

31 May 2022

General Manager
Huron Valley Council
PO Box 210
HUONVILLE. TAS. 7109

Dear General Manager

Re: representation for Huon Valley Council's advertised zoning of my property – Lot 1, Huon Highway Southport. Property ID 2800642. C/T 150993/1

I the owner of the above property would like to submit the following representation that objects to the proposed Landscape Conservation, Rural zoning of my property as put forward by the council as a part of the draft Local Provisions Schedule submission. I believe the whole of the land is better suited to rural or rural living D. I believe the land could be better managed if it was classed as rural living D. The property is not large enough to sustain an income and may be suited better to small hobby farmers on smaller acreage who can properly look after the land.

The land has been used for grazing cattle for more than 20 years. The land in question is mainly cleared land. See attached photos. The priority vegetation report does not appear to show anything on that part of land which is to be zoned landscape conservation.

I was not aware of the re zoning to landscape conservation for a part of this property until I received notification in the mail within the last 2 weeks. It has been too late to get representation for this matter on my behalf to address the issues. I request my objection about the above zone changes be considered and invoke my right to be afforded an opportunity to have the matter heard at the Tasmanian Planning Commissions hearing should further information be required to speak of my objection. I reserve the right to bring further objections to this hearing should they arise from engaging with appropriate counsel.

Regards

Dale DUGGAN (owner)
61 Lady Bay Road, Southport
0409983124
trout.duggan@gmail.com





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Priority Vegetation Details

Relative Rarity



• (DAS) Eucalyptus amygdalina forest and woodland on sandstone

Relative rarity, or extent, is scaled to reflect increased importance for vegetation types which are more restricted, and less importance for those which are relatively extensive. The threshold of 2,000 ha is used by the Forest Practices Authority.

Why is it included?

- Less than 2000 hectares of the community in the bioregion

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options

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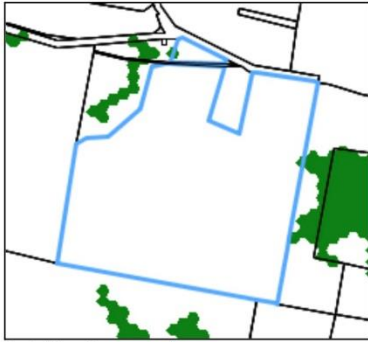
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Management:

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

Relative Reservation



Relative Reservation
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Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system. Higher levels of reservation give greater confidence that the species for which vegetation communities are surrogates are likely to be protected, subject to appropriate geographic and biophysical distribution in the landscape. Reservation provides greater certainty of the maintenance of better condition vegetation and hence maintenance of ecological function at local and landscape scales.

Why is it included?

- Less than 30% of extent in bioregion is in reserves

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

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