

From: stevelucas@intas.net.au
Sent: Sun, 29 May 2022 12:46:43 +1000
To: hvc@huonvalley.tas.gov.au
Subject: land rezone
Attachments: Representation to LPS - Stephen and Heather Lucas Judbury.pdf

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Greetings

I am writing including a document required to be submitted to council before Monday, close of business.

Please find required document attached.

Steve and Heather Lucas

Sunday, May 29, 2022

General Manager
Huon Valley Council
Main Street
Huonville TAS 7109

**RE: Representation for the Huon Valley Council's Local Provisions Schedule
for 80 Bonds Road, Judbury
Title: 206215/1**

Proposed: Landscape Conservation

Dear General Manager

As the owners of the above property we are submitting the following representation that objects to the proposed **Landscape Conservation** zoning as put forward by the council as part of the advertised draft Local Provisions Schedule submission.

We are of the view a more appropriate **Rural** zone should be applied as it is a better fit with my property.

As we were not made aware of this re-zoning until very late in the process (18 May 2022 with a closing date of 31 May 2022) we have been unable to engage with the appropriate legal and planning counsel at this time to address the relevant points on our behalf.

From what we can ascertain we are very concerned about the many impacts of this zone on our property. We are also of the view the priority vegetation report as provided by Council is incorrect. The highlighted area on the vegetation overlay is also incorrect.

We are therefore abstaining from making further comment other than notifying our objection to the proposed zone and we invoke our right to be afforded an opportunity to have our matter heard at the Tasmanian Planning Commission's hearing, and should further information be

required to speak to our objections. We also reserve the right to bring further objections to this hearing should they arise following any engagement we may have with appropriate counsel.



Regards

Stephen and Heather Lucas

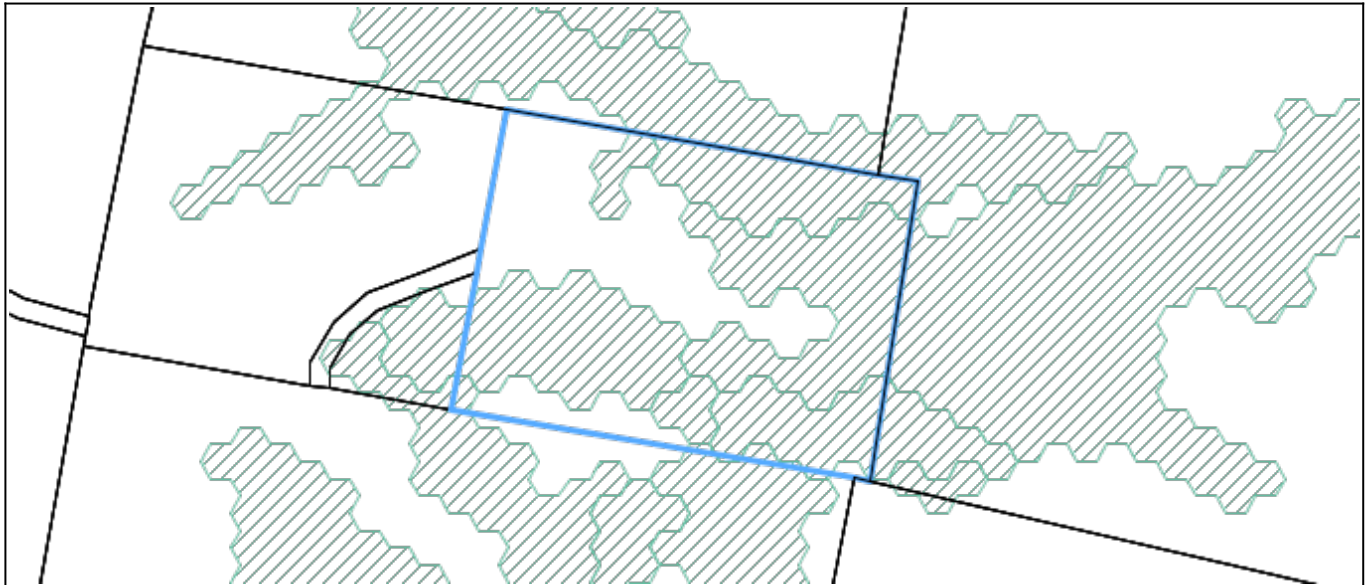
stevlucas@intas.net.au

Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
2042677	206215/1	80 BONDS RD	JUDBURY	DWELLING	124226

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,

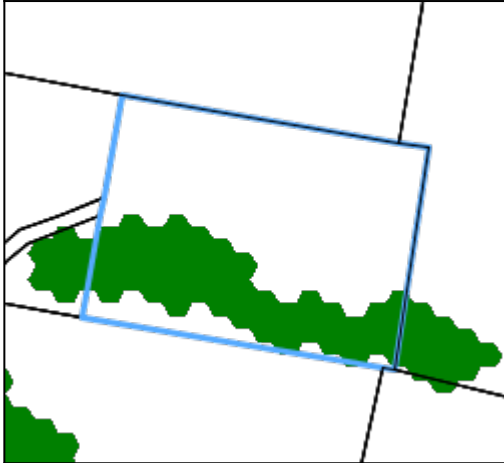
- native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

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

Relative Rarity



- (DTO) Eucalyptus tenuiramis forest and woodland on sediments

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)

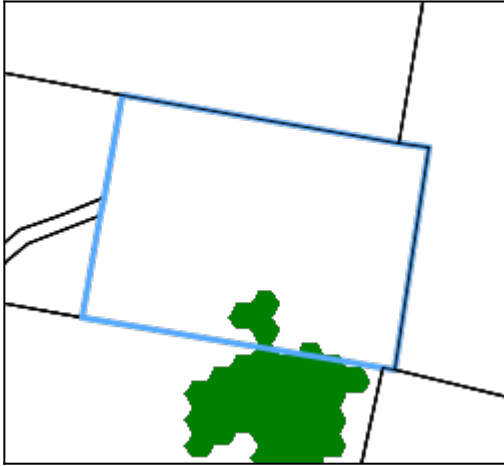
Reliability:

- Highly variable

Management:

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

Threatened Flora



- shade pellitory

These are species listed as threatened 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 flora habitat characteristics are mostly localised and are modelled solely on Natural Values Atlas records with a limited number of habitat variables.

Why is it included?

- Statutory recognition that species extinction is likely

Data Source:

- NVA records combined with REM point-based modelling rules
- Generally highly localised

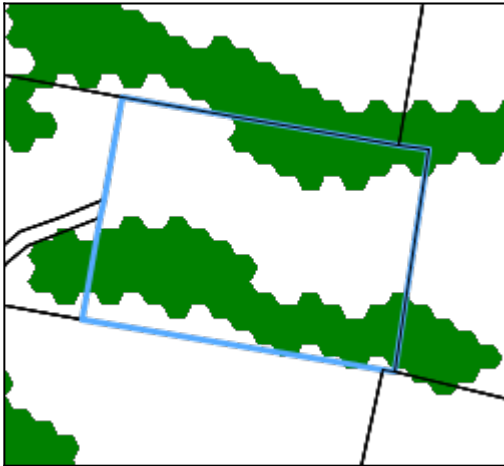
Reliability:

- Reasonably reliable - on-ground field verification

Management:

- Check species observation source
- Potentially require on-ground field verification

Relative Reservation



Relative Reservation

- (DTO) *Eucalyptus tenuiramis* forest and woodland on sediments
- (WGL) *Eucalyptus globulus* wet forest

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)

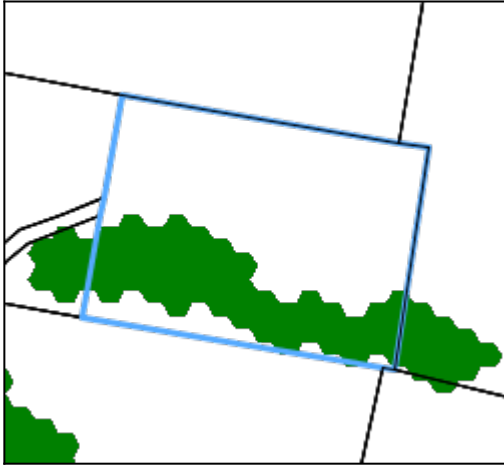
Reliability:

- Highly variable

Management:

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

Threatened Vegetation Communities



• (DTO) Eucalyptus tenuiramis forest and woodland on sediments

Threatened Native Vegetation Communities (TNVC) are vegetation communities with legislative recognition of being threatened. The attribute comprises vegetation communities listed as threatened under the Tasmanian Nature Conservation Act 2002 or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Listing under these acts is based on historical vegetation loss since European settlement, natural limited extent or vulnerability to particular factors.

Why is it included?

- Heavily cleared - generally greater than 70% of pre-1750 extent has been cleared;
- Rarity - generally less than 1,000 hectares remaining

Data Source:

- TasVeg 3.0 (minor exceptions)

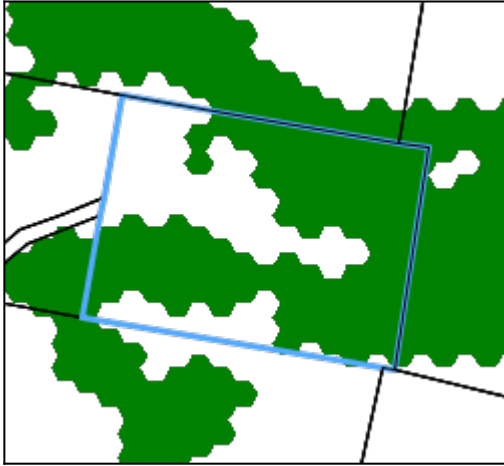
Reliability:

- Extremely variable - aerial identification and/or on-ground field verification

Management:

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

Threatened Fauna and Significant Habitat



Threatened Fauna

- swift parrot
- swift parrot

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