape Conservation from the direct translation from Environmental Living Zone. This has created a spot zone for Representation 212.

A comment from council: *“The landscape values of the site include a **hilltop and ridgeline** and 99% vegetation coverage, including a significant portion mapped as threatened *Eucalyptus amygdalina* forest and woodland on sandstone”*. The site has a slope of less than 10-degree slope. This would be classed as a “low” landform feature according to Southeast Costal Hills Scenic Quality Class Frame of Reference. This would be incorrect justification of Landscape Conservation as measured against a Scenic Quality Class.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Size (HA)
170960/1	Lot 1 ESPERANCE COAST RD	SURGES BAY TAS 7116	14.0 Environmental Living	Landscape Conservation	17.29377889

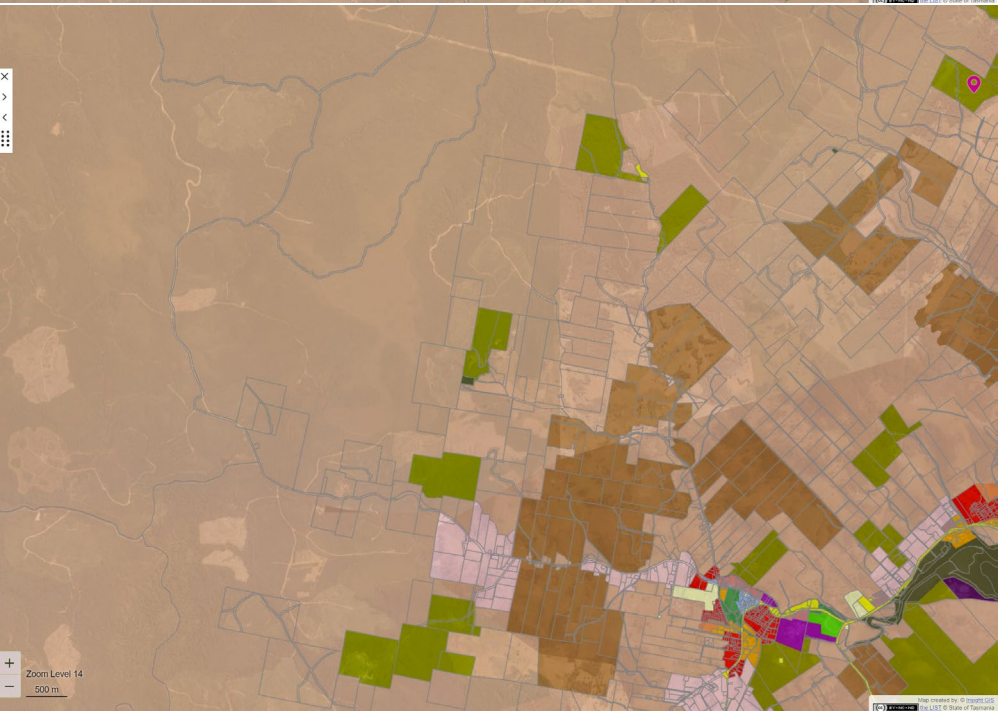


Landform Features: Low

Significant expanses of **rolling hills** or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).

GEEVESTON

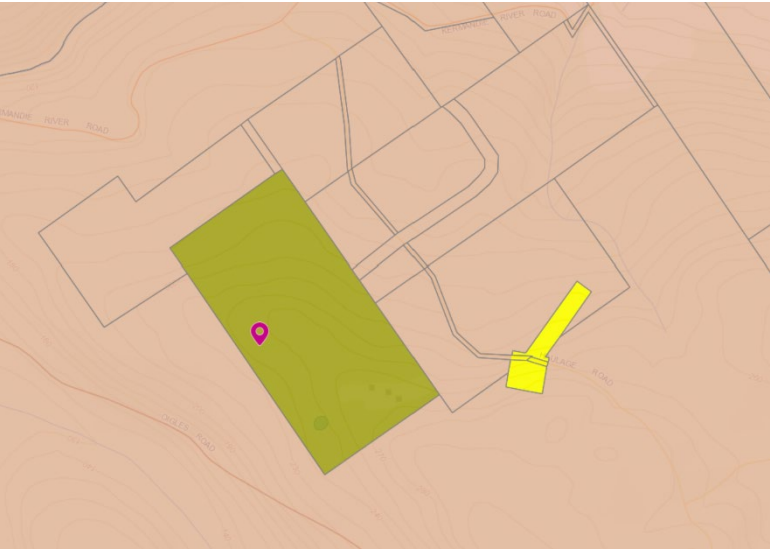
Geeveston is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P16 and P18.



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CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
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121400/1	200 KERMANDIE RIVER RD	GEEVESTON TAS 7116	26.0 Rural Resource	Landscape Conservation	Rural	20.23ha
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Representation 387 in the 35F Report from the HVC has agreed to change use to Rural. A simple check could have rectified this issue prior to the representation stage.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
224250/1	5222 HUON HWY	GEEVESTON TAS 7116	26.0 Rural Resource	Landscape Conservation	Rural	15.78

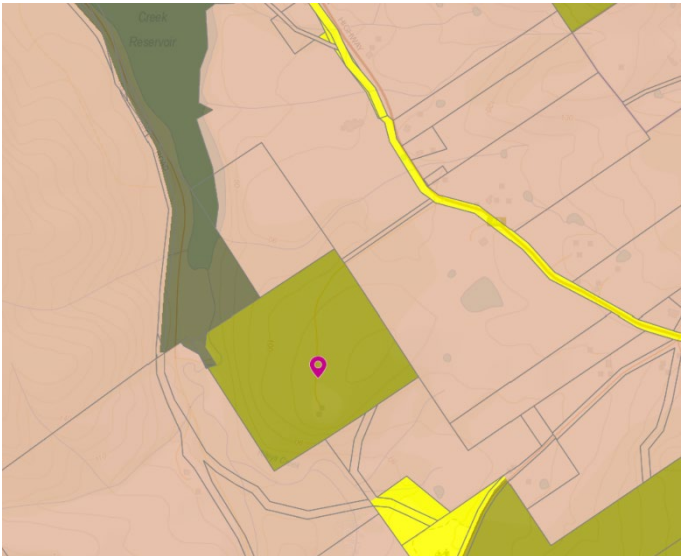
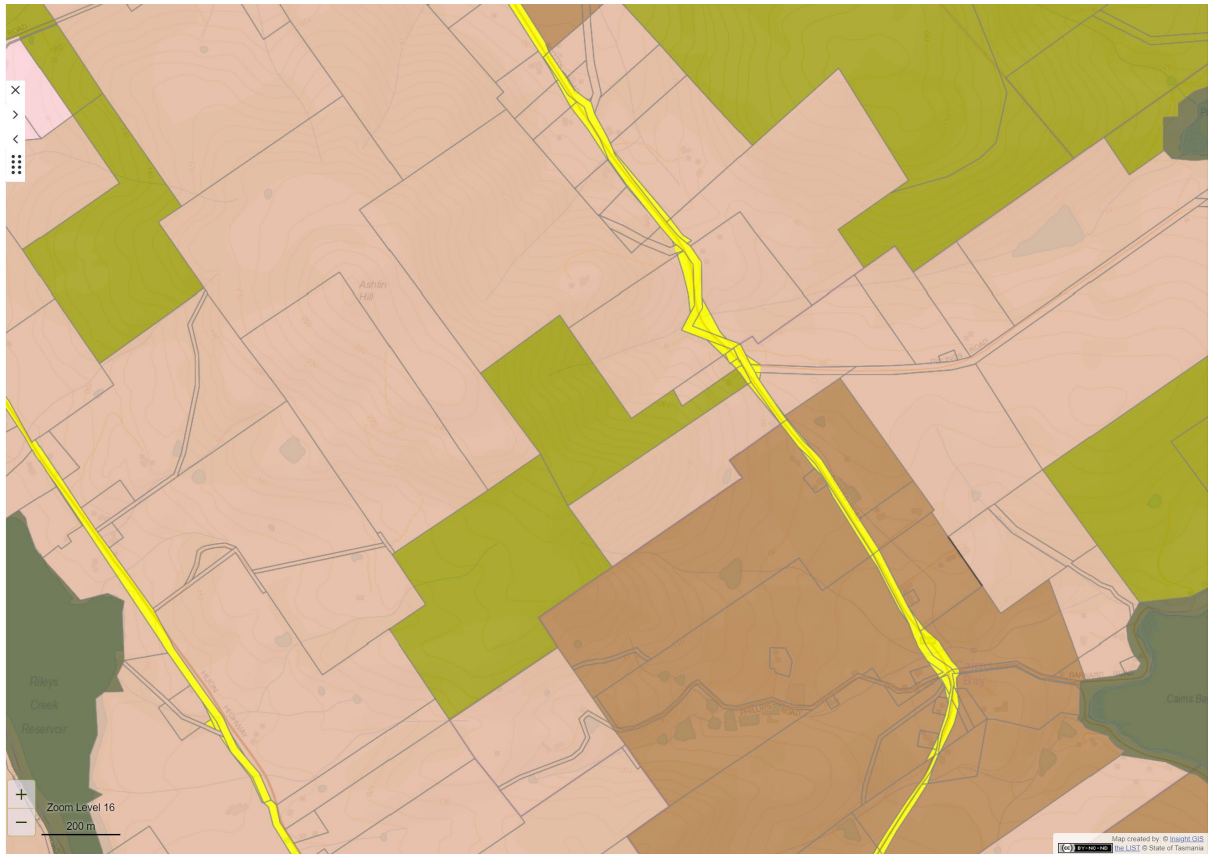


Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 26.0 Rural Resource surrounded by zones: Rural, Environmental Management. The subject site is also less than 20 hectares in area and does not meet the Council criteria of being a large lot comprising a 20-hectare area of native vegetation.

In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value justifying the zoning of Landscape Conservation Zone.

CT: 212909/1 Mostly cleared. – Doesn't meet the requirements.





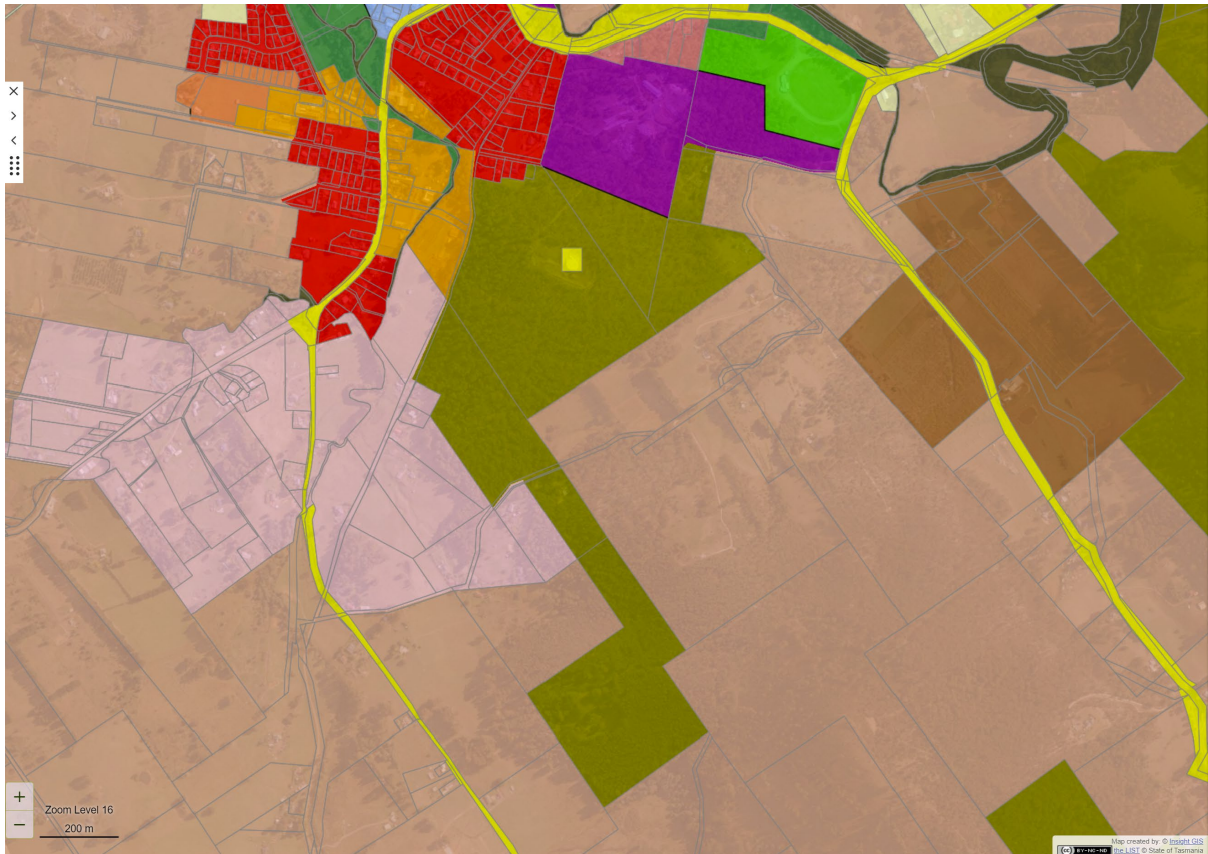
CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
237626/1	212 SCOTTS RD	GEEVESTON TAS 7116	26.0 Rural Resource	Landscape Conservation	Rural	12.18

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 26.0 Rural Resource surrounded by zones: Rural, and Agriculture.

Representation 284 in the 35F Report from the HVC has agreed to change use to Rural. With a generic catch-all statement.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
227188/1	5141 HUON HWY	GEEVESTON TAS 7116	26.0 Rural Resource	Landscape Conservation	Rural	20.32

It should be noted that this title has a conservation covenant. Although conservation covenant by itself is not a factor for rezoning to Landscape Conservation, the intent of certain conservation efforts may be present and thus, Council should get informed consent from owner/s of these title/s.



CT: 39206/1 was Rural Living, possibly a modelling error.
CT: 203032/1, will be thus, spot zoned.
CT 5257606 has industrial uses on it.

CAIRNS BAY AND PORT HUON

Cairns Bay and Port Huon is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P16.





CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
250661/1	79 BARNARD RD	CAIRNS BAY TAS 7116	26.0 Rural Resource	Landscape Conservation	Rural	20.62
26236/1	82 BARNARD RD	CAIRNS BAY TAS 7116	26.0 Rural Resource	Landscape Conservation	Rural	7

Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 26.0 Rural Resource surrounded by zones: Rural.

The HVC has stated: “The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.”

As the HVC has not done ground truthing, a cursory analysis using South East Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Low

Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).

Vegetation Features: Low

Priority vegetation report makes mention of: ((DOV) Eucalyptus ovata forest and woodland on the edges of the Environmental Management Zone.

No other threatened vegetation features on the rest. Extensive areas of similar vegetation with infrequent patterns or forest openings.

Water form Features: Low

Water course over where priority vegetation is located and the edges of the title/s.

Cultural/ Heritage Features (Visual Only): No comment

Native Wildlife Features (Visual Only): No comment.

Considering water courses create a developmental constraint and acts as a trigger mechanism for further investigation of the scenic values on site during the planning process. Overall impact of title/s is low.

In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value justifying the zoning of Landscape Conservation Zone.

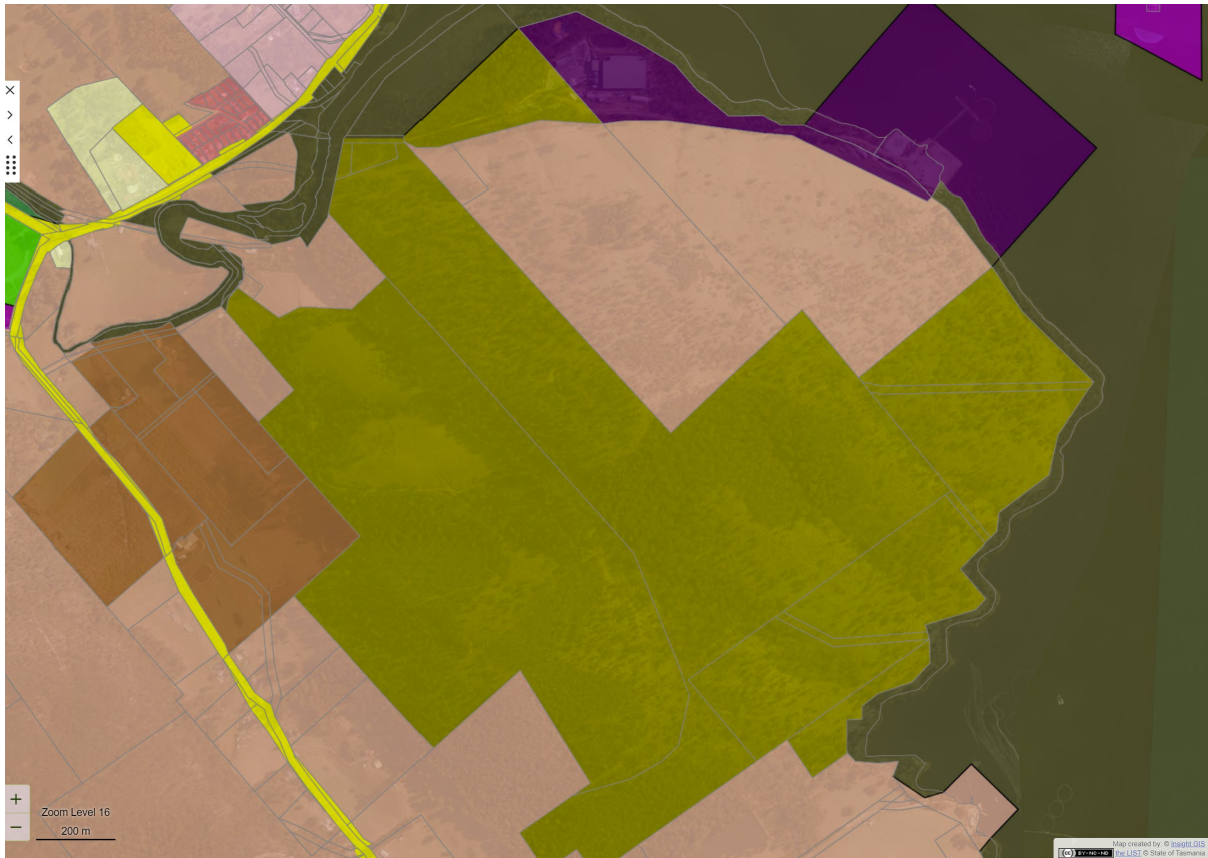


Figure above shows the surroundings of the uses around these titles. These titles were previously zoned 26.0 Rural Resource surrounded by zones: Rural.

Should be noted, part of the crown already has a scenic overlay and part is zoned rural.

Representation 207 in the 35F Report from the HVC has disagreed to change use to Rural. Representation gave detailed Responses.

The HVC has stated: “The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise, then the LCZ may not be correctly applied to that land title.”

As the HVC has not done ground truthing, a cursory analysis using Southeast Coastal Hill Scenic Quality Class Frame of Reference is provided (Note, this is a basic analysis and very approximate):

Landform Features: Medium

Vegetation Features: Low

Priority vegetation report makes mention of: ((DOV) Eucalyptus ovata forest.



- (DOV) Eucalyptus ovata forest and woodland

No other threatened vegetation features on the rest. Extensive areas of similar vegetation with infrequent patterns or forest openings.

Water form Features: Low

Water course over where priority vegetation is located + small water course too.

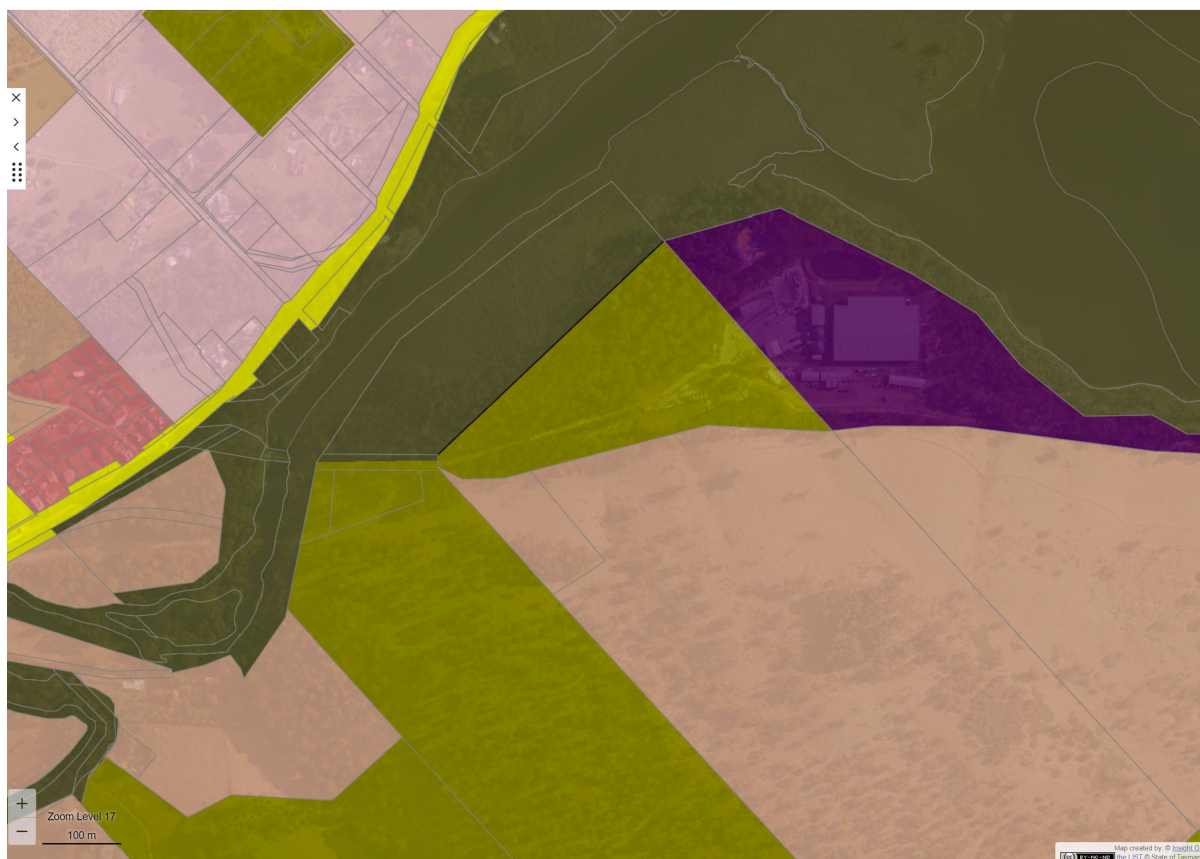
Cultural/ Heritage Features (Visual Only): No comment

Native Wildlife Features (Visual Only): No comment.

Considering water courses create a developmental constraint and the scenic overlay acts as a trigger mechanism for further investigation of the scenic values on site during the planning process. Overall impact of title/s is low.

In the absence of any landscape values assessment undertaken by Council as part of their background assessment, it is considered that there is no information that supports the subject site as having any particular or identified landscape value justifying the zoning of Landscape Conservation Zone.

It should be noted, the other titles are zoned rural with the same or more priority vegetation and the crown of the hilltop is also zoned rural. Scenic overlay should be considered over LCZ.



CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
142071/3	85 WHALE POINT RD	PORT HUON TAS 7116	25.0 General Industrial, 29.0 Environmental Management	General Industrial,	General Industrial, Environmental Management	12.39

. These titles were previously zoned 25.0 General Industrial surrounded by zones: General Industrial, Environmental Management (along the river) and Rural to the south.

Representation 25 in the 35F Report from the HVC has disagreed to change use to General Industrial, Environmental Management.

It is clear that there is industrial uses on site from satellite imagery. Protection for the riparian is included under Environmental Management.

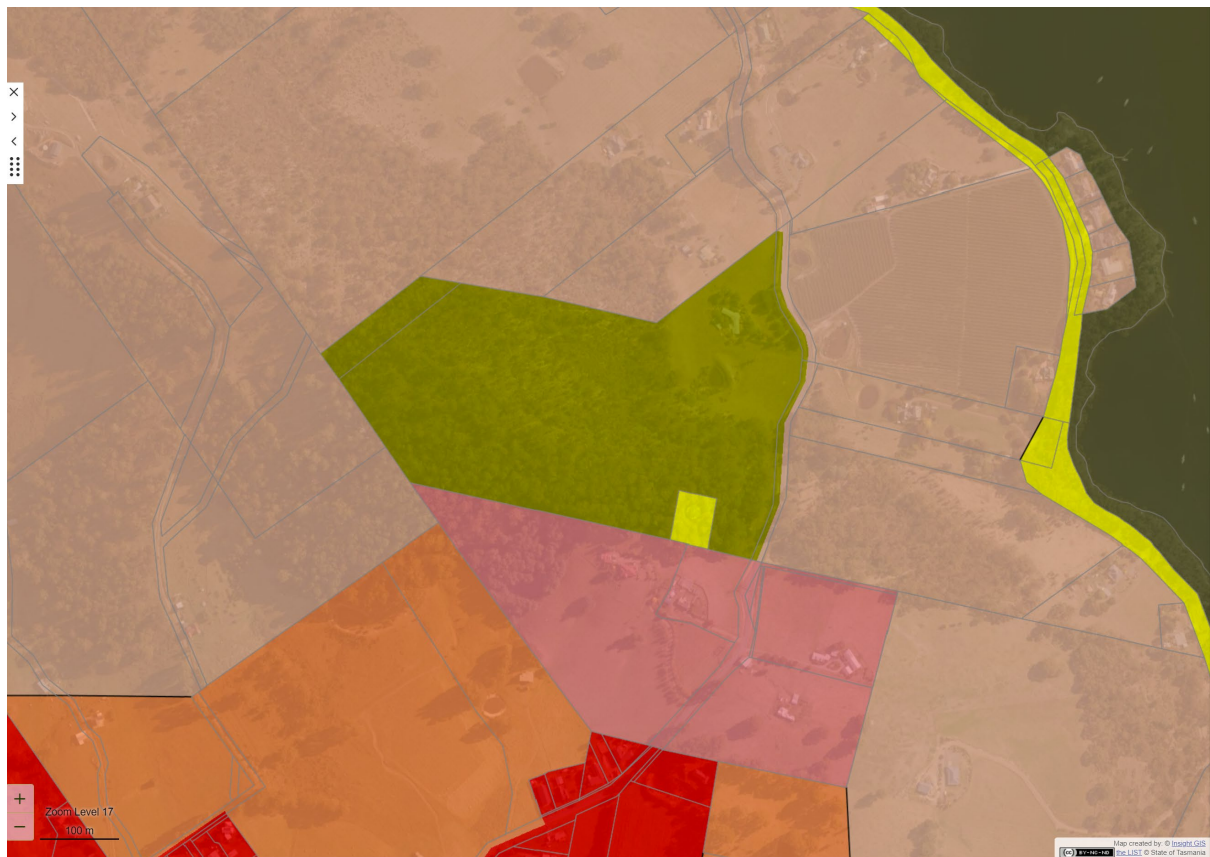
From the representation, there seems to be a natural values assessment from EcoTas. Did HVC not read/consider expert advice?



7 Titles CT 174297/4, 169873/1, 174297/2, 159488/2, 174297/1, 174297/3, 174297/100

HVC has not applied LCZ4 with regards to residential areas. Environmental Living. Prior to the IPS these titles were mostly Reserved Residential or Rural mix. Titles should be reassessed and question why Rural / Rural Living isn't not a better fitting zone than landscape conservation considering the small lot sizes (each lot under 3ha) and no assessment.

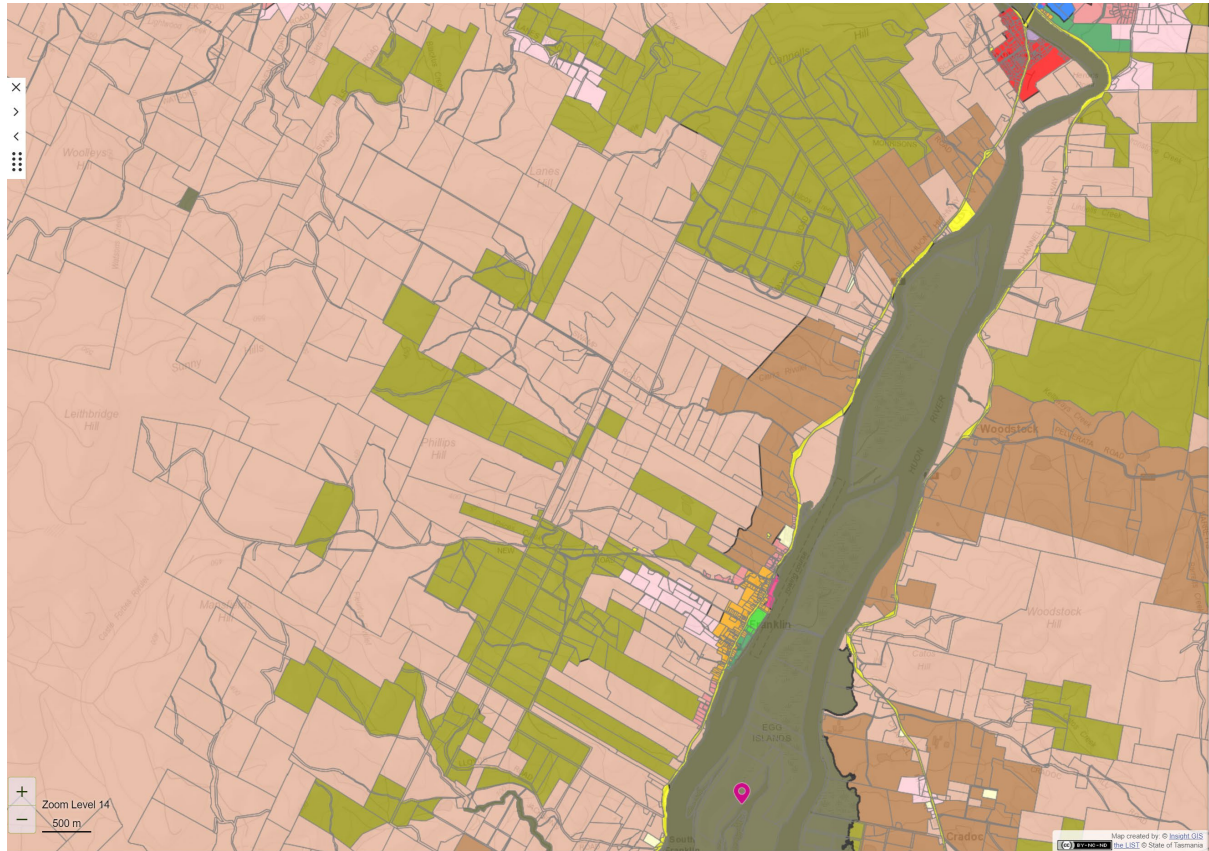
Other titles CT: 120538/3, 120538/4 and 224515/1 will not meet minimum lot size if the rural living cluster is reformed.



CT 50389/1 is under 20ha at around 14ha. This is a spot zone.

FRANKLIN (AND SOUTH HUONVILLE)

Franklin and South Huonville is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P14 and P16

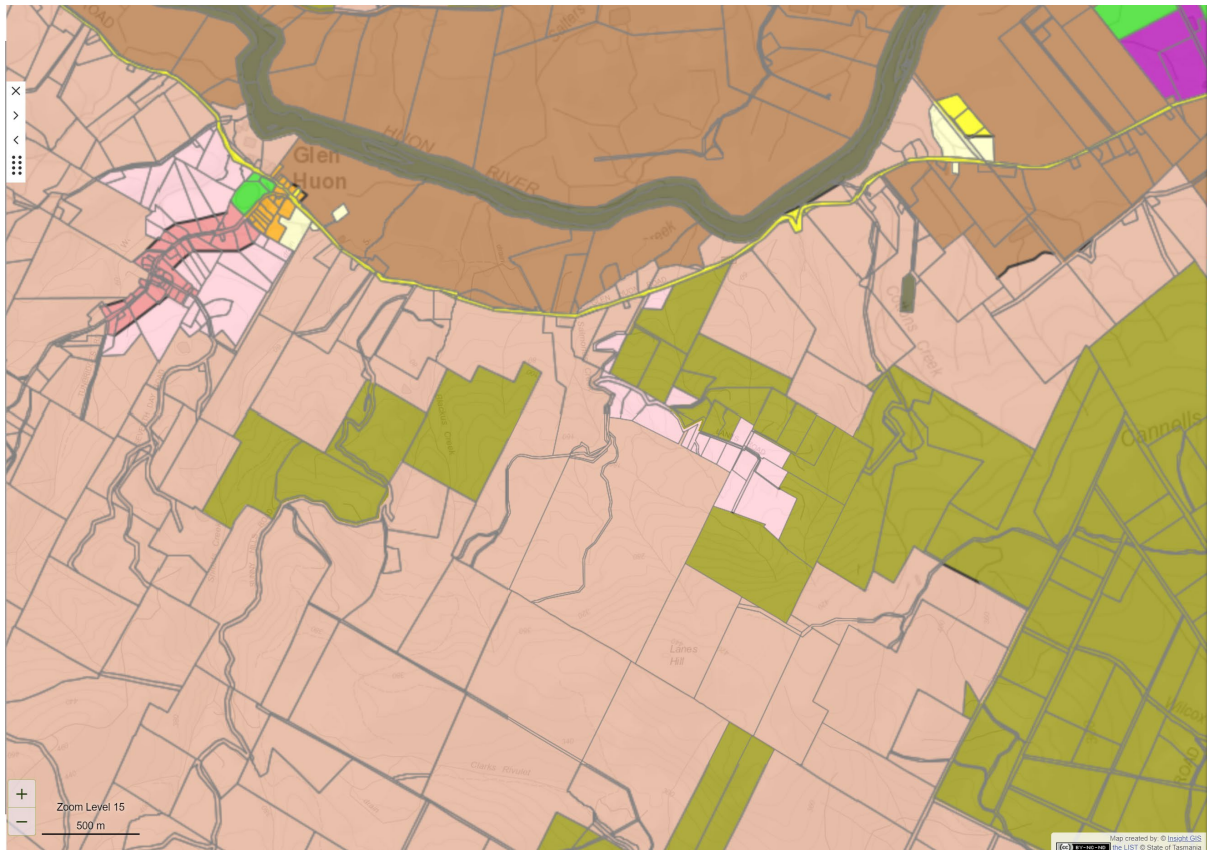


Titles zoned Environmental Living has directly been translated to Landscape Conservation. HVC has not applied LCZ4 with regards to residential areas. Almost all titles in this area have been changed from Landscape Conservation Zone to Rural Living Zone

All titles zoned Landscape Conservation came from Rural Resource require more to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference?

GLEN HUON

Glen Huon is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P14.



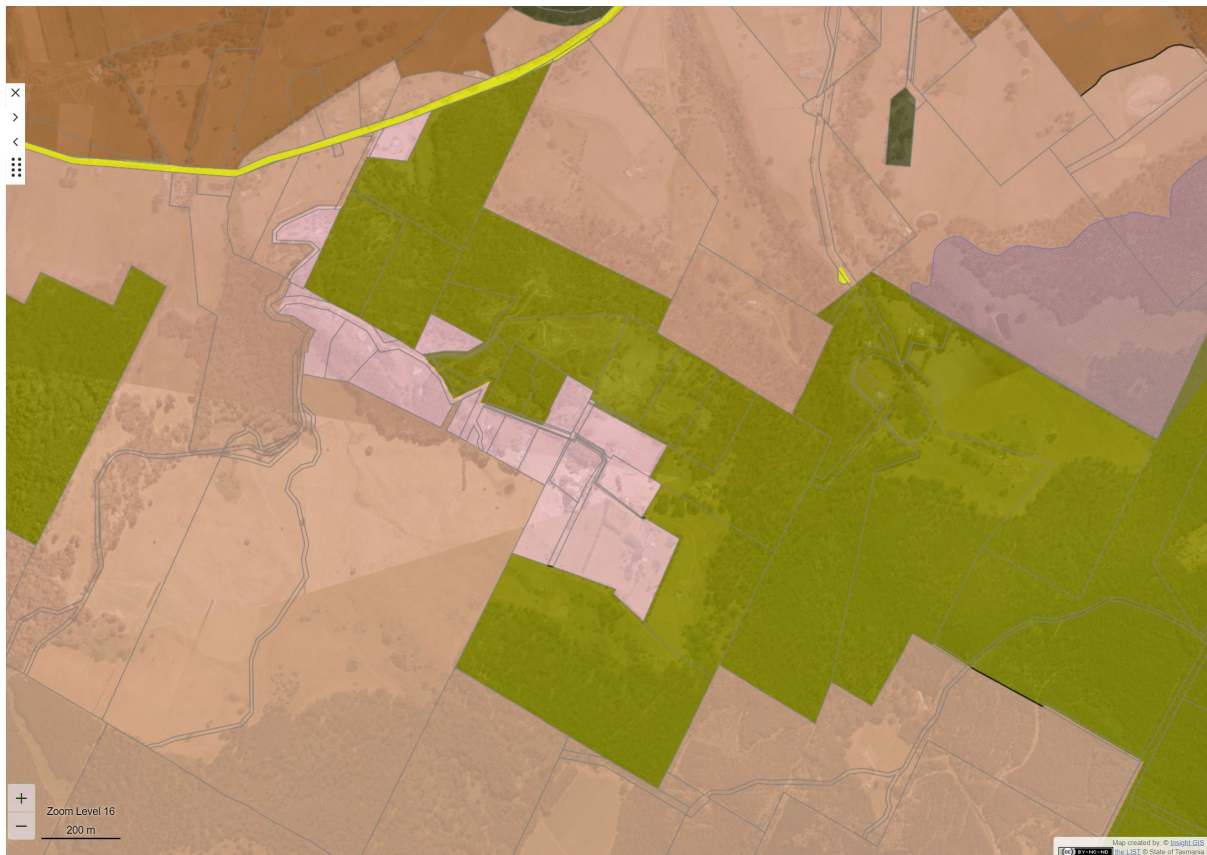
These titles are clearly in the ‘background’ and some titles would be for all intents and purposes ‘unseen’ by traffic. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P14. As such Landscape Conservation Zone needs to be completely reviewed within this locality with a focus on higher tier scenic quality classes which may need to be protected, this requires ground truthing and not relying on modelling for zone classification.

All titles zoned Landscape Conservation came from Rural Resource require more to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference?

CT: 35753/2 is mostly cleared.

CT: 35753/6 is mostly cleared

Figure Below shows the surroundings of the uses around various titles zoned areas existing in a Rural Living cluster with lower visibility/viewership.



These properties were previously zoned 14.0 Environmental Living and surrounded by Rural Living and Rural. Representation 36 provided an objection to being rezoned with the following heavily summaries arguments:

- Doesn't meet councils' definition 80% native vegetation cover. (90% of title is cleared)
- Intended uses are Residential and Hobby Farm
- Title is not on hilltop or ridge line.

Councils comment:

“Scenic values of vegetated hills and prominent ridgelines in the Huon Valley have been prioritised, and development managed to minimise the visual impact on the landscape, primarily through the application of zoning. This has, under the HVIPS been done through the application of the Environmental Living Zone or the Scenic Protection Code. The Environmental Living Zone has not been carried over to the SPP’s. The Landscape Conservation Zone under the draft LPS has been applied to most land currently zoned Environmental Living in the HVIPS due to the landscape values afforded by these areas through vegetation coverage, proximity to the Huon River or their elevated positions.

In reviewing this representation received and others in the Environmental Living Zone of Glen Huon, Council assessed the application of the Landscape Conservation Zone to this area and determined the characteristics of this area, in terms of vegetation coverage, hillsides and proximity to the Huon River reflect the important landscape characteristics of the Huon Valley. These landscape values include vegetated hills and valleys framing cleared agricultural, interspersed with remnant areas of bushland,

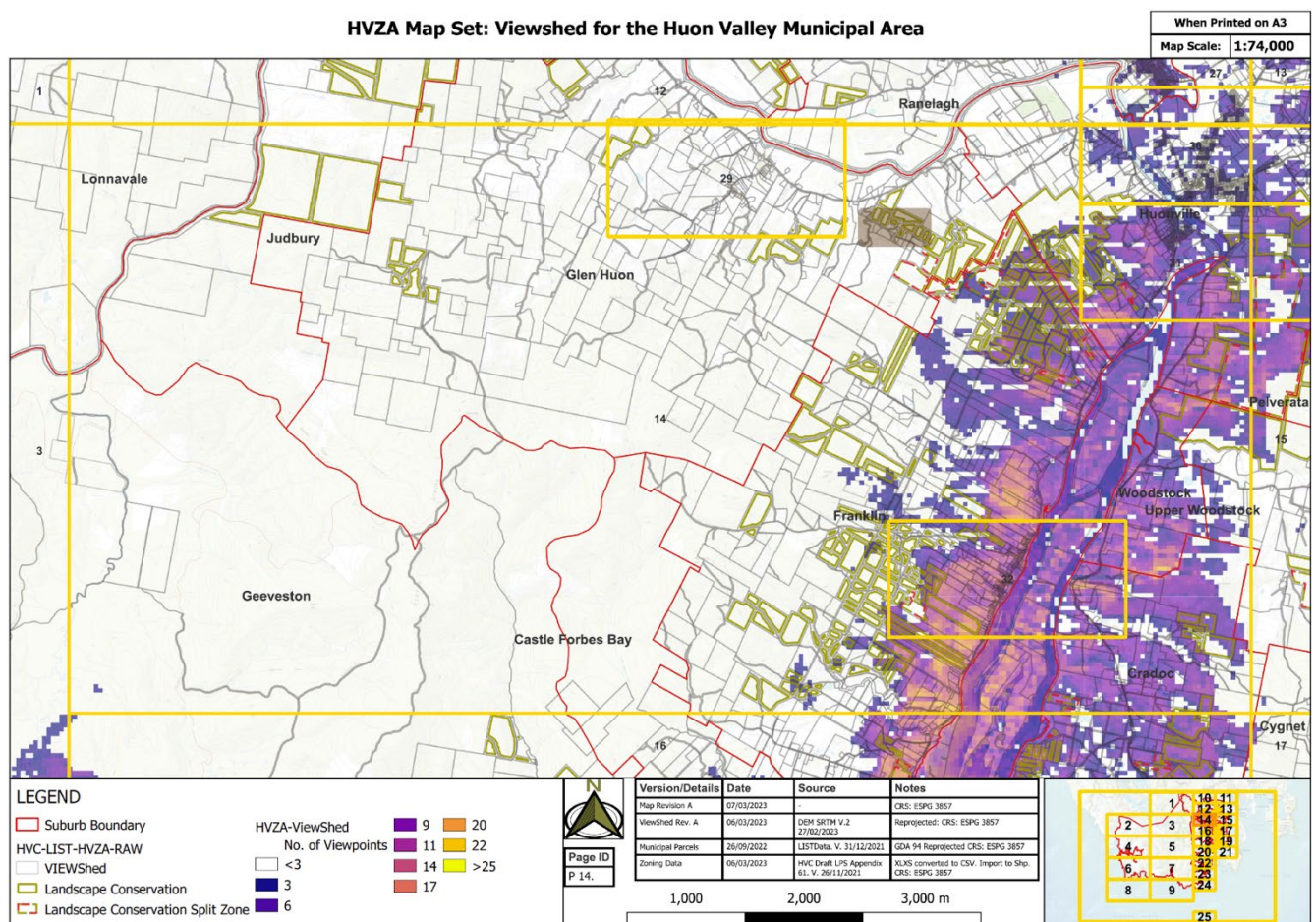
together with the Huon River and tributary waterways. Accordingly, only small-scale use or development is appropriate.

Importantly, there is no strategic intention for this site and the broader Environmental Living area, which is significant in size, to be an area of residential use and development within a rural setting and given the substantial portion of lots in the LGA being of a size typically associated with a rural-residential lifestyle (for example 26 % of lots are between 1 ha – 10 ha) any increase in the Rural Living zone needs to be considered on a municipal level with supporting detailed strategic analysis to avoid an incremental continuous increase in Rural Living land.

The application of the Landscape Conservation zone is therefore considered the most appropriate zone for this site.”

Pre-HVIPS these lots were zoned as “Rural Residential” and some titles within the HVIPS are “Rural Living”. Historically this area has a priority for residential use and is within an area with Rural Residential. Additionally, these titles are not “significantly visible”, the closest Scenic Road Corridor is approximately 4km away in the southwest and Channel Highway is completely obscured by Cannells’ Hill. Glen Huon Road (approximately 1km away) and North Huon Road (approximately 2.5km away) which are the other two but not a Scenic Road Corridor provide very limited visibility of these title, where the majority of titles are ‘unseen’.

Please see viewshed map produced by the HVZA (Huon Valley Zoning Association) Map Number 14. Excerpt of viewshed map Viewshed for this title can be seen below, site area can be seen in brown highlight.



Addressing the HVC comments directly:

The HVC comment: *“ The Environmental Living Zone has not been carried over to the SPP’s. The Landscape Conservation Zone under the draft LPS has been applied to most land currently zoned Environmental Living in the HVIPS due to the landscape values afforded by these areas through vegetation coverage, proximity to the Huon River or their elevated positions. ”*

It is correct that the Environmental Living Zone has not been carried over to the new planning system, however, the assumption that Environmental Living Zone should be a direct translation to Landscape Conservation Zone is incorrect as explained in a previous commentary about the Council’s process. The Council has also admitted that this stance is incorrect with the large number of amendments requested within the 35F from Environmental Living Zone to Rural Living Zone. It should be noted some titles within this area was also under the HVIPS were “Rural Living” and thus, this logic does not flow. The river itself does not provide a viewership point, and proximity to the river should not be considered unless there is evidence to the contrary making sections which are potentially visible to the river a viewership point. Elevated position of these titles is also discounted by the lack of visibility from potential viewership points.

The HVC comment: *“In reviewing this representation received and others in the Environmental Living Zone of Glen Huon, Council assessed the application of the Landscape Conservation Zone to this area and determined the characteristics of this area, in terms of vegetation coverage, hillsides and proximity to the Huon River reflect the important landscape characteristics of the Huon Valley. These landscape values include vegetated hills and valleys framing cleared agricultural, interspersed with remnant areas of bushland, together with the Huon River and tributary waterways. Accordingly, only small-scale use or development is appropriate. ”*

Representation 36 makes reference to 90% cleared on their title. Other titles are significantly cleared too. This directly contradicts the HVC’s process of “80% native vegetation cover was used as the minimum coverage for selection as potential LCZ properties.” This area is more characteristically of a plateau enclosed by hillsides. They are not visually significant as the potential viewership angles are low impact (not a part of a Scenic Road Corridor). How did the HVC determine that these titles are significantly visible? If not, with understanding the context that Landscape Conservation Zone should be applied where it is “significantly visible” why has the HVC insisted on translating Rural Living titles along with other titles with the intent for Residential use to Landscape Conservation?

The HVC comment: *“Importantly, there is no strategic intention for this site and the broader Environmental Living area, which is significant in size, to be an area of residential use and development within a rural setting and given the substantial portion of lots in the LGA being of a size typically associated with a rural-residential lifestyle (for example 26 % of lots are between 1 ha – 10 ha) any increase in the Rural Living zone needs to be considered on a municipal level with supporting detailed strategic analysis to avoid an incremental continuous increase in Rural Living land.”*

This comment possibly refers to The STRLUS (see regional policy SRD1.3) which supports the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities. As this site is within a Rural Living community evidenced by previous zoning of “Rural Living” it is entirely consistent with STRLUS to translate these titles to Rural Living and in some cases revert to Rural Living. Strategic planning needs consultation with the community. The transition from the HVIPS to the TPS was envisioned as a translation exercise. Can the HVC explain how they implemented strategic planning in the draft LPS and why?

Assessing landscape value based on Southeast Coastal Hill Scenic Quality Class Frame of Reference and A Manual for Forest Landscape Management Scenic Quality Frame of Reference

Landform Features: Low

Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).

These titles are within a Rural Living precinct and more characteristically of a plateau enclosed by hillsides

Vegetation Features: Low

Extensive areas of similar vegetation with infrequent patterns or forest openings.

Large forest clearings with straight or unnatural appearing shapes and edges

Water form Features: Low

Water course over where priority vegetation and a few intersections.

Cultural/ Heritage Features (Visual Only): No comment

Native Wildlife Features (Visual Only):

Not possible to determine.

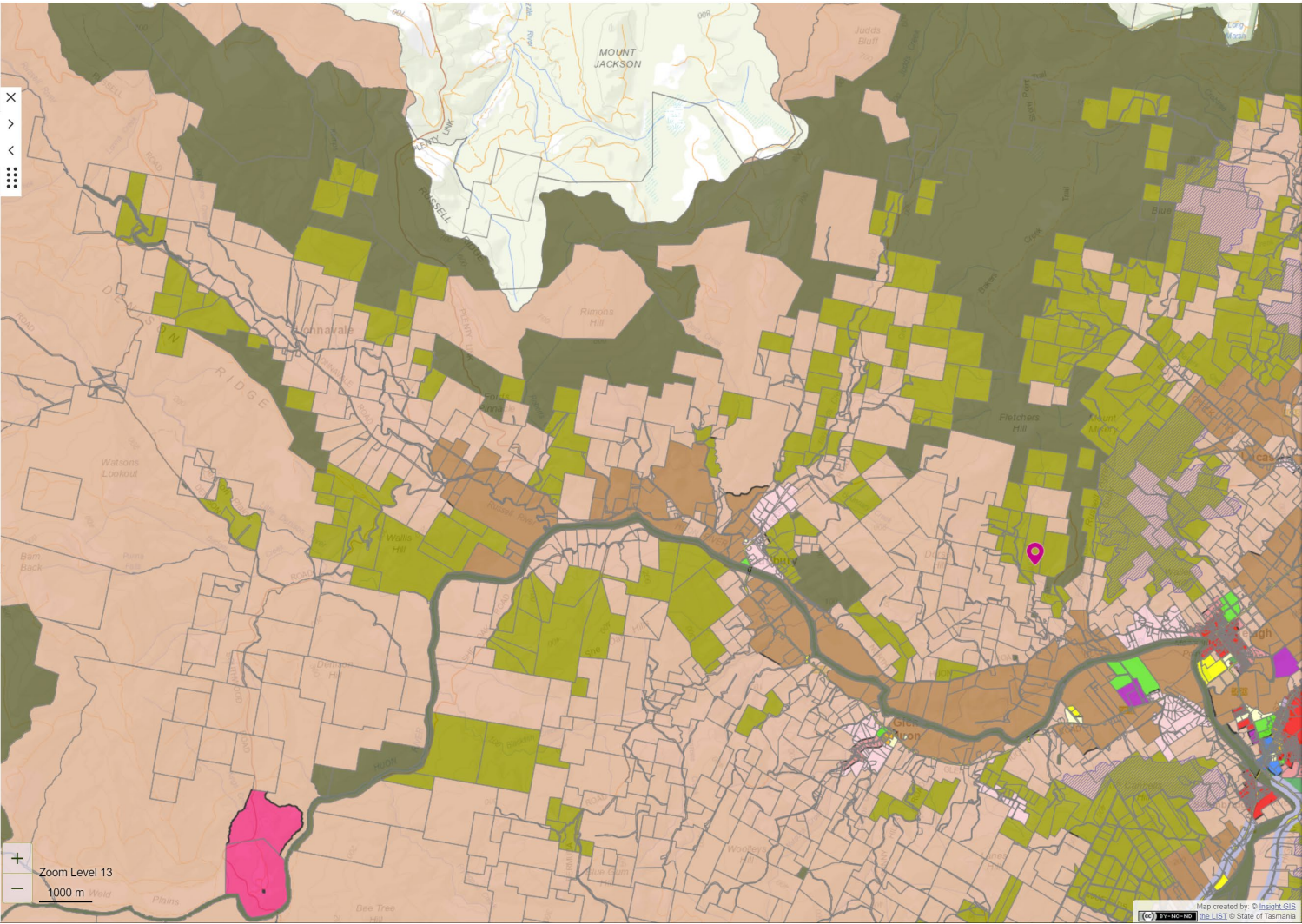
Figure below shows titles sitting on a flat area within a mountain range.



CT: 35753/2 – mostly cleared. Doesn't meet councils' definitions.

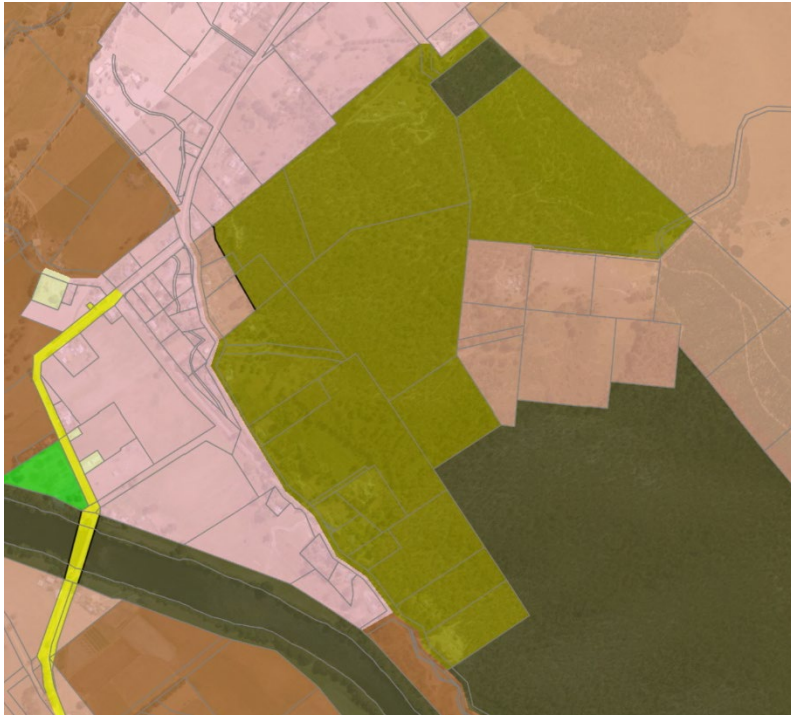
JUDBURY

Judbury is a remote locality within the Huon Valley municipal area. Most of this area is not 'visible' from scenic corridors. These titles are clearly in the 'background' and some titles would be for all intents and purposes 'unseen' by traffic. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P12. As such Landscape Conservation Zone needs to be completely reviewed within this locality with a focus on higher tier scenic quality classes which may need to be protected, this requires ground truthing and not relying on modelling for zone classification.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	HVZA LPS
						

CT: 149202/3 mostly cleared. Doesn't meet councils' definitions.

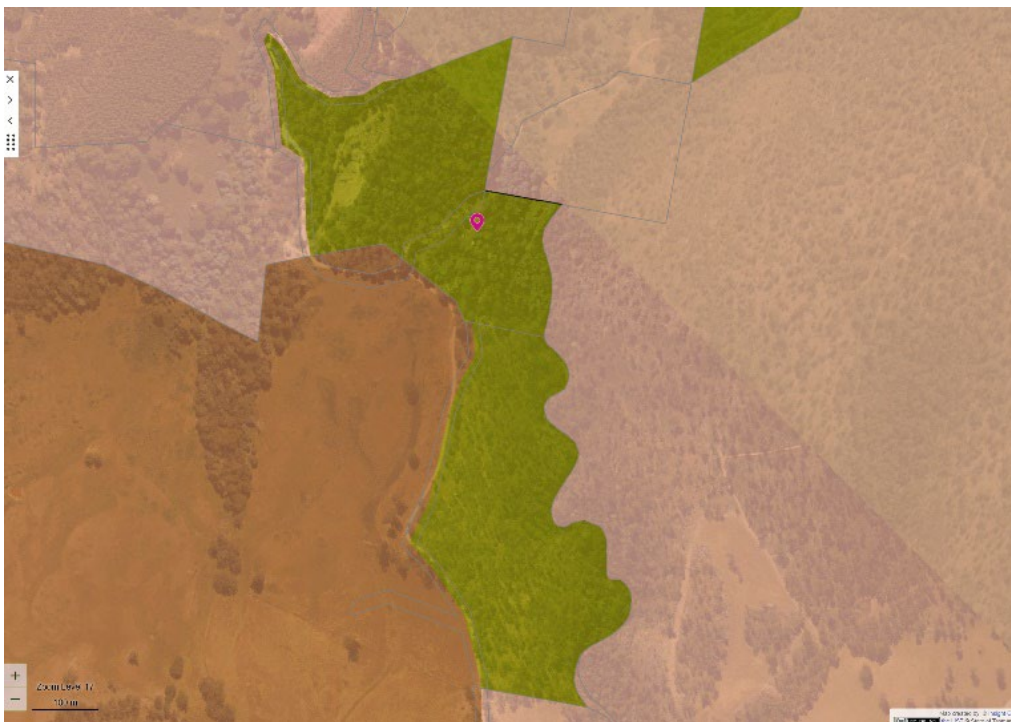
CT: 230325/1 Spot zone.



CT: 201293/1 bad split. Should be reassessed.

CT: 146688/1 bad split. Should be reassessed.

CT: 42161/6, 201293/1, 146688/1 should be a part of the rural living block. Possibly 146688/2 and 246434/3 Other titles along this strip too. Location:



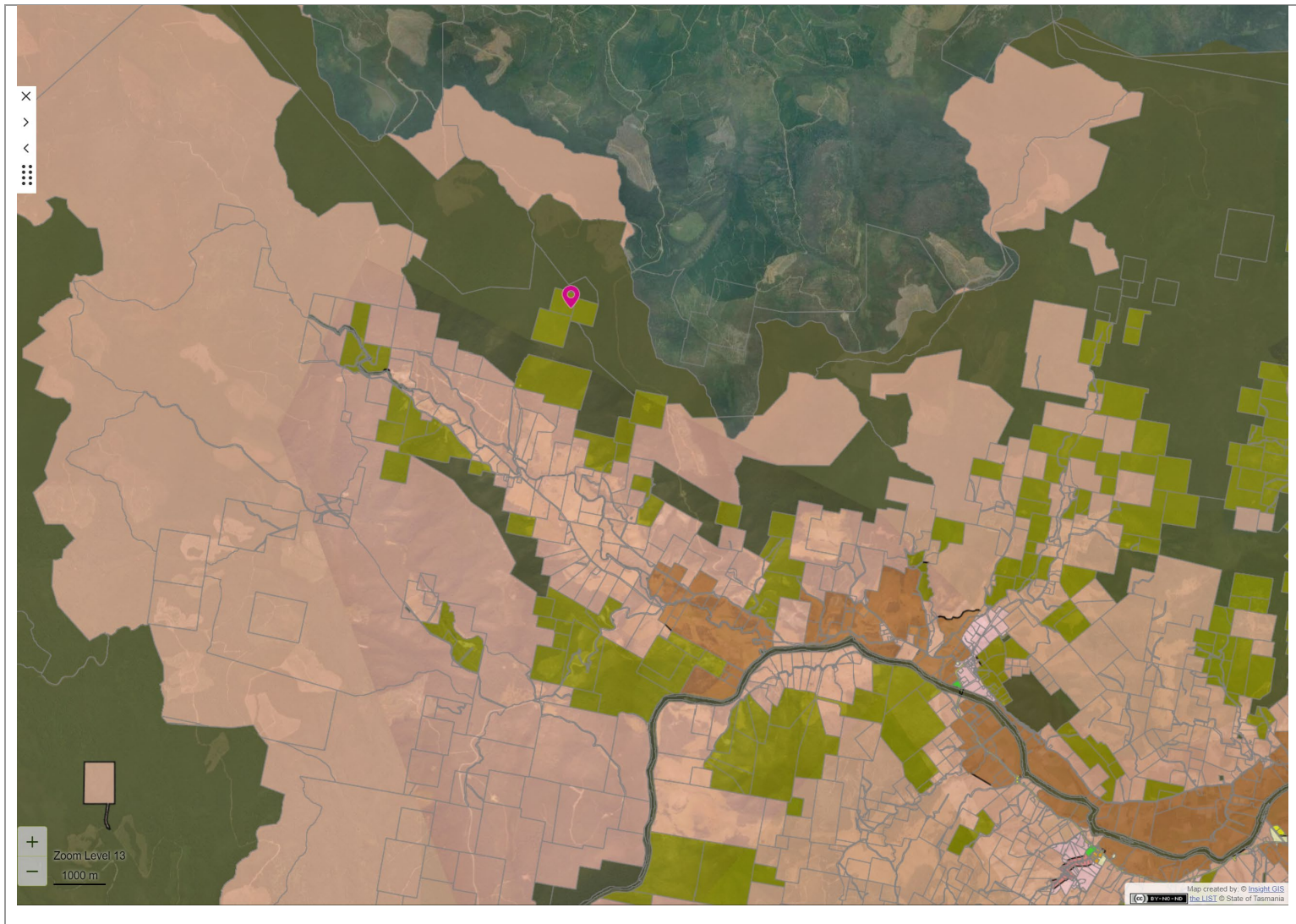
CT: 155017/1 odd split. Can HVC justify?

CT: 240060/1; 9410/1; 9410/2 – Under Min, therefore, spot zone. ~16ha



LONNAVALE

Lonnavale is a remote locality within the Huon Valley municipal area. Most of this area is not 'visible' from scenic corridors. These titles are clearly in the 'background' and some titles would be for all intents and purposes 'unseen' by traffic. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P1. As such Landscape Conservation Zone needs to be completely reviewed within this locality with a focus on higher tier scenic quality classes which may need to be protected, this requires ground truthing and not relying on modelling for zone classification.



Some areas are entirely surrounded by Environmental Management Zone and Landscape Conservation Zone would be possibly more appropriate for these areas.

They are also areas which are mostly cleared and dominate clearings are done on titles.

CT: 140107/1 AND 140107/2

Mostly cleared.

CT: 158504/30

Mostly cleared, dominate alteration.

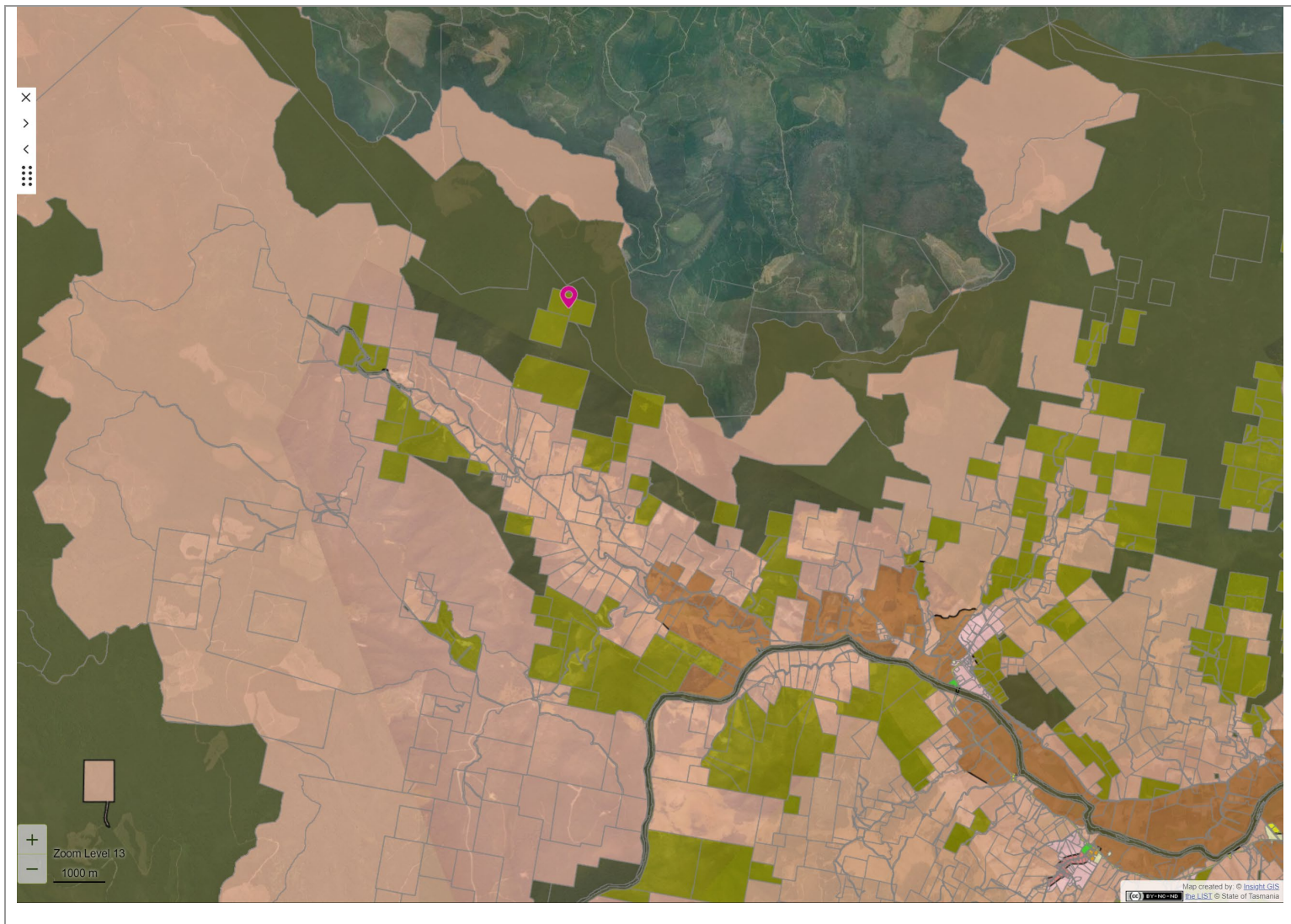
CT: 158504/29 AND 158504/30 AND 163647/2

Mostly cleared, possible dominate alteration.



RANELAGH

Ranelagh is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P12. There are significant portions of the locality which have minimal viewership. These areas zoned Landscape Conservation Zone needs to be completely reviewed within this locality with a focus on higher tier scenic quality classes which may need to be protected, this requires ground truthing and not relying on modelling for zone classification.



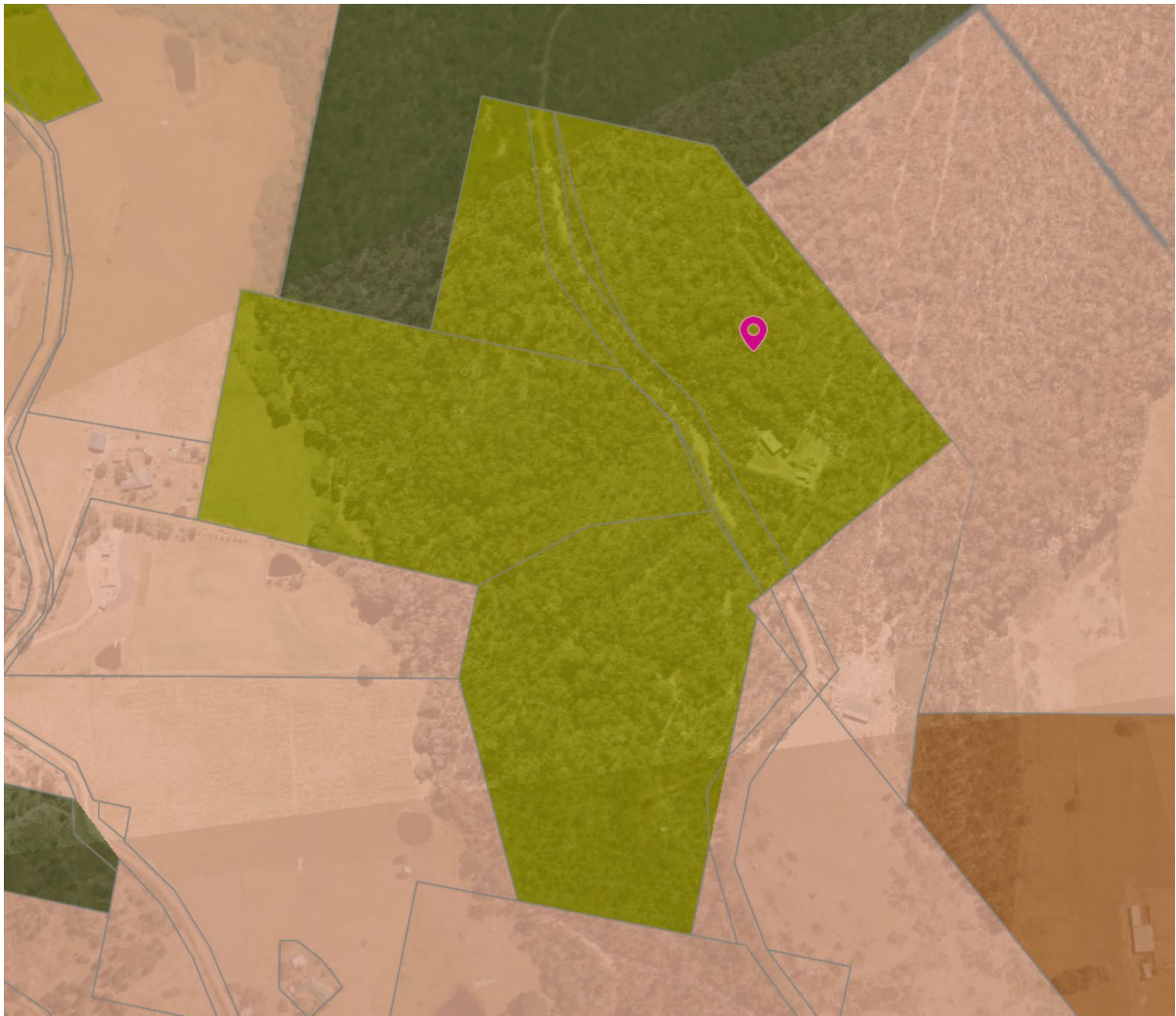
Some areas in Ranelagh do have high scenic quality class for example:



CT: 142721/1 is the location for Hidden Falls (waterfall) and is mostly protected under a conservation covenant. As such this area may come under Landscape Conservation Zone.

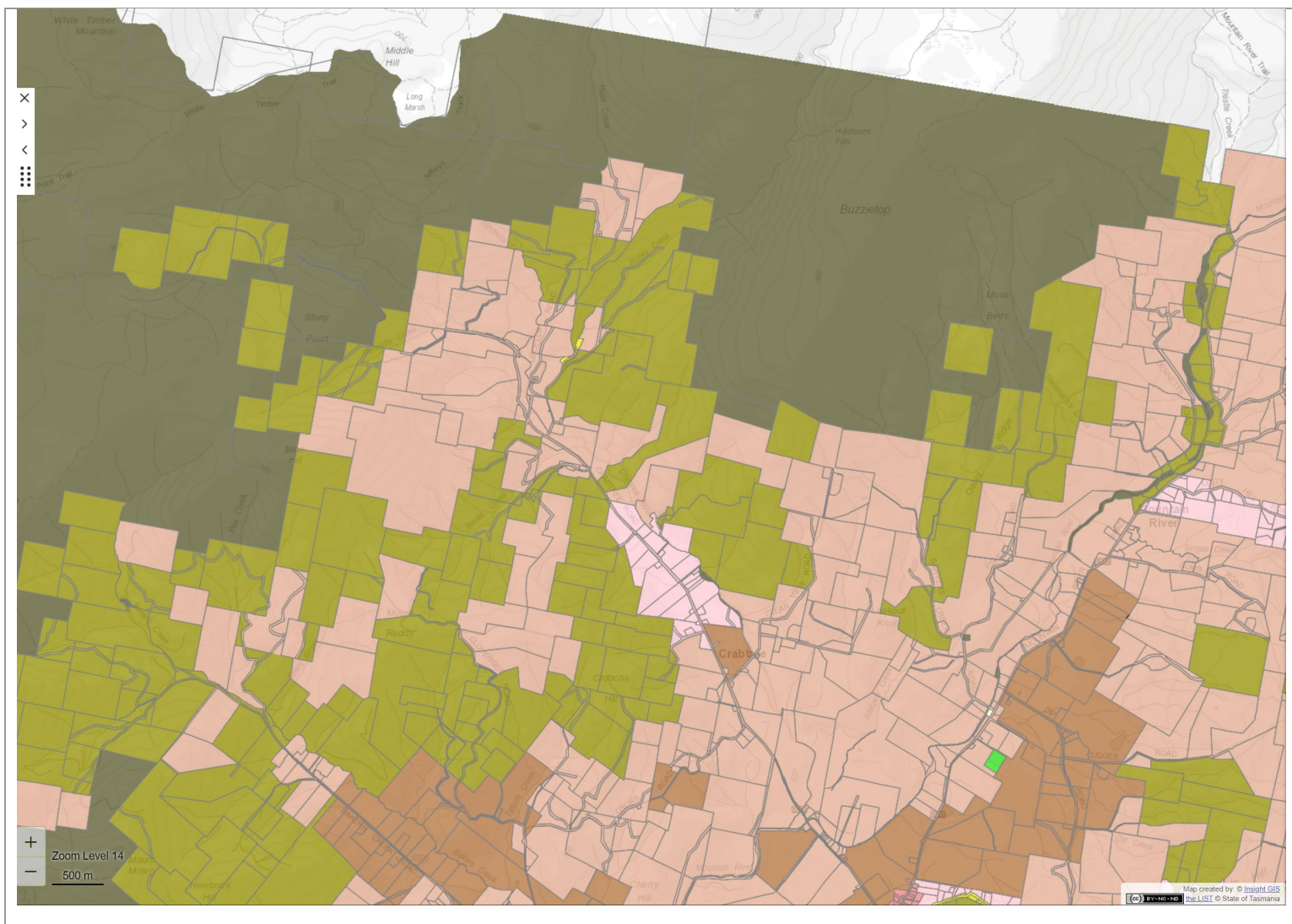
This would be a good example of LCZ application to a title with a high level of landscape value which is “unseen”.

CT: 43205/1, 162052/1, 162052/2 combined does not meet 20ha.



CRABTREE AND LUCASTON

Crabtree and Lucaston area locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P10, P11, P12. There are significant portions of the locality which have minimal viewership. These areas zoned Landscape Conservation Zone needs to be completely reviewed within this locality with a focus on higher tier scenic quality classes which may need to be protected, this requires ground truthing and not relying on modelling for zone classification. Crabtree has several spot zones.



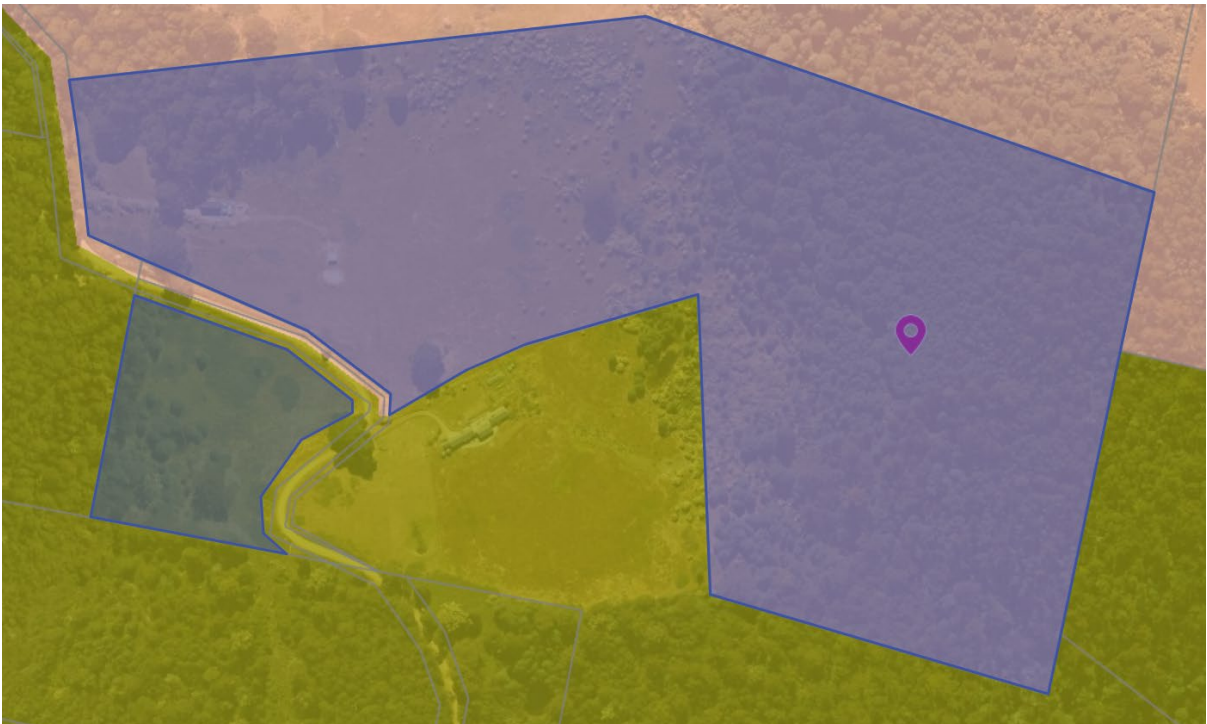
All titles zoned Landscape Conservation came from Rural Resource require more to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference?

CT: 240064/1 is spot zoned AND CT: 105498/2 spot zoned AND CT: 246888/1 is spot zoned.

CT: 51120/1 Very strange zoning.

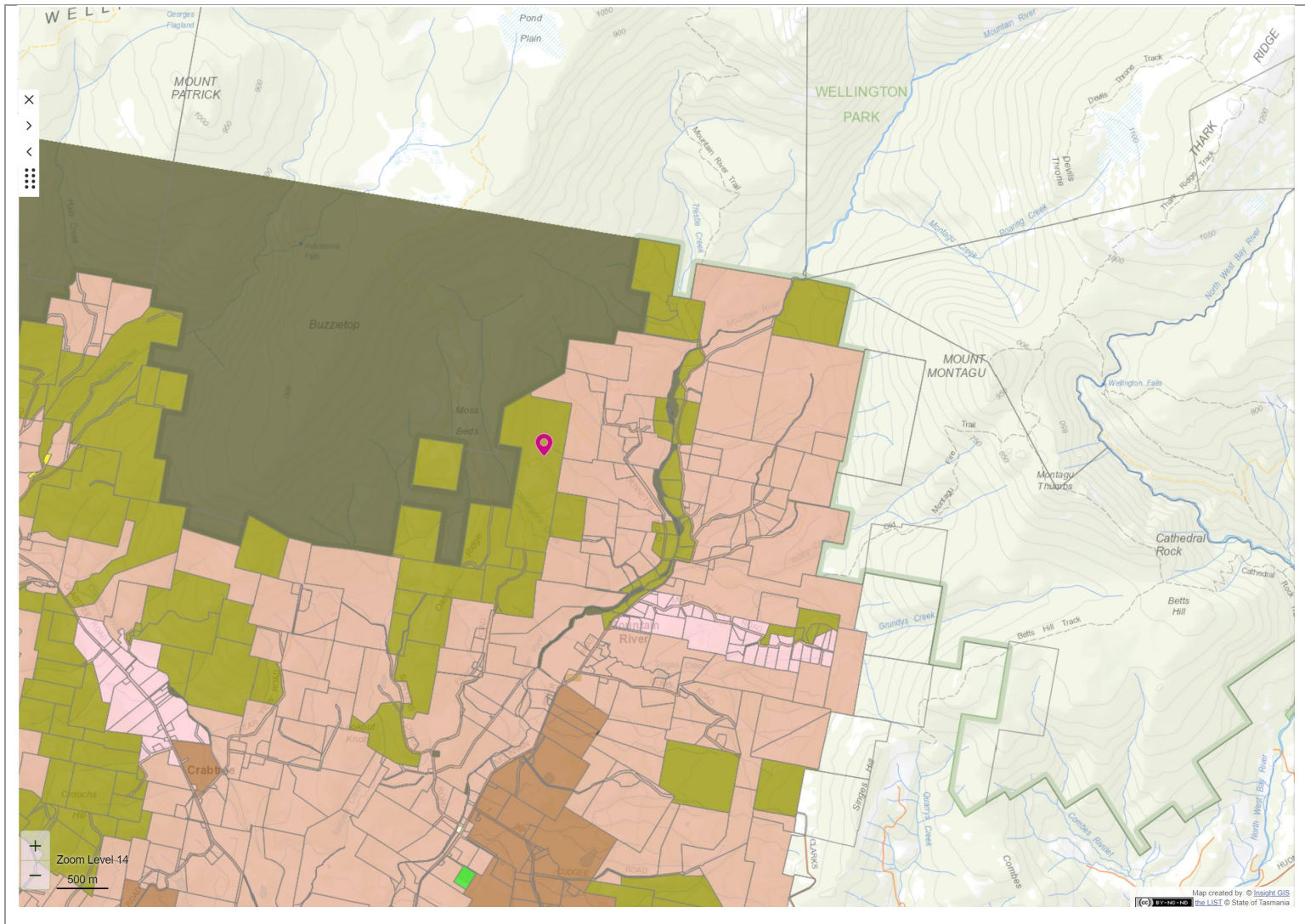


CT: 152022/2 poor split zone.



MOUNTAIN RIVER

Mountain River is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area 11 and 13.



Almost all environmental living titles in this area have been changed from Landscape Conservation Zone to Rural Living Zone. As result, the HVC has created a spot zone CT: 27866/1

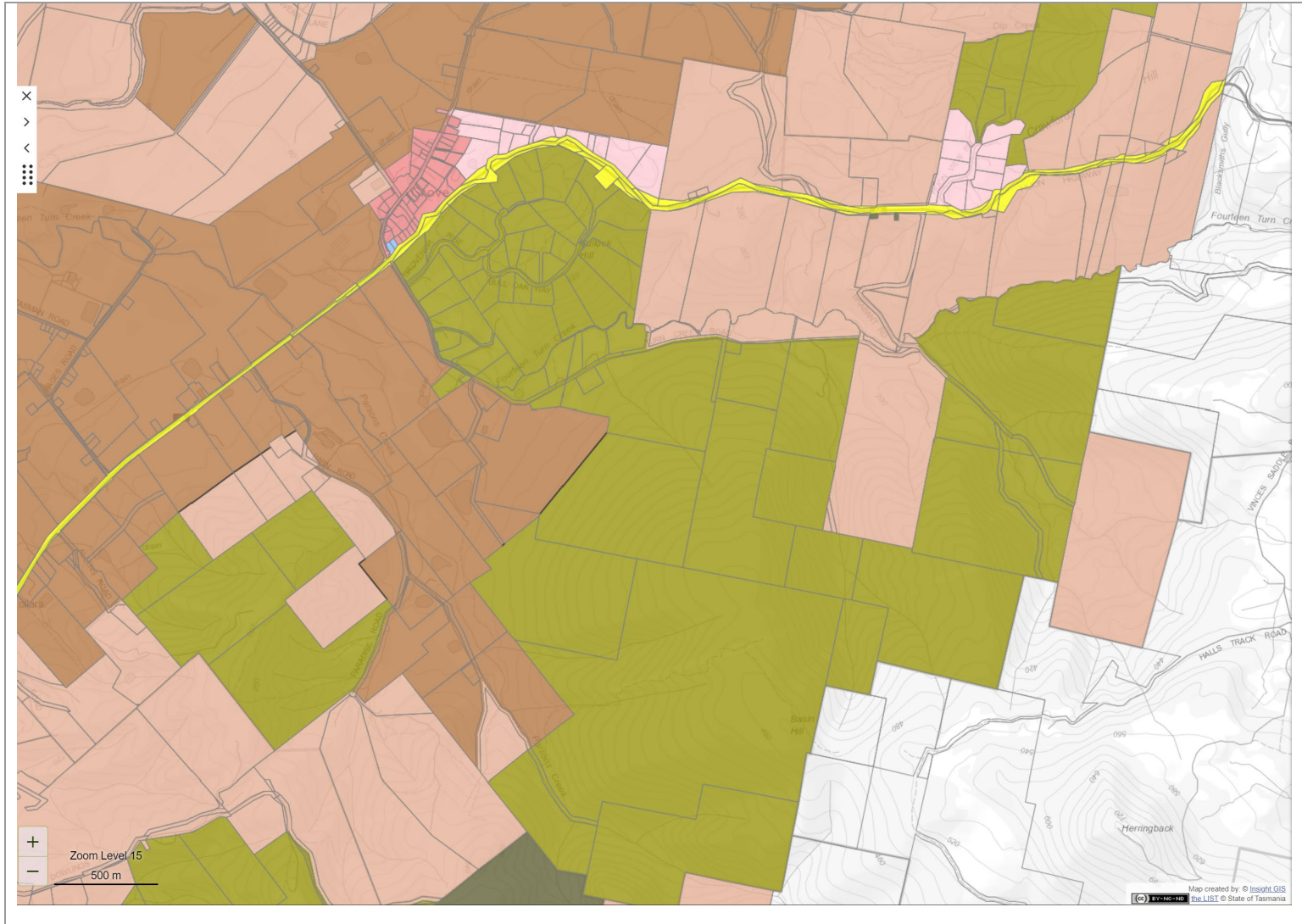


CTS: 131983/6, 131983/4, 162030/1, 162030/2, 26314/4

5 titles zoned as Rural Living has been translated to Landscape Conservation. Why have these tiles been transferred to Landscape Conservation? These are clearly within a rural living cluster.

GROVE AND LOWER LONGLEY

Grove and Lower Longley are localities within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P13. This locality has a low visibility.



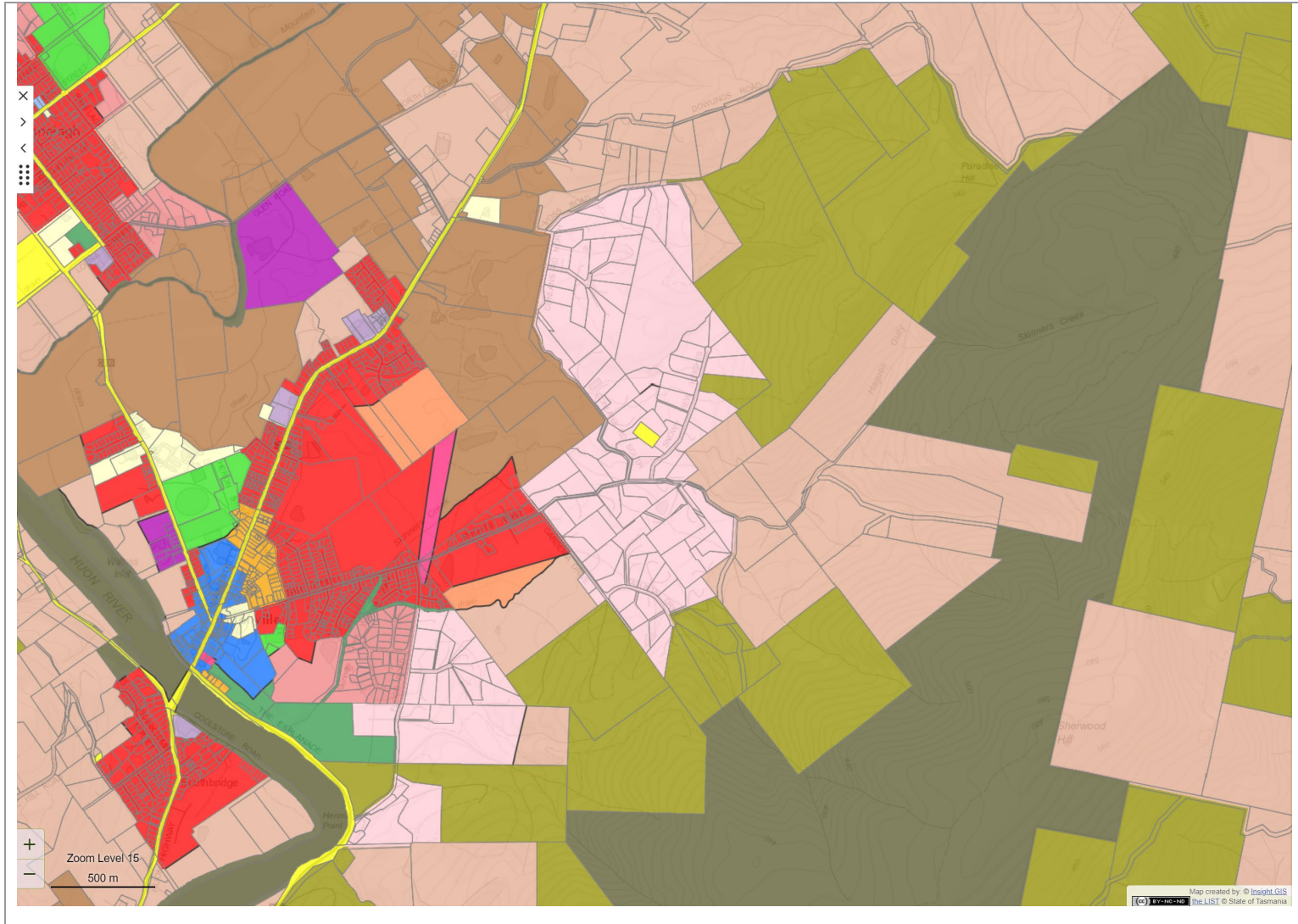
Titles zoned as Environmental Living has directly been translated to Landscape Conservation. In the 35F almost all titles in this area from Environmental Living has been changed from Landscape Conservation Zone to Rural Living Zone

The remaining titles zoned Landscape Conservation came from Rural Resource, more investigation is required to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference.

In Lower Longley, 3 titles came from Rural Living to Landscape Conservation. This needs to be reviewed.

HUONVILLE

Huonville is the main locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P30.



CT 213023/1 is spot zoned.

CT 163902/24 is a part of a Rural Living Cluster, possibly a modelling error.

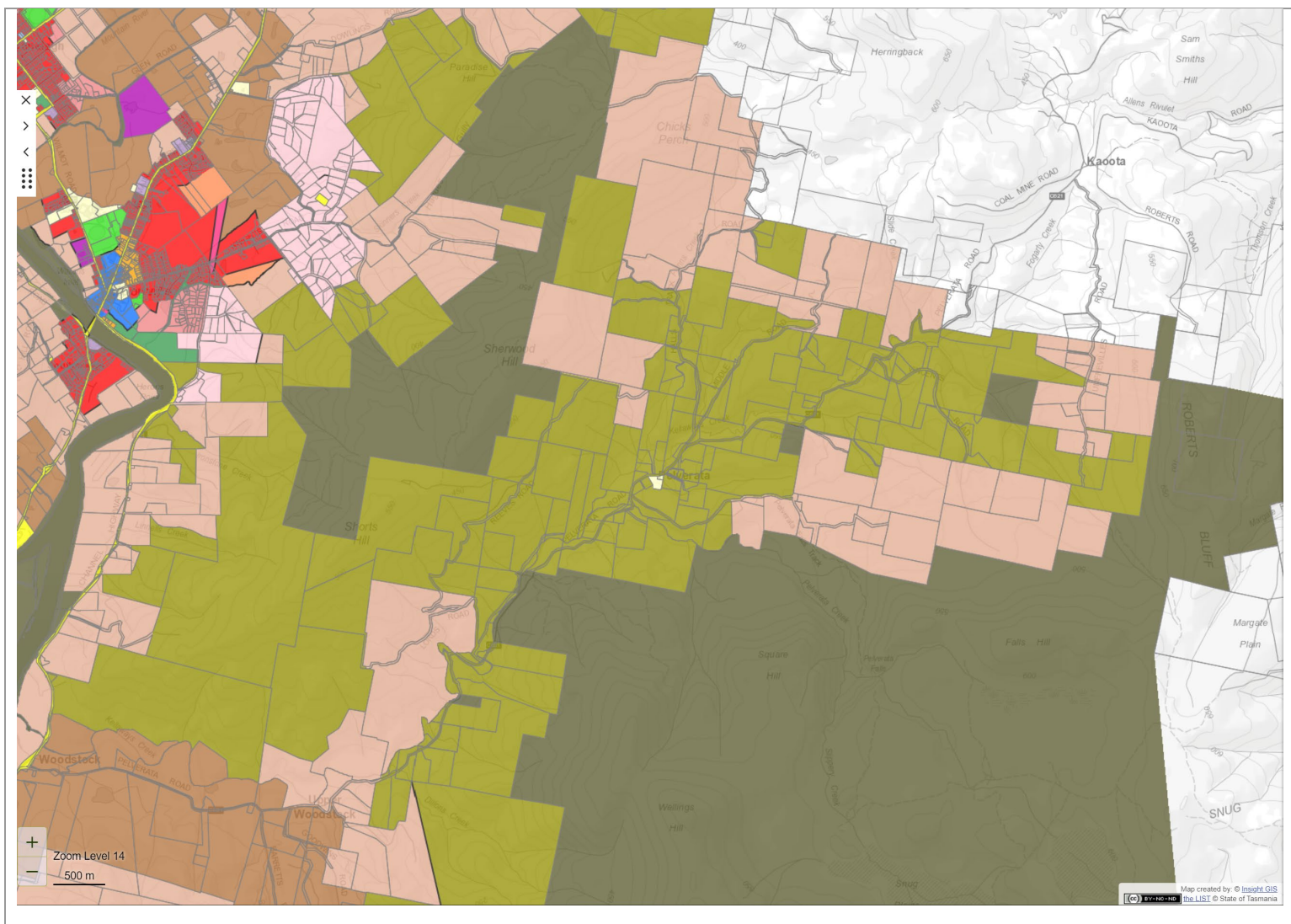
CT: 129928/1, 129928/1, 129928/1, 100428/12 are a part of a Rural Living Cluster, possibly a modelling error.

CT: 111667/1, 111670/1 AND PID 5684683 is under minimum lot size, and thus spot zone.

The remaining titles zoned Landscape Conservation came from Rural Resource, more investigation is required to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference.

PELVERATA AND KOOTA

Pelverata is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P15. These titles are clearly in the 'background' and some titles would be for all intents and purposes 'unseen' by traffic. As such Landscape Conservation Zone needs to be completely reviewed within this locality with a focus on higher tier scenic quality classes which may need to be protected, this requires ground truthing and not relying on modelling for zone classification.



There are several titles with Forest Practices Plans and Private Timber Reserves. This is entirely inappropriate for these titles being Landscape Conservation Zone.

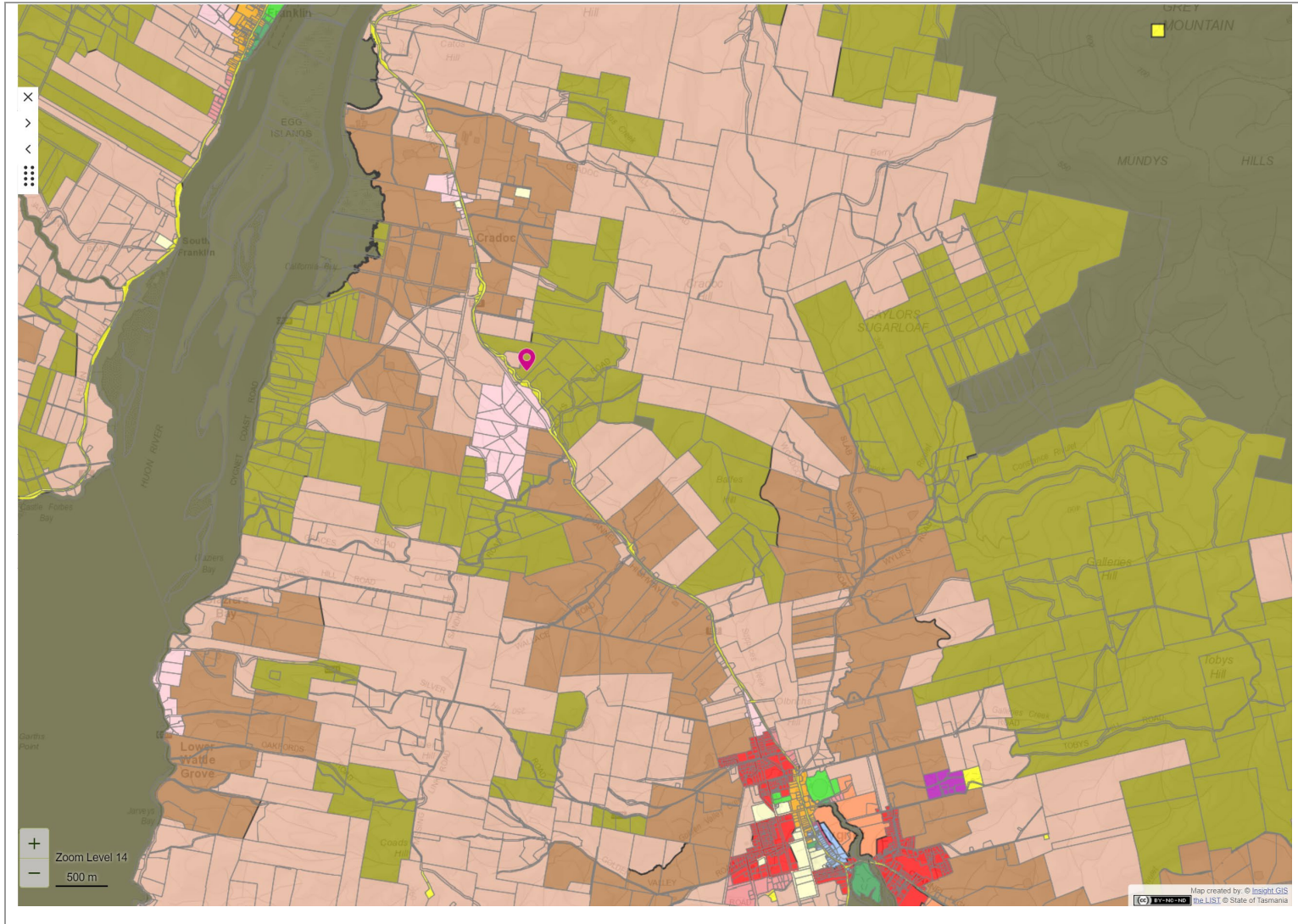
UPPER WOODSTOCK

Upper Woodstock is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P14 and P15. These titles are clearly in the 'background' and some titles would be for all intents and purposes 'unseen' by traffic. As such Landscape Conservation Zone needs to be completely reviewed within this locality with a focus on higher tier scenic quality classes which may need to be protected, this requires ground truthing and not relying on modelling for zone classification.



CRADOC

Cradoc is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P14.



Titles zoned as Environmental Living has directly been translated to Landscape Conservation. In the 35F almost all titles in this area from Environmental Living has been changed from Landscape Conservation Zone to Rural Living Zone

The remaining titles zoned Landscape Conservation came from Rural Resource, more investigation is required to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference.

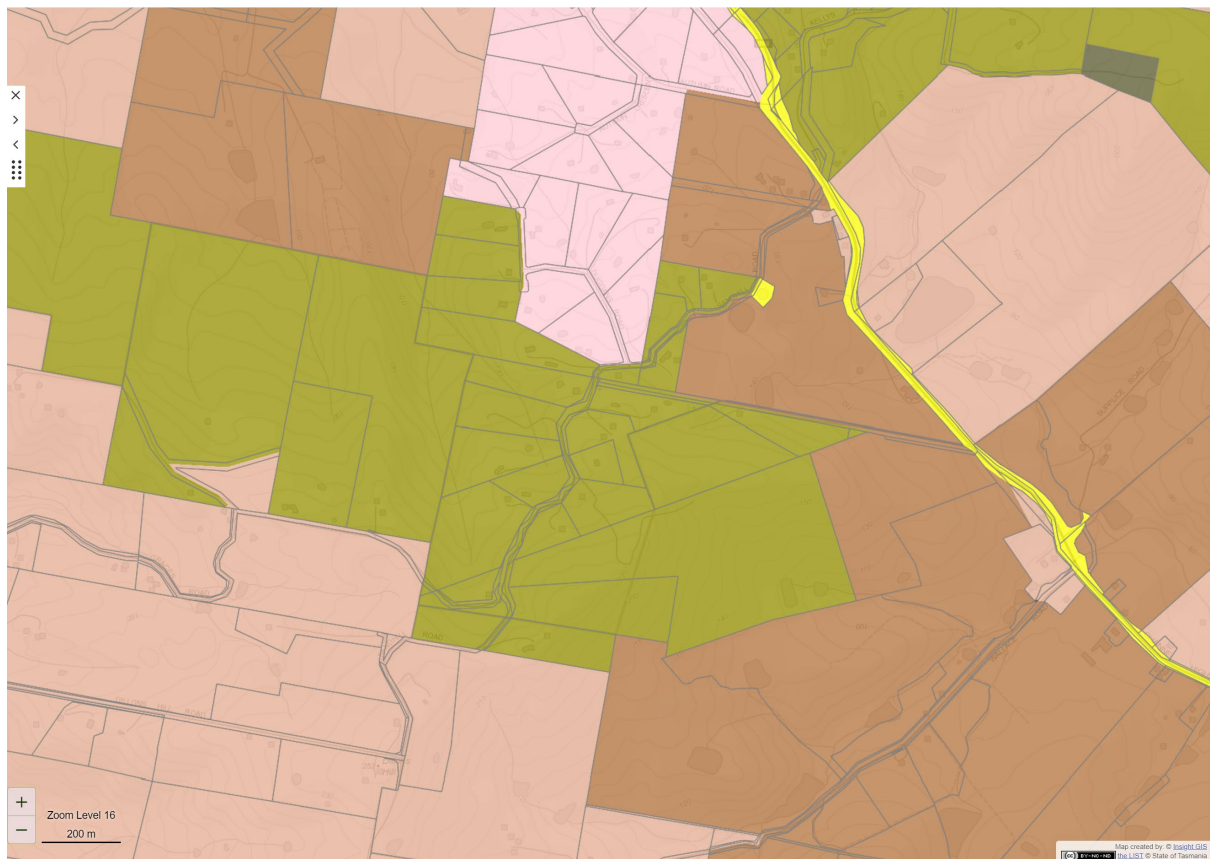
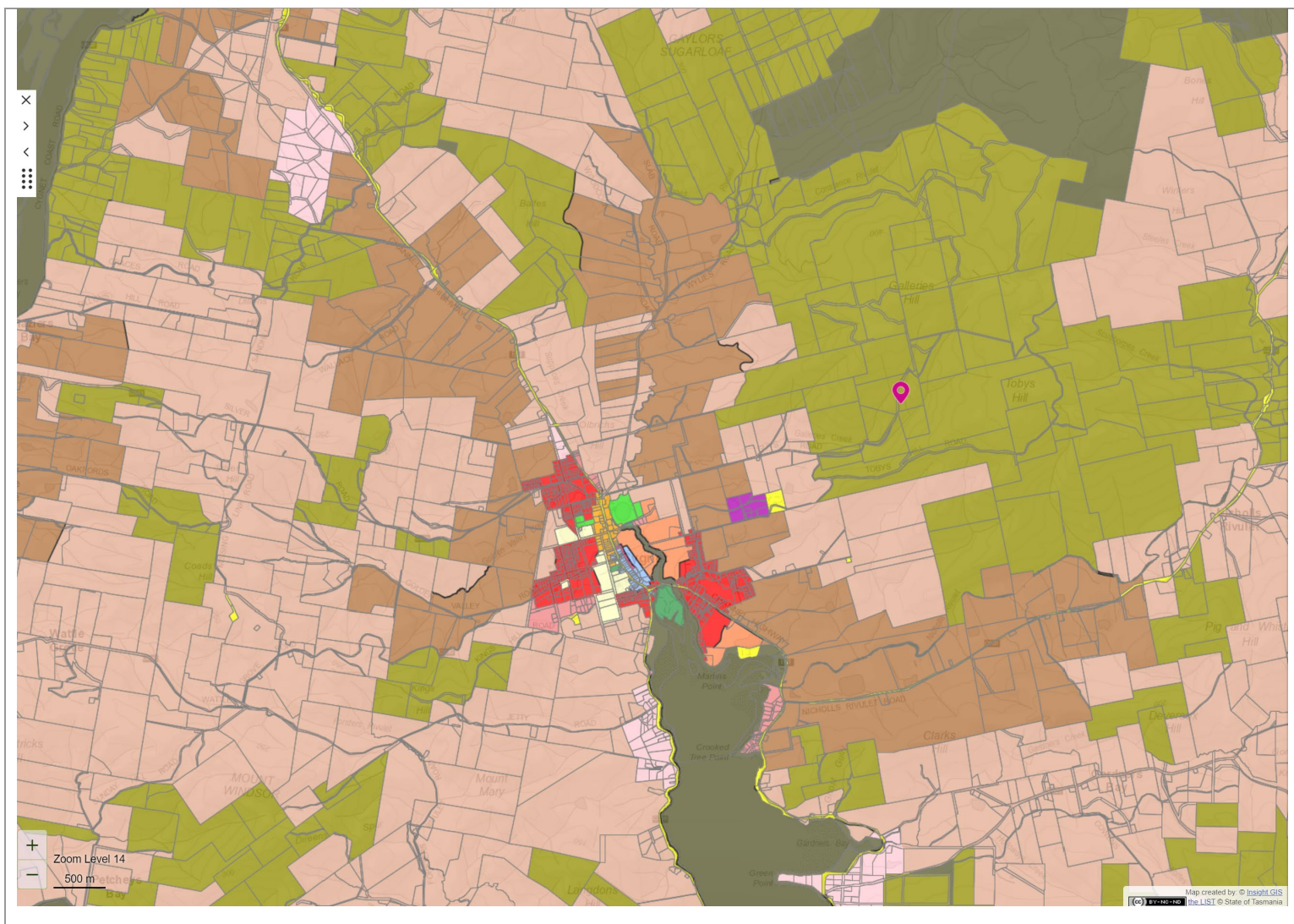


Figure above, these areas for the most part from Environmental Living come from a pre-IPS Low Density Residential B zone. This should be assessed to see if they are better representative of Rural Living

CYGNET

Cygnets is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P15 and P17. These titles are clearly in the 'background' and some titles would be for all intents and purposes 'unseen' by traffic. As such Landscape Conservation Zone needs to be completely reviewed within this locality with a focus on higher tier scenic quality classes which may need to be protected, this requires ground truthing and not relying on modelling for zone classification.

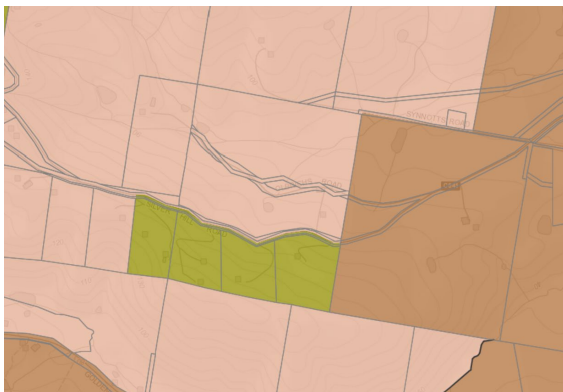


All zones going to Landscape Conservation came from Rural Resource. Most of these titles have significant viewership according to the viewshed map.

CT: 126335/1 mostly cleared. ~50% Doesn't meet councils' definitions.



Sliver Hill Road precinct lists 4 titles which are spot zoned CT: 35621/4, 47315/1, 47315/2, 48764/1
Why wasn't this addressed?



LOWER WATTLE GROVE AND WATTLE GROVE

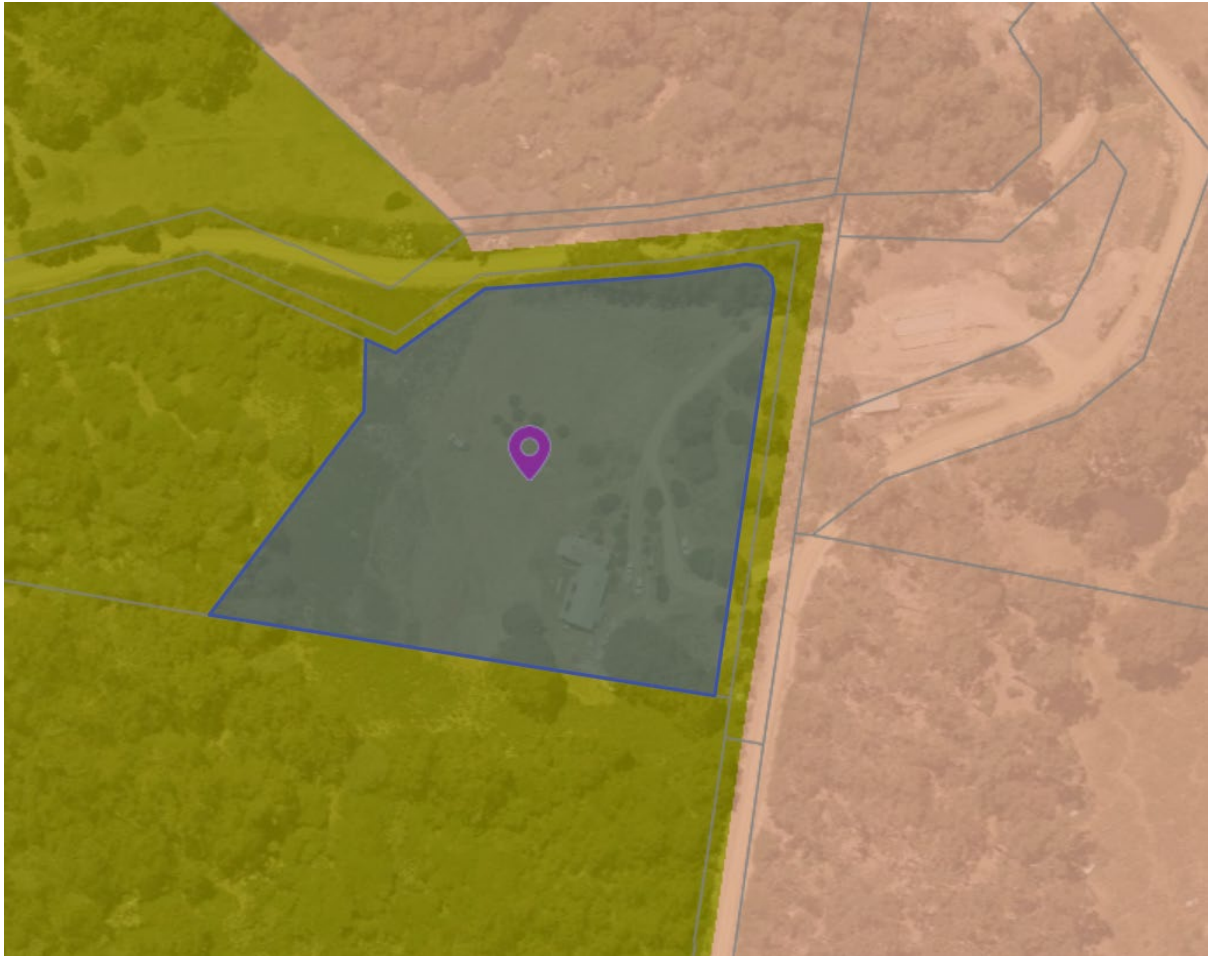
Lower Wattle Grove and Wattle Grove is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P16.



All zones going to Landscape Conservation came from Rural Resource. Most of these titles have significant viewership according to the viewshed map.

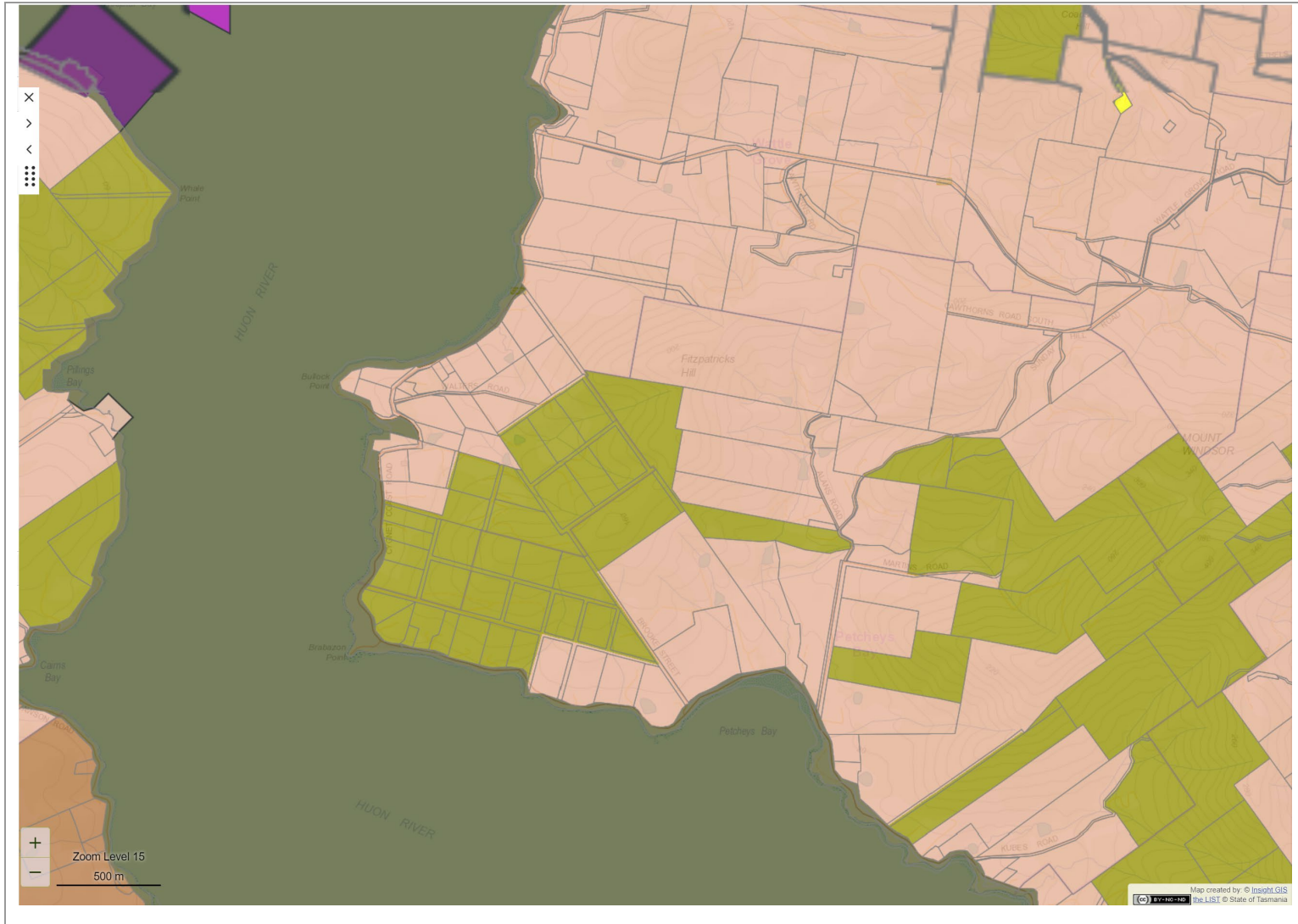
Sliver road precinct lists out Quarry reserve and Quarry as improvement on titles. HVC should investigate these and confirm if the titles are accurate. Recommend: Contact DPIWWE (Crown Land Services)

Missing Link Road precinct. CT: 22966/1 small title, mostly cleared. Does not fit the minimum requirements.



WATTLE GROVE AND PETCHEYS BAY

Petcheys' Bay is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P16.



Titles zoned as Environmental Living has directly been translated to Landscape Conservation. In the 35F almost all titles in this area from Environmental Living has been changed from Landscape Conservation Zone to Rural Living Zone

The remaining titles zoned Landscape Conservation came from Rural Resource, more investigation is required to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference.

LYMINGTON

Lymington a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P18.

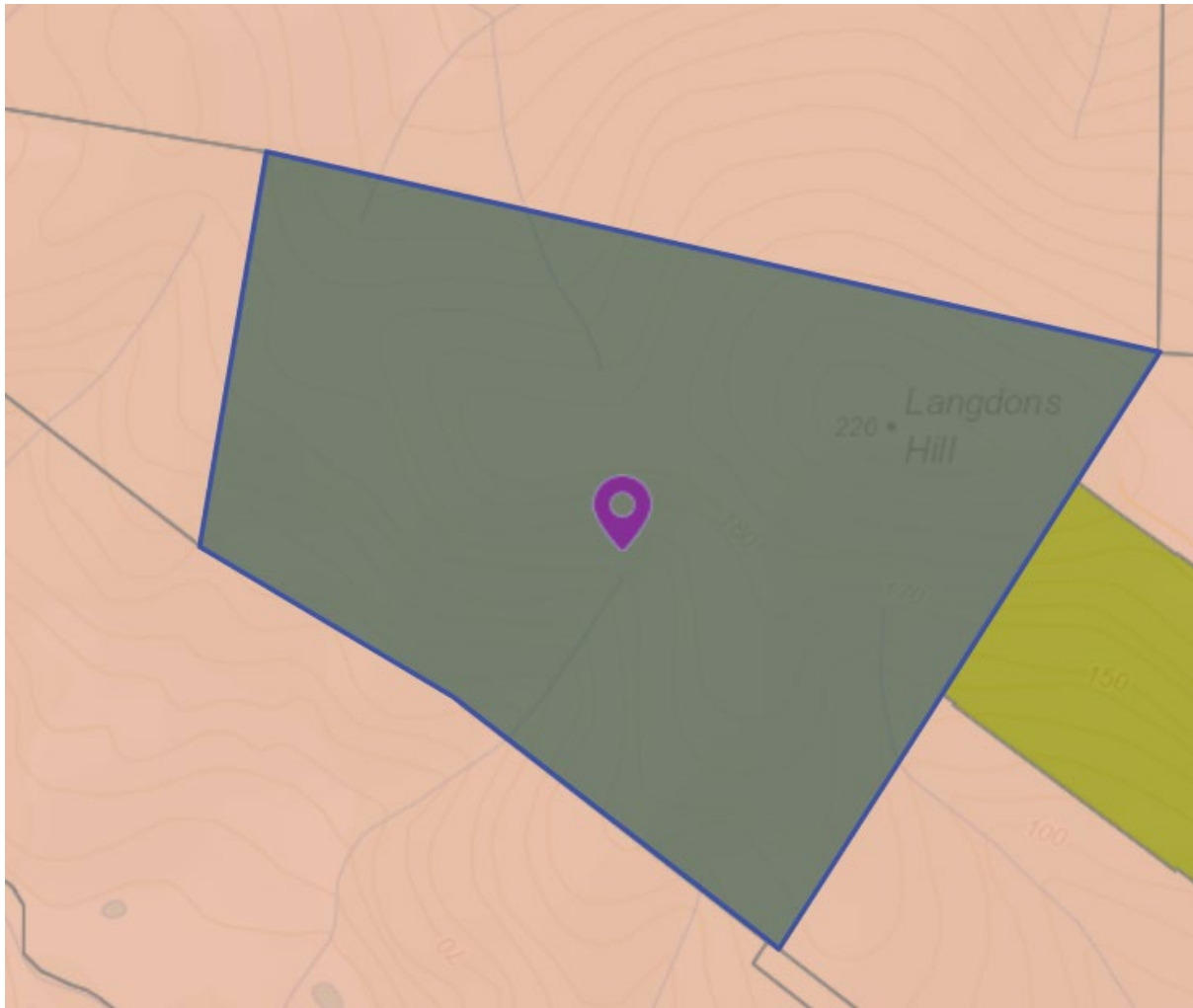


All titles zoned Landscape Conservation came from Rural Resource, more investigation is required to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference.

In the 35F, Titles: 108515/1, 108515/2, 225673/1, 199168/1 have been evaluated and put to Rural Zone. This makes a spot zone on titles: CT: 8963/1 and 8963/2 (Does not meet the minimum lot size requirements).

CT 231747/3 is also spot zoned.

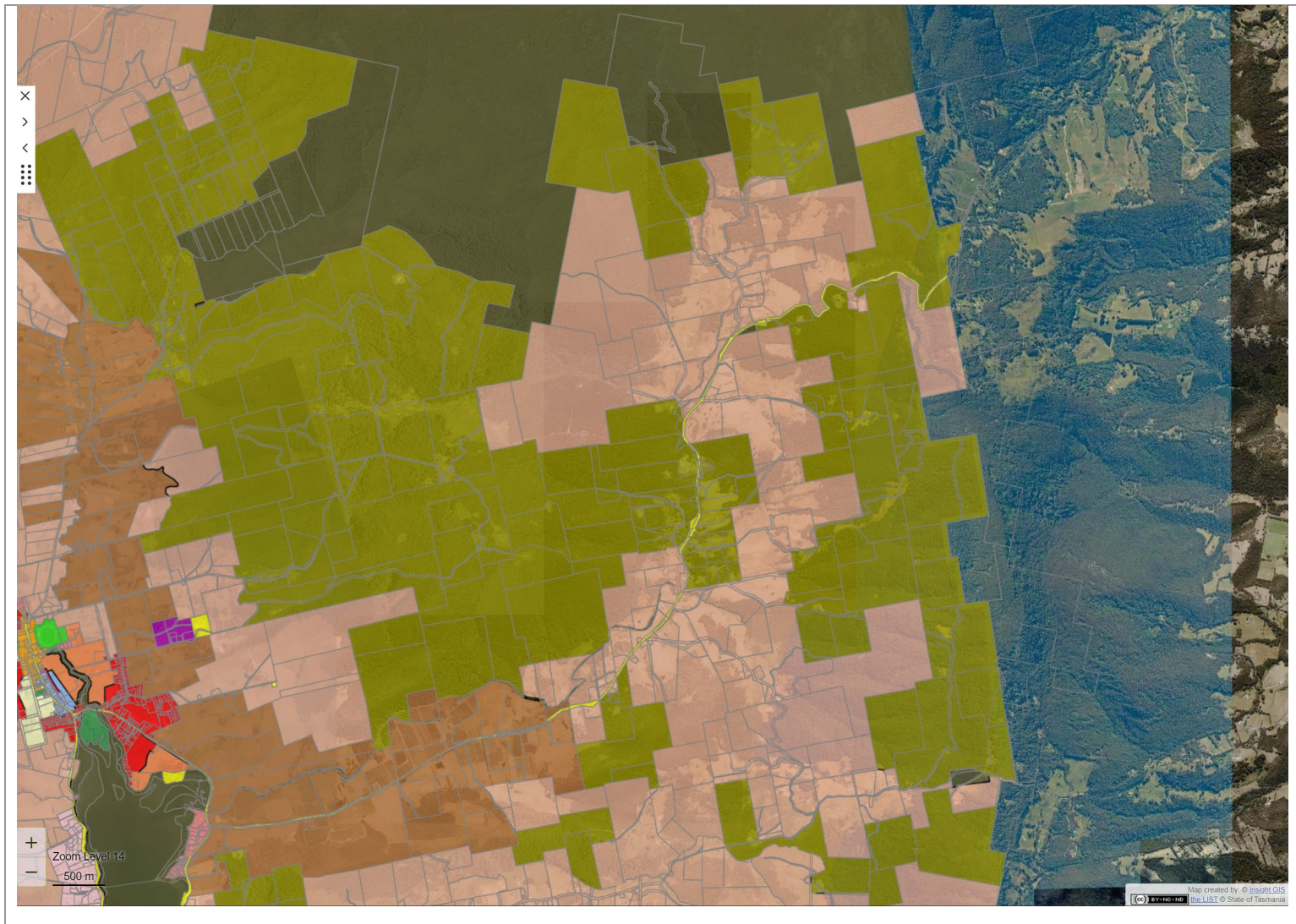
CT: 204212/1 is a good example of LCZ



CT: 123255/4 split zone where the residential area

NICHOLLS RIVULET

Nicholls a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P17. Most of this area is not 'visible' from scenic corridors. These titles are clearly in the 'background' and some titles would be for all intents and purposes 'unseen' by traffic. As such Landscape Conservation Zone needs to be completely reviewed within this locality with a focus on higher tier scenic quality classes which may need to be protected this requires ground truthing and not relying on modelling for zone classification.



Titles zoned as Environmental Living has directly been translated to Landscape Conservation. In the 35F almost half titles in this area from Environmental Living has been changed from Landscape Conservation Zone to Rural Living Zone (circled). There are parts which are Environmental Living zone, and which has not been changed to Rural Living Zone, the representation for this area appeared fairly late and looks as if the council has not finished their work. These areas need to be assessed.

All titles zoned Landscape Conservation came from Rural Resource require more to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference.

GARDNERS BAY

Gardners Bay a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P17. Most of this area is not 'visible' from scenic corridors. These titles are clearly in the 'background' and some titles would be for all intents and purposes 'unseen' by traffic. As such Landscape Conservation Zone needs to be completely reviewed within this locality with a focus on higher tier scenic quality classes which may need to be protected this requires ground truthing and not relying on modelling for zone classification.



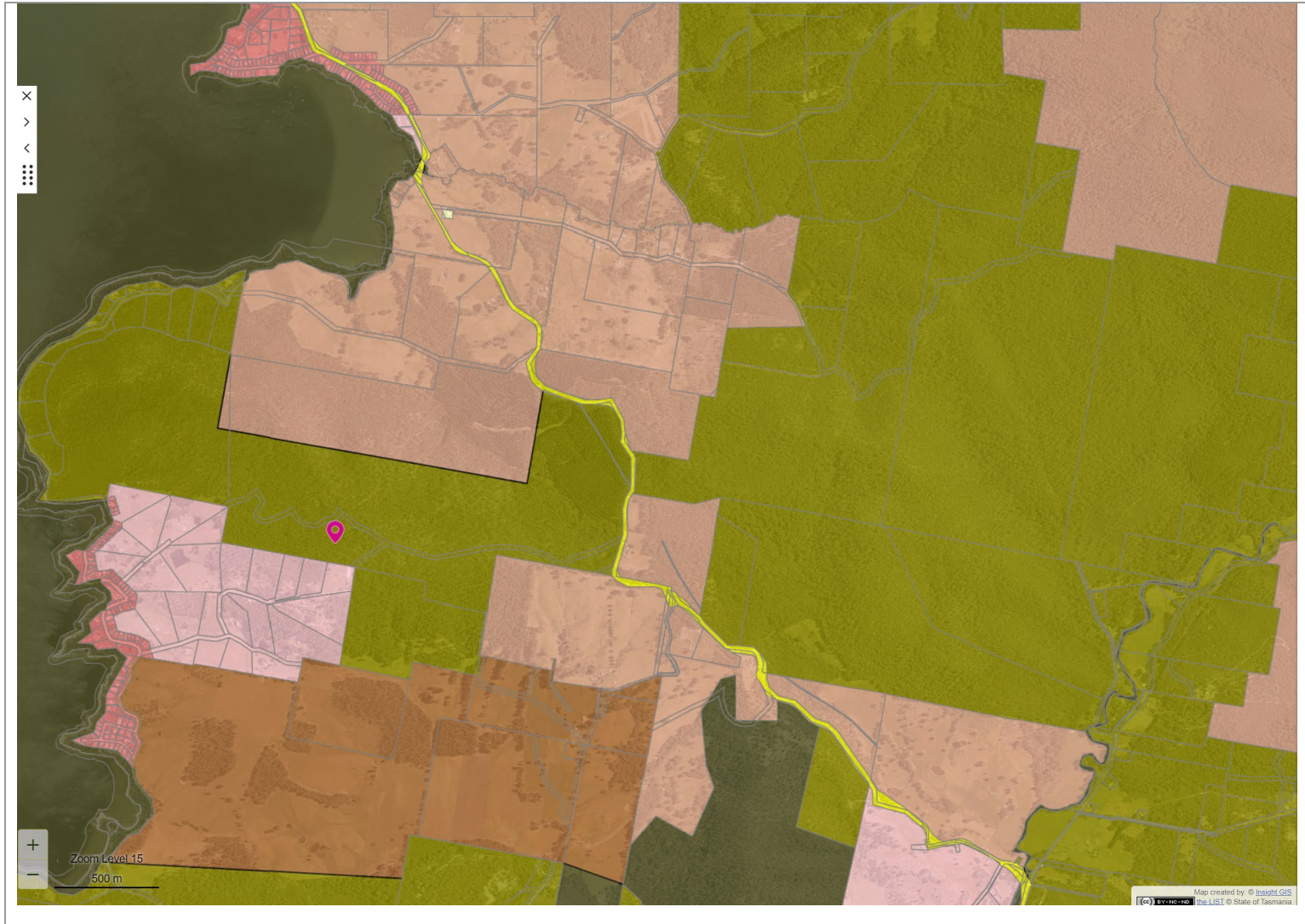
All titles zoned Landscape Conservation came from Rural Resource require more to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference.

CT 214125/1 is also spot zoned.



DEEP BAY

Deep Bay a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P20.

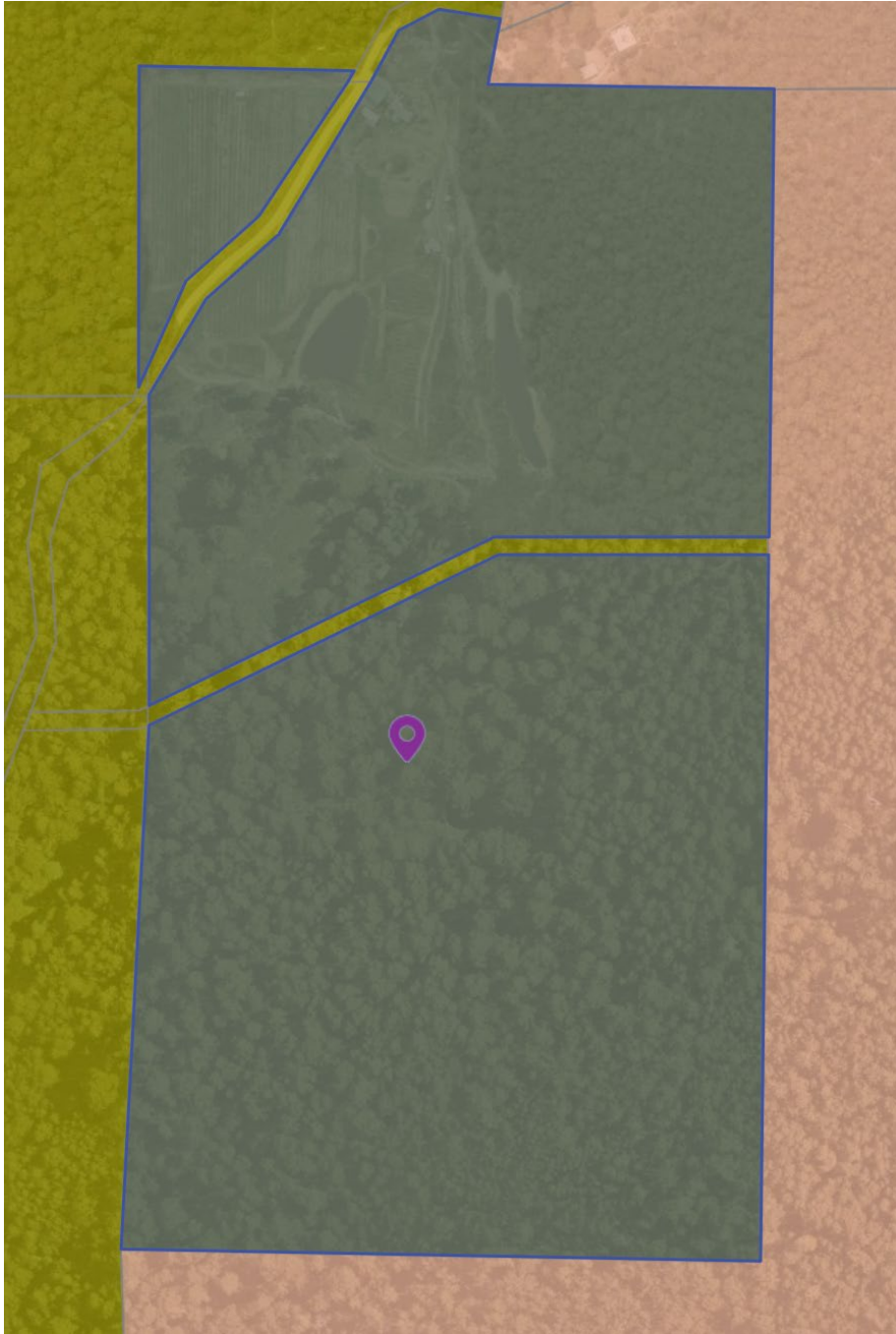


2 titles zoned as Environmental Living has directly been translated to Landscape Conservation. These are within the Ables Bay Environmental Living area. These titles are on the Northwest Coast. HVC has not applied LCZ4 with regards to residential areas. Prior to the IPS these areas were Low Density Residential B

All titles zoned Landscape Conservation came from Rural Resource require more to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference?

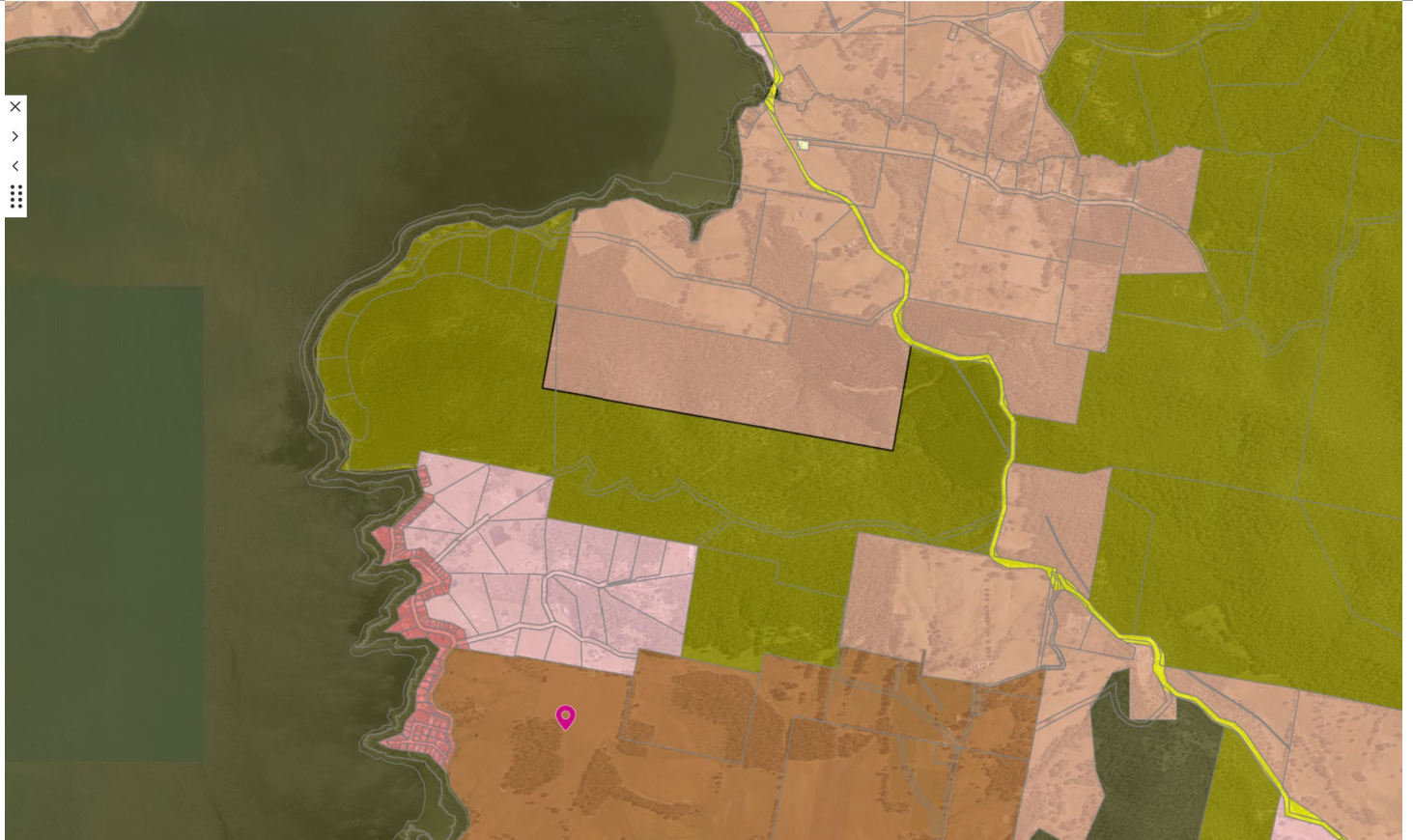
CT 178906/101 is a split zone where the viewshed map shows the Rural Split mostly being visible where Landscape Conservation Zone is not.

CT 159368/2 clearly has agricultural uses on title.



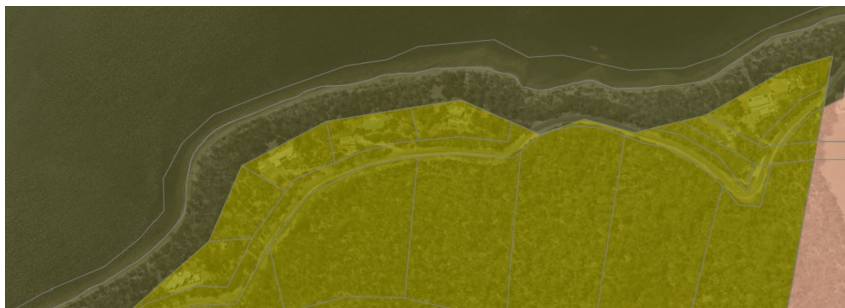
ABLES BAY

Abels Bay is a small coastal community. Mostly Low Density Residential and Rural Living Zone. For the most part titles have been translated across from the HVIPS to the draft LPS.



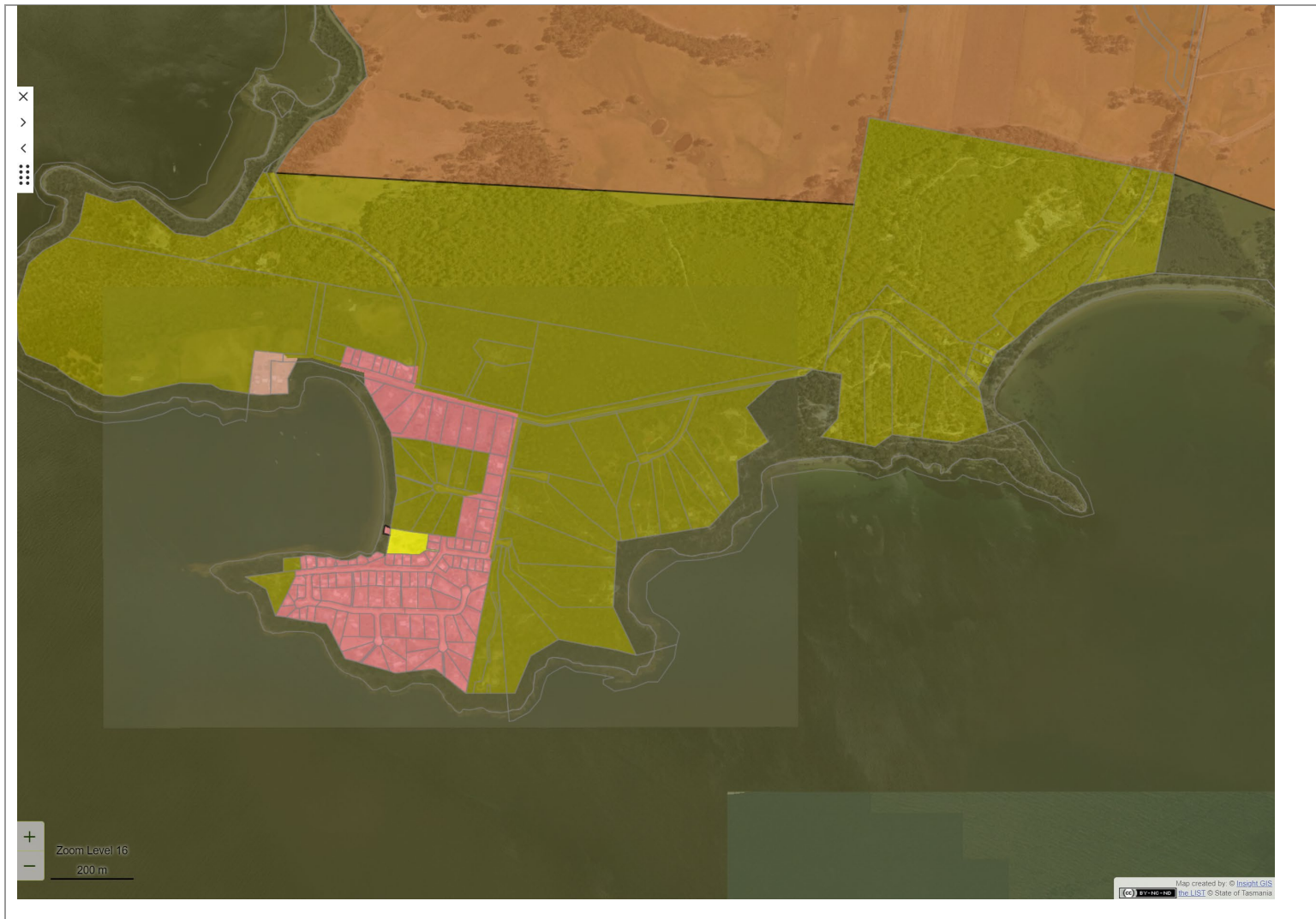
There are 12 titles Zoned as Environmental Living which has directly been translated to Landscape Conservation. These titles are on the Northwest coast. HVC has not applied LCZ4 with regards to residential areas. Prior to the IPS these areas were Low Density Residential B and Rural mix.

Environmental Living Titles should be reassessed and question why Rural / Rural Living isn't not a better fitting zone than landscape conservation considering the small lot sizes (each lot under 3ha) and no assessment.



EGGS AND BACON BAY AND RANDALLS BAY

Eggs and Bacon Bay and Randall's Bay are small coastal communities. Mostly Low Density Residential and Rural Living Zone. For the most part titles have been translated across from the HVIPS to the draft LPS.



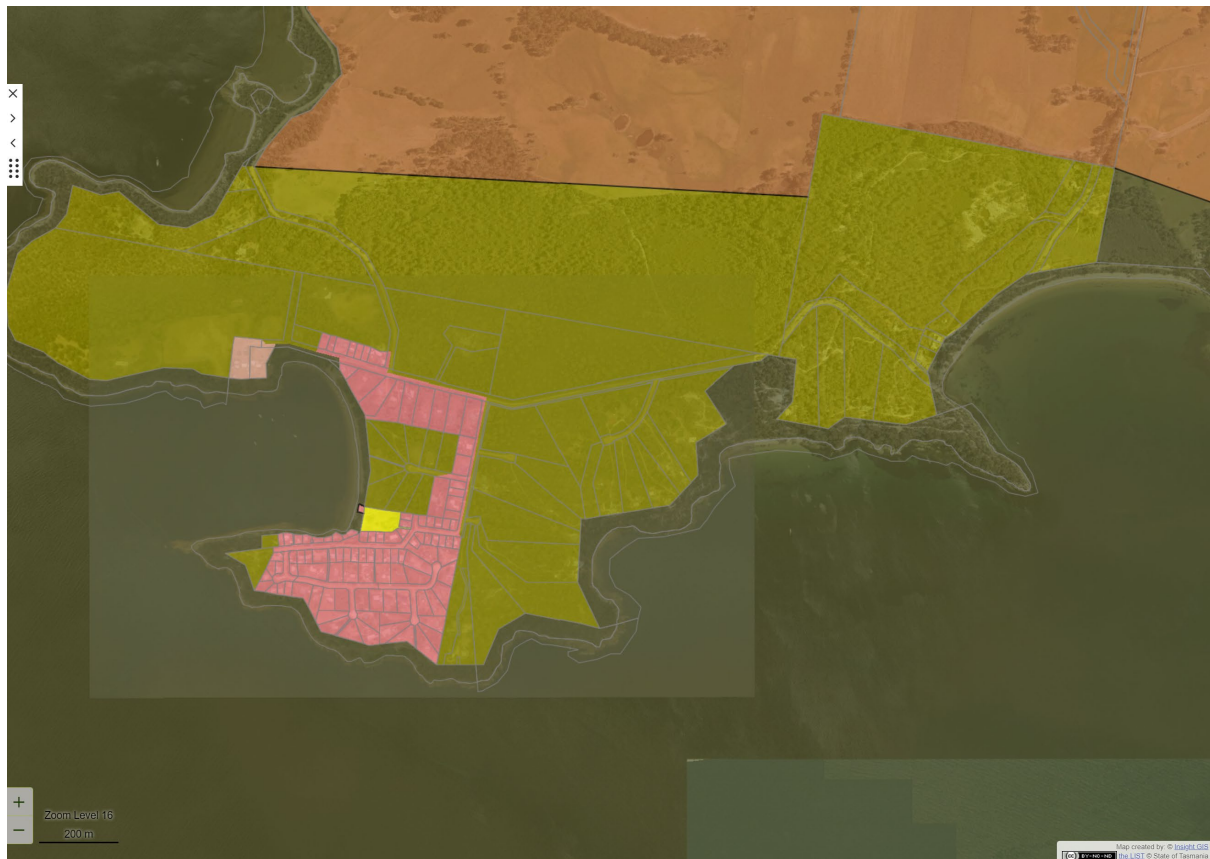
11 titles zoned as Low Density Residential has been translated to Landscape Conservation. HVC has rezoned these back to Low Density Residential

16 titles zoned Environmental Living has directly been translated to Landscape Conservation. HVC has not applied LCZ4 with regards to residential areas. Prior to the IPS these areas were Low Density Residential B.

All titles zoned Landscape Conservation came from Rural Resource require more to justify each area being translated across from Rural Resource to Landscape Conservation. Can the HVC assess title with reference Southeast Coastal Hill Scenic Quality Class Frame of Reference?

RE: FLAKEMORE ROADS AND HANNAH CL TITLES

Below figure shows the surroundings of the uses around these properties.



Representation 37. (Relating to 23 Flakemores Road) provided with a generic objection to being rezoned without a preferred zone being stated by the representor, however, this should have been instigated. An investigation as whether this area should be Landscape Conservation with respect to applying LCZ4 should have implemented. Council's comment to this particular representation was:

"The request is not on a Local Provisions Schedule matter, rather the general principle of applying a new Tasmanian Planning Scheme. Notwithstanding this, the lot characteristics most suit Landscape Conservation Zone."

Can the HVC please explain how they make the determination that *"the lot characteristics most suit Landscape Conservation Zone"*?

As LCZ4 states:

"LCZ 4 The Landscape Conservation Zone should not be applied to:
(a) land where the priority is for residential use and development (see Rural Living Zone);
(b) State-reserved land (see Environmental Management Zone). "

Pre-HVIPS, these lots were zoned as “Low Density Residential B”. Historically, this area has a priority for residential use, and further evidence of residential use is apparent since all these titles have dwellings.

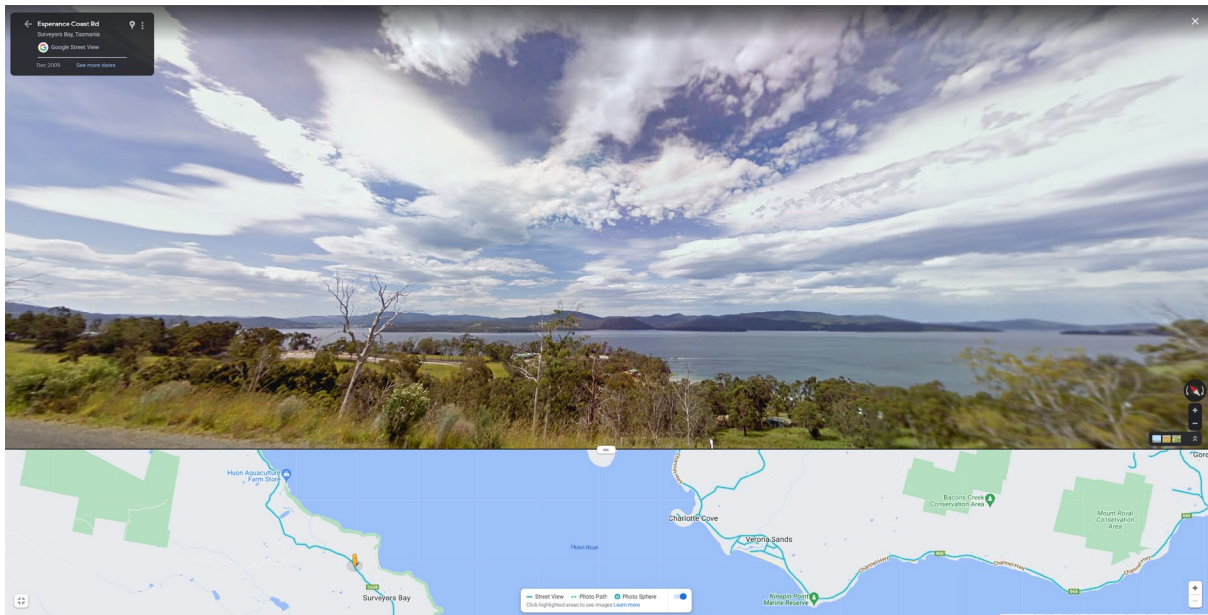
Additionally, these titles are not “significantly visible”. The closest Scenic Road Corridor is approximately 2km away in the northeast and is obscured by tree cover looking southwest from Channel Highway. Furthermore, the distant Mount Esperance and hills across the river present itself as the dominate Landscape Value from Channel Highway (below).



(Below) A viewer point from along Scenic Road Corridor Channel Highway in Garden Creek Road would be a strip under 500m in length over 3km away and is obscured by tree cover. The Echo Sugarloaf State Reserve is the dominate Landscape Value along with Garden Creek Island. The bay itself does not warrant a viewership analysis as there are fish farms approximately 1km off the coast and traffic is generally commercial.



(Below) The viewpoints from Surveyor's Bay are over 4km away and is obscured by tree cover from Environment Management Zones along the coast. The Echo Sugarloaf State Reserve is the dominate Landscape Value along with Garden Creek Island with rest of the landscape fading into the distance. At these distances textures begin to fade and shades of greens, blues and greys become dominant.



Assessing landscape value based on Southeast Coastal Hill Scenic Quality Class Frame of Reference and A Manual for Forest Landscape Management Scenic Quality Frame of Reference

Landform Features: Low

Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).

Vegetation Features: Low

Extensive areas of similar vegetation with infrequent patterns or forest openings.

Water form Features: Low

Water course over where priority vegetation and a few intersections.

Cultural/ Heritage Features (Visual Only):

Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.

Native Wildlife Features (Visual Only): Not possible to determine.

Similar titles associated to this would be: 114356/1; 114356/2; 114356/3; 114356/4; 114356/5; 54228/1; 65490/1; 65490/2; 65490/3; 65490/4; 21453/2 from RANDALLS BAY RD. Titles have come from in the HVIPS Environmental Living and some from Rural Resource where the majority would have come from pre-HVIPS "Low Density Residential B" or "Rural B" Classification.

Within the region, there are titles which are surrounded by Low Density Residential

CT	Address	Address	IPS Zone	LPS Zone (Council)	HVZA LPS	Size (ha)
138032/1	WILLIAMS RD	RANDALLS BAY TAS 7112	14.0 Environmental Living	Landscape Conservation	Low Density Residential	0.40
138031/1	67 WILLIAMS RD	RANDALLS BAY TAS 7112	14.0 Environmental Living	Landscape Conservation	Low Density Residential	0.89
152436/1	45 WILLIAMS RD	RANDALLS BAY TAS 7112	14.0 Environmental Living	Landscape Conservation	Low Density Residential	1.28
110546/1	111 WILLIAMS RD	RANDALLS BAY TAS 7112	14.0 Environmental Living	Landscape Conservation	Low Density Residential	0.36
27297/36	103 WILLIAMS RD	RANDALLS BAY TAS 7112	14.0 Environmental Living	Landscape Conservation	Low Density Residential	0.38

RE: WILLIAMS RD (138032/1); 67 WILLIAMS RD (138031/1); 45 WILLIAMS RD (152436/1); 111 WILLIAMS RD (110546/1) and 103 WILLIAMS RD (27297/36)

The figure below shows the surroundings of the uses around these properties. These properties were previously zoned 14.0 Environmental Living and surrounded by Low Density Residential. None of these properties meet minimum lot requirements for LCZ. There is clear intent that these areas are for residential uses as they are within a low-density residential area (LCZ4). As such, should be translated to the adjoining Low Density Residential Zone.



Pre-HVIPS these lots were zoned as “Village” and “Rural B”; however, this is within a Low-Density Residential Cluster. Historically this area has had a priority for residential use.

Additionally, these titles are not “significantly visible”. Echo Sugarloaf State Reserve is the dominant Landscape Value where it obscures all points of viewership from the Channel Highway. We cannot find a suitable viewer point location to show the visibility of the sites, and thus, should be considered ‘unseen’ visually). The bay itself does not warrant a viewership analysis as there are fish farms approximately 1km off the coast and traffic is generally commercial traffic.

CT	Address	Address	IPS Zone	LPS Zone (Council)	Like for Like	Size (ha)
137938/ 2	6203 CHANNEL HWY	RANDALLS BAY TAS 7112	14.0 Environmental Living	Landscape Conservation	Rural Living or Rural	12.17ha

RE: 6203 CHANNEL HWY (137938/2)

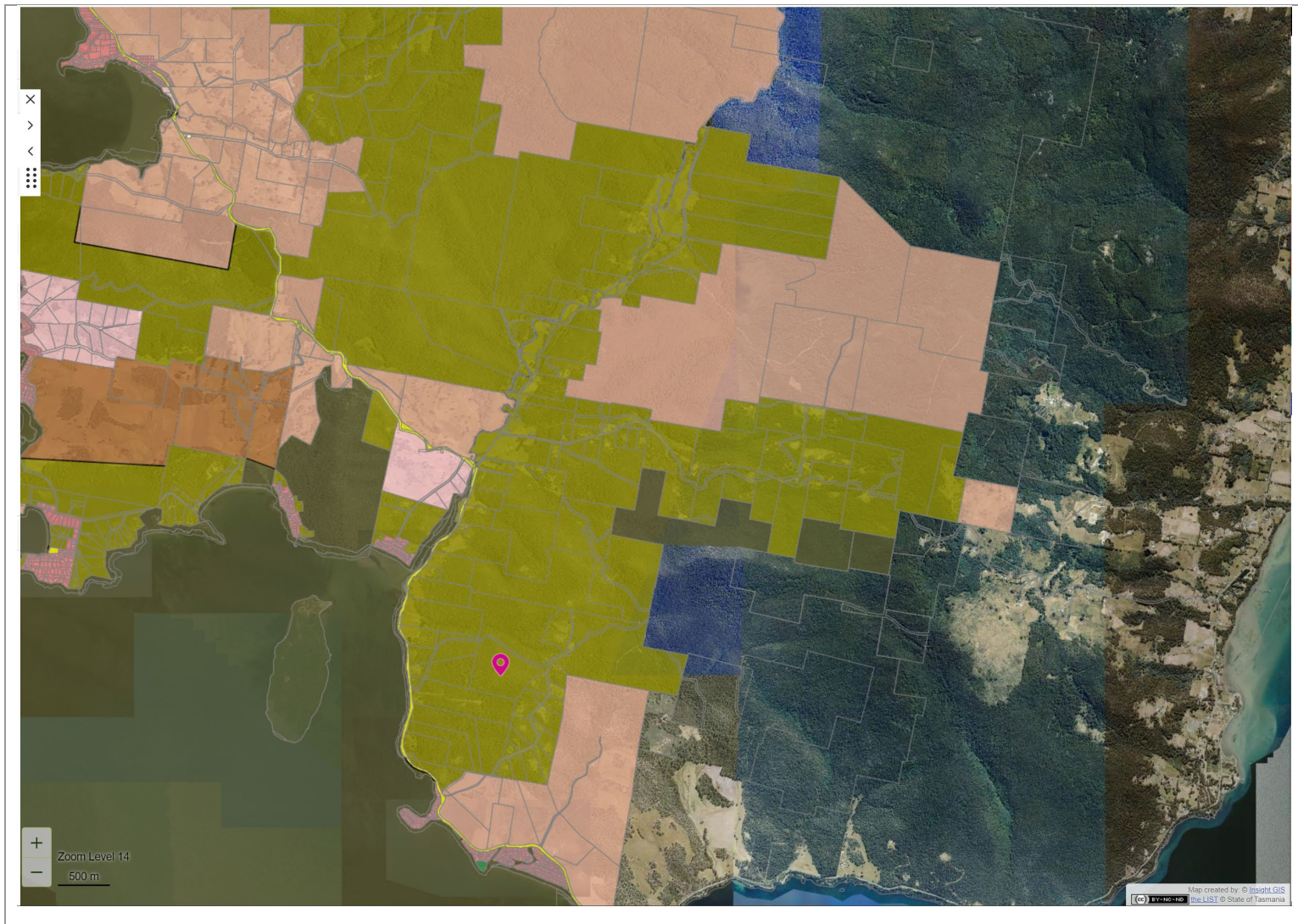
Figure below shows the surroundings of the uses around this property. This property was previously zoned 14.0 Environmental Living and surrounded by Rural Living and Rural.

This property does not meet the minimum lot zone for LCZ and is a spot zone.



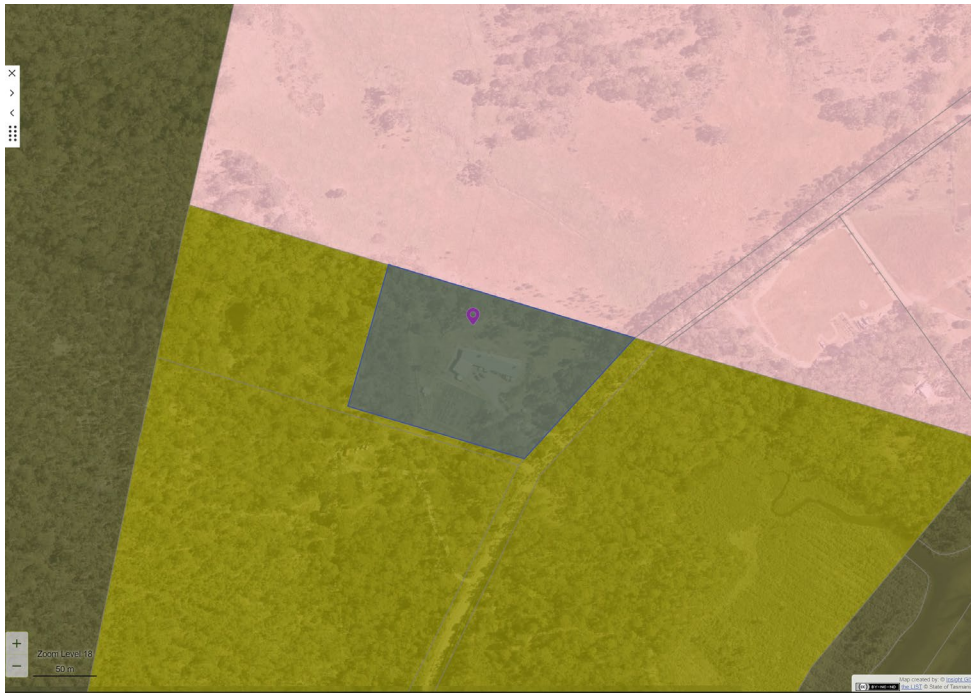
GARDEN ISLAND CREEK

Garden Island Creek is a locality within the Huon Valley municipal area. Refer to HVZA Map Set: Viewshed for Huon Valley Municipal Area P19. Most of this area is not 'visible' from scenic corridors. These titles are clearly in the 'background' and some titles would be for all intents and purposes 'unseen' by traffic. As such Landscape Conservation Zone needs to be completely reviewed within this locality with a focus on higher tier scenic quality classes which may need to be protected this requires ground truthing and not relying on modelling for zone classification.



CT: 114087/1 was previously zoned as Low Density Residential, the councils 35F has rezoned this back to Low Density Residential.

HVC has not applied LCZ4 with regards to residential areas. Prior to the IPS these areas were Low Density Residential B and Rural mix. Environmental Living Titles should be reassessed and question why Rural / Rural Living isn't not a better fitting zone than landscape conservation considering the small lot sizes (each lot under 3ha) and no assessment.



CT 141774/1 has a property and should not be zoned Landscape Conservation Zone.

CT: 141774/1141774/2, 141774/3 AND 142189/1 does not meet the minimum requirements for the Landscape Conservation Zone and should be reassessed if it is Rural Living Zone.



Titles which are entirely cleared along the river do not meet the Landscape Conservation definitions on Councils terms. These titles are rather unseen according to the HVZA Viewshed Map P19

