

From: "Guy Greener" <guygreener@gmail.com>
Sent: Mon, 30 May 2022 21:41:58 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: Representation-Draft Huon Valley Local Provisions Schedule
Attachments: priority_veg_report.php.pdf, REPRESENTATION Draft HVC LPS 30 05 22.pdf, LISTmap - Interim Zoning (Rural Resource).pdf

Attention-the General Manager.

Please find attached my representation and attachments requesting a change to the SPP zoning for my property.

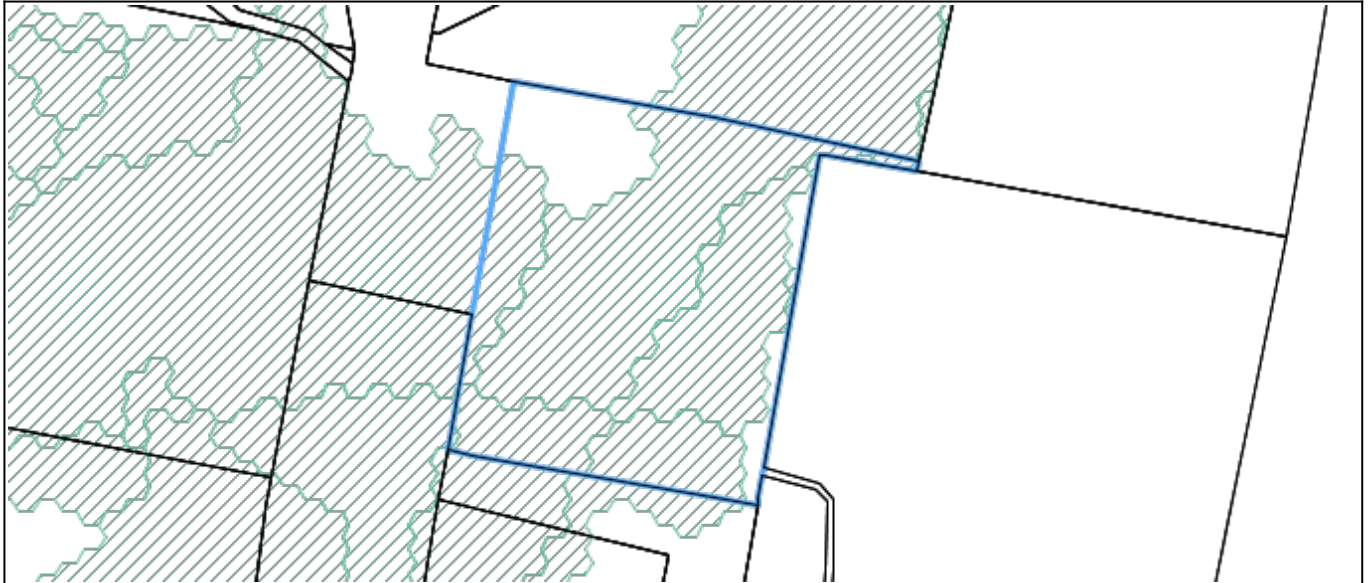
Guy Greener
0428 396 428

Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
5689898	234634/1	CLARKS RD	LOWER LONGLEY	GROUND IMPROVEMENTS	211073

Priority Vegetation Overview

PRIORITY VEGETATION OVERVIEW MAP



This Priority Vegetation Area overlay report shows a subset of the Regional Ecosystem Model. The overlay contained in the planning scheme is shown only over zones to which it can apply.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The subsets of information that are included are:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
 - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
 - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- Native vegetation of local importance includes:
 - a subset of threatened fauna species habitat models,

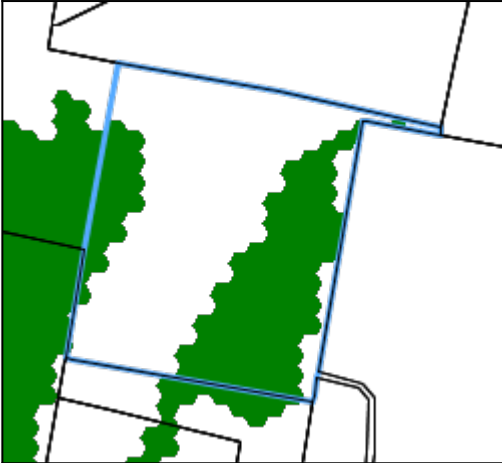
- native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

Each local area contributes to the survival of threatened vegetation communities, threatened flora and threatened fauna within a State wide mosaic that enables the distribution of species to be maintained and provides for mobility of fauna through connected habitat.

Each subset of data that is identified on the property is described below.

Priority Vegetation Details

Remnant Vegetation



Remnant vegetation is defined as islands of native vegetation, below a specified size (200 ha), that are surrounded by cleared land, and occur on land types (land system components) that have been cleared of more than 70% of their native vegetation. In heavily cleared landscapes, patches of remnant vegetation can contribute significantly to the maintenance of ecosystem function, while their loss and decline is a major factor in ecosystem collapse. Their smaller size makes them vulnerable to ongoing degradation through various combinations of human impacts and natural ecological processes.

Why is it included?

- Less than 200 hectare patch of native vegetation on land components that are over 70% cleared of native vegetation.

Data Source:

- TasVeg 3.0 (minor exceptions)

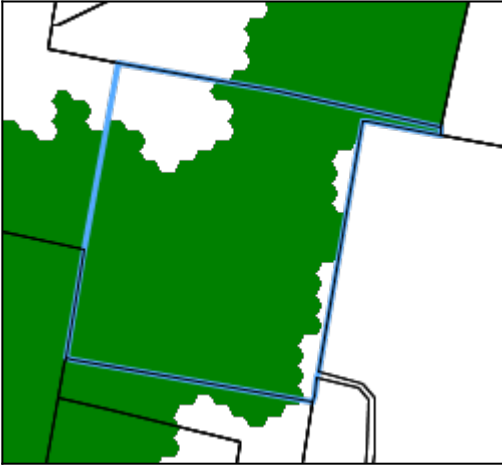
Reliability:

- Reasonably reliable depending on TasVeg currency

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

Threatened Fauna and Significant Habitat



Threatened Fauna Habitat

- eastern barred bandicoot
- eastern quoll
- tasmanian devil

These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999). Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat variables or more detailed customised models for about 100 fauna species. Some species habitat occurs across the landscape but not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.

Why is it included?

- Statutory recognition that species extinction is likely, however not all sites are important or occupied

Data Source:

- NVA records combined with REM point-based modelling rules
- Habitat-based models

Reliability:

- Variable

Management:

- Check species observation source
- Check data on habitat and local context
- Potentially require on-ground field verification

Contacts

Telephone: 03 6264 0300

Email: HVC@huonvalley.tas.gov.au

TO: The General Manager, Huon Valley Council
Re; Draft Huon Valley Local Provisions Schedule
May 30 2022

REPRESENTATION-objection to rezoning of 20Ha property at Mountain River, CT ref. 234634-1. Owner Guy Spencer Greener, of 166 Clarks Rd Lower Longley (adjoining 40 Ha property).

The subject land is currently zoned as Rural Resource under the interim Scheme. The SPP shows it as Landscape Management.

I understand that this change was made in view of the amount of tree cover, but because the only part of the property that could be usefully developed without felling trees is some 2-3 Ha of paddock at the NW corner of that, it seems needlessly limiting, because as the adjacent land on 3 sides will remain as Rural, it means that any buildings or other development would require to be set back 200m from the Rural land-putting it over a deep gully and plumb in the middle of the bush. Keeping it as Rural would overcome that. I've owned this land for over 40 years, and in that time have actively maintained the bush, checking weed incursions and harvesting a small amount of firewood for our own use, predominantly from Wattles and fallen timber. Currently sheep are grazing on the pasture area. In the past we've run cattle and cut hay there.

With respect to the Priority Vegetation Area map, the Eastern boundary is Pines, planted some 40 years ago. Interestingly, I found a ListMap that shows the SE part as Non Forest, which I think more correctly identifies it as rather worked-out forest. Previous owners had spot mills in there, cutting case timber (for apple boxes). There have been numerous bushfires through there in past years, thankfully none of significance in the last 25 years or so. The timber on the steeper slopes is of better quality, and has more mature trees. As regards threatened fauna and significant habitat, yes, there is plenty but I note with regret a diminishing number of bandicoots and quolls. I suspect predation by feral cats. Properties like this require some human intervention to keep them from becoming weed infested fire traps. Fire trails need to be kept clear and invasive weeds caught before they become infestations. If no-one can live on the property there is little incentive to maintain it. It has been my intention for some time now to build a small house on the land, and hand the larger property over to my son and his family.

I ask therefore that the zoning be restored to Rural, which more closely mirrors the existing Rural Resource, and which has worked well.

Yours Faithfully

Guy Greener

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Mobile; 0428 396 428

Email guygreener@gmail.com



Identify Results

[Disclaimer](#)

2 features found in 2 layers

- Cadastral Parcels - Owner Information (one feature)
- Tasmanian Interim Planning Scheme Zoning (one feature)



Feature	
Zone Number	26
Zone	26.0 Rural Resource
Scheme Code	124
Planning Scheme	Huon Valley Interim Planning Scheme 2015
Scheme Date	31/08/2015
Comments	
Disclaimer	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data

POI: GDA94 MGA55 : 511978E, 5243943N

[Identify Options](#)



GDA94 MGA55 : 512634E, 5243778N 1:6,771 **Disclaimer and Copyright Notice**

