

Claire Hynes
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Dear Ms Hynes

Re: Tasmanian Planning Scheme Latrobe, Substantial Modification Hearing 21 February 2024

Amendment 1.2 -Apply the Priority Vegetation Area overlay to 200 Parkers Ford Road, Port Sorell folio of the Register 213993/1

With the upcoming hearing I have reviewed the Priority Vegetation Report (attached) for our property. During the previous hearing we were more focussed on the discussion around zoning of Rural Living A rather than Rural Living D so the Priority Vegetation Overlay has now received my closer attention.

I have obtained independent advice and the recommendation was that I provide current photos of the property to demonstrate that there are no Threatened Flora present in the area mapped. It seems there are inaccuracies in the State Data being used to apply this overlay. If the information included in this submission is inadequate evidence to demonstrate the inaccuracies I invite the Planning Authority visit the property to see for themselves.

The current google maps image and photos I took yesterday (12/2) demonstrate that the whole property is pastureland, with some bracken fern in parts and the occasional thistle. The agronomist report provided previously also confirms this. Since we purchased the property in 2016 it has been used for occasional grazing by horses and we cut hay each season to manage the vegetation and minimise fire risk to adjoining residential property. Prior to 2016 the use was the same – google map history demonstrates that.

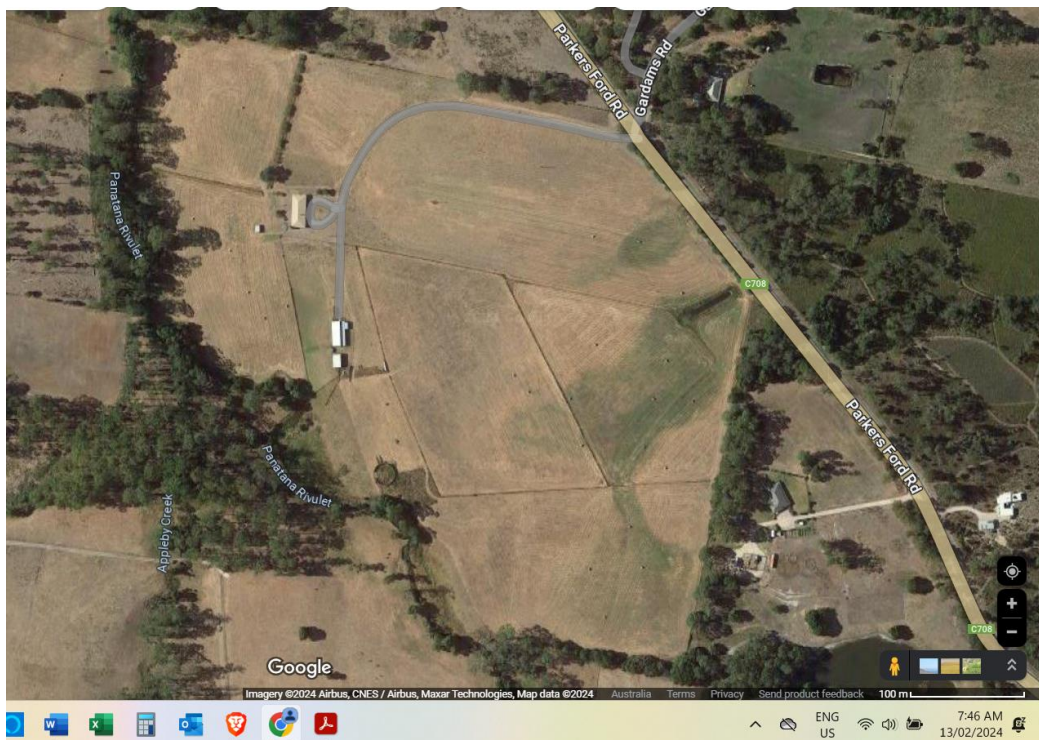


Image 1: This google map is current – round bales shown here were baled in December 2023.



Image 2 and 3: Typical vegetation across the property.



Image 4: From the North Western corner of the property near the Panatana Rivulet – looking to the south east house in the distance.



Image 5: From the North Western corner of the property near the Panatana Rivulet – looking to the south. Rivulet is near the trees.



Image 6: From the North Western corner of the property near the Panatana Rivulet – looking to our North West boundary.



Image 7: North Western corner of the property approx 15m from the Panatana Rivulet.

The area shaded in the Priority Vegetation Report for the purposes of this overlay are already captured under Latrobe Local Provisions, 4.1.7 Waterway and Coastal Protection Area – to protect the rivulet and surrounding area. At the time of any future development the management of the site's natural resources will need to be addressed, so adding a Priority Vegetation Overlay to this section of the property, when the threatened species aren't present seems excessive and unreasonable.

Also in the Priority Vegetation Report, there is an area shaded along the waterway requiring protection for Threatened Fauna and Significant Habitat. This is also captured under 4.1.7 referred to above and thus will be required to be assessed and considered during any future development process and protections put in place as part of that process.

For the reasons I have put forward, I request this amendment be withdrawn.

If it assists the process I would welcome an opportunity to meet council representatives on site to verify the facts I have provided here. Please also advise if you require any further information.

As a side note, in the the records from the previous hearing, under point 68 Ms Rockliff acknowledged the Priority Vegetation Area Overlay was applicable within the Rural Living Zone. She was not particularly agreeing for this to be applied to our property as a site specific overlay as at that stage we hadn't investigated the matter.

Kind regards

Tracey Bell

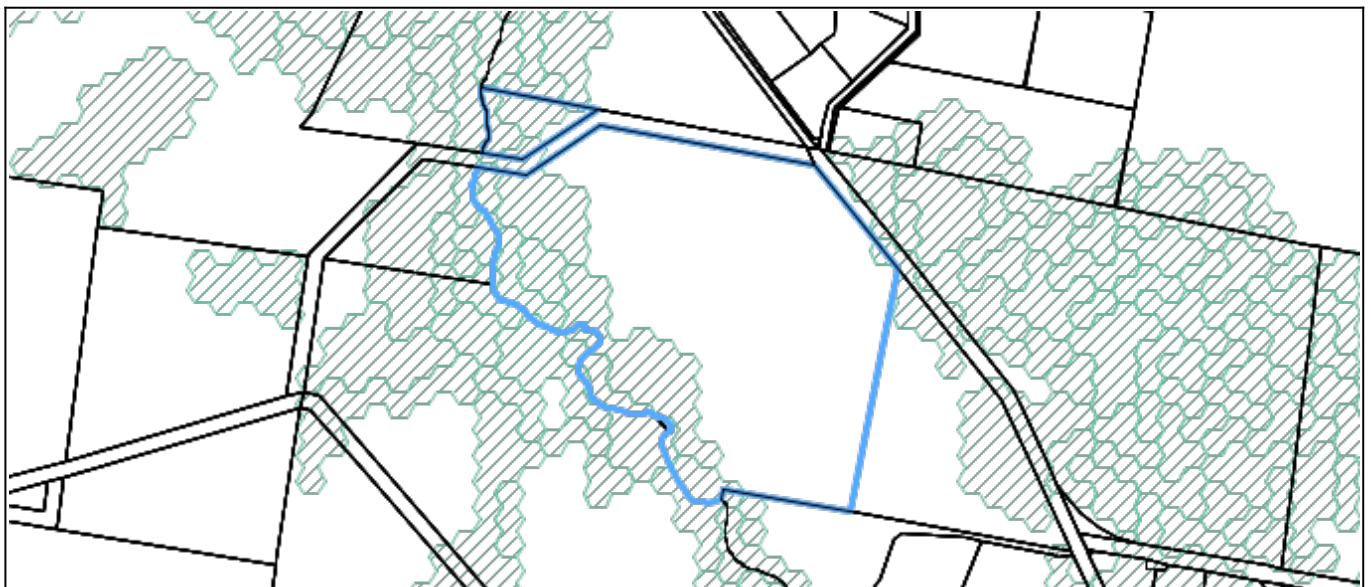
13 February 2024

Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
6526548	213993/1	200 PARKERS FORD RD	PORT SORELL	DWELLING, FARM IMPTS	195944
6526548	213993/1	200 PARKERS FORD RD			

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

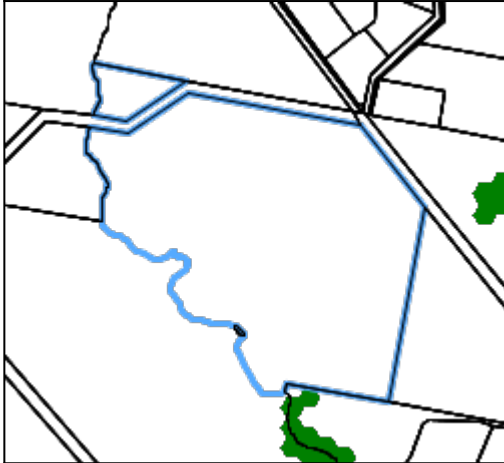
- More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- 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



- (NAD) Acacia dealbata forest

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)

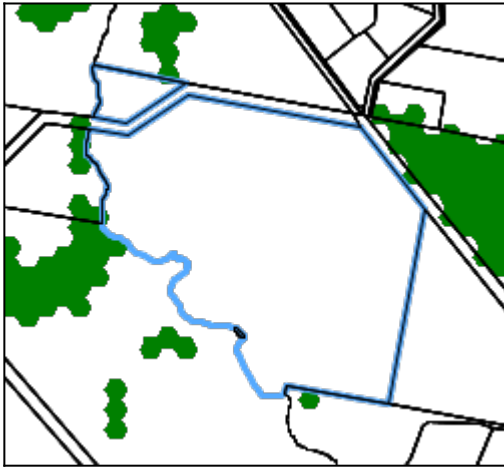
Reliability:

- Highly variable

Management:

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

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)

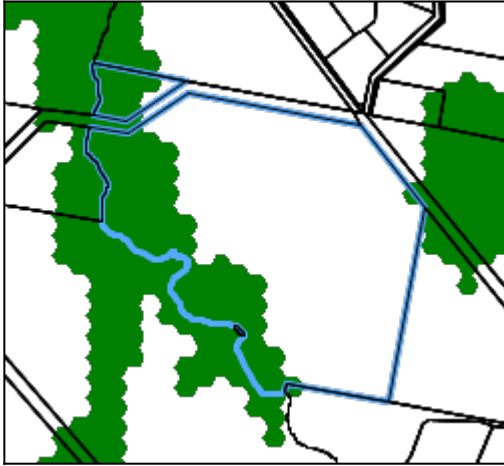
Reliability:

- 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 Flora



- fragrant hempbush
- wrinkled dollybush
- purple loosestrife
- australian gypsywort
- slenderwaterpepper

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

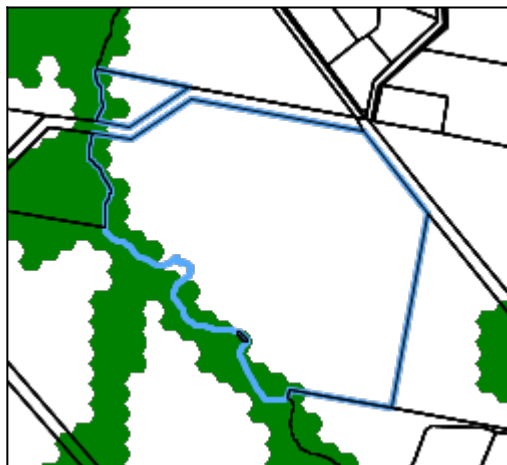
Reliability:

- Reasonably reliable - on-ground field verification

Management:

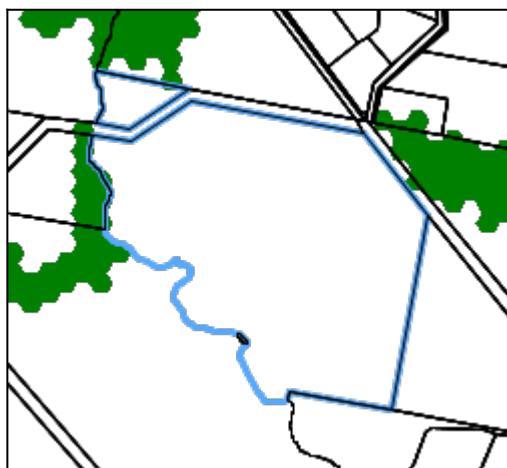
- Check species observation source
- Potentially require on-ground field verification

Threatened Fauna and Significant Habitat



Threatened Fauna

- Central North burrowing crayfish
- giant freshwater crayfish



Threatened Fauna Habitat

- eastern barred bandicoot
- 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

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