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Sent: Sun, 29 May 2022 10:57:23 +1000
To: hvc@huonvalley.tas.gov.au
Subject: final LPS Representation - 139 Police Point Rd, Glendevie
Attachments: LPS Representation- Kim & Lee 139 Police Point rd Glendevie.pdf

Dear HVC,

Please find attached our final representation for the zoning.

Regards,

Don Kim – Director, Quantity Surveyor (ATO) & Certified Practising Valuer

AAPV, M Prop (Dev), Grad Cert(UEM), Adv Dip(Val), Dip(R/E), Cert IV(F/B)

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<image001.jpg>

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Kyung Soo Kim (Don Kim)
& Linda Lee, Owners
139 Police Point Rd
GLENDEVIE TAS 7109

28th May 2022

General Manager
Huon Valley Council
PO Box 210
Huonville TAS 7109

Dear Mr Jason Browne,

Representation for the new zoning application as presented by the Huon Valley Council to the Tasmanian Planning Commission in the Draft Local Provisions Schedule (LPS) and supporting documents as it relates to our property, CT118988/1 139 Police Point Rd GLENDEVIE TAS 7109.

Linda and I, Don, being only informed through informal contacts and are yet to receive any letter by Council in regard to this rezoning (others received a letter around the 18th of May but dated the 3rd of May 2022) wish to reserve the right to have any additional arguments and information to be heard at the Tasmanian Planning Commission's hearing should that be required. This is partly due to the fact that we were only made aware of this as mentioned above only through unofficial sources first around late March, and then more so around mid to late April 2022. So, it has been difficult to get time to engage with a planner with the right questions to ask. Further, English is our second language and we find it very difficult to navigate through the complexities of what this all means. We have had to get help from native speakers to assist in communicating what it is that we are concerned about.

On the 25th of March 2022 I, Don, had emailed you a list of concerns. As you will read, my English may not convey, in a precise manner, the essential elements of the matter. Whilst you may include that as part of the representation, I wish to have the following expanded points of importance considered. I again, wish to reserve the right to be able to make further representation at a TPC hearing by way of suitable legal/planner counsel should that be called for. The concerns and reasoning are put as best as we can, so please excuse our lack of legalese/planning linguistic acumen.

The following sections of this representation will address key concerns as it relates to the TPC's Guideline No. 1 of the Local Provisions Schedule (LPS): zone and code application. We will also take into consideration comments made by you, Council on the matter of what you have deemed to be the perceived credibility of datasets to be used to determine the

appropriateness of the newly proposed Priority Vegetation Area Overlay (PVA/PVAO/PVO) that is also set to be applied across the majority of my property. This will be assessed in conjunction with what other governmental departments at the state level have said about the matter. We have attained a Natural Values Atlas Report, dated 02 May 2022, attached for your benefit and will also be relying on recently expired (as of late 2018) Council endorsed plans Ref SUB-2/2016 & 2592118 to further the discussion and demonstrate an alternative and more suitable zoning and overlay solution. Additionally, we will be making reference to the Environmental Values Report dated April 2010 as prepared by Mr Andrew Welling, and the Geo-Environmental Solution's (GES) Geotechnical Assessment dated July 2015 that was endorsed by you, Council in the afore mentioned approved DA that brings specific, verified and endorsed data to the discussion. These reports, whilst not attached to this specific representation should be available on your systems should you need to examine them in greater detail. We have, however, attached a copy of the endorsed sub division plan that was prepared by Lark and Creese, dated 11 Feb 2015.

As we digress now into the specifics of our particular site and the new proposed zone and overlay implications, we must come to an understanding that given the gravity of how zoning has the capacity to greatly impact the landowner's future plans, property's capital value, community growth, development, scope along with environmental and socio-economic impact, one should be expecting a level of community and primarily private landowner engagement that is appropriate for such an impacting process. In simple terms, we would have liked to be afforded an element of natural justice and invitation to engage with the process and make representation by way of an official letter greater than some less than two weeks before the end of representation acceptance. We wish to, at the outset, encourage Council to engage with affected landholders of zone changes etc more proactively than what was seen (passive invitation to represent via a post on your website, passive invitations to information sessions that we didn't even know were happening).

Now to the matter at hand, and tying into the previous sentiment, it is our understanding that our property, 139 Police Point Rd is set to be re-zoned from the Huon Valley Interim Plan 2015's Environmental Living Zone (ELZ) to the new and soon to be current State Planning Provision's 22.0 Landscape Conservation Zone (LCZ), we assert that Council have not undertaken sufficient due diligence by way of consulting with the relevant documents at hand but rather with little consideration, cast an LCZ and PVA Overlay across our property. By just a cursory glance at the new LCZ purpose statement it is clear that it is not in alignment with much of the established land use in the area. Many of us live with more of an Environmental Living/Rural Living forward purpose. We, my neighbours included, live on the land and have and expectation to live within a community that has prescribed within a zoning solution the ability to actually develop our land with and explicit expectation to have a dwelling, possibility to develop land and use it for small scale rural purposes etc. Not a discretionary, 'if it pleases the Council', that a person's ability to reside or take up residence or a sensible activity is acceptable. LCZ has a number of concerning elements that tie up land and is in fact antithetical to the 2015's IPS Environmental Living purpose. It is most certainly not a 'like for like' transition at all. This is made clear in *Fact Sheet – 6 – TASMANIAN PLANNING SCHEME – RURAL LIVING AREAS*, p1-2, 2017 as published by the TPC. These similar

sentiments/statements are also reflected in Council's minutes and specifically enunciated at the public exhibition meetings held by Council, particularly the last meeting on the 18th of March 2022 where words to the effect of LCZ being a poorly worded/defined/constructed zone, were used by Council Staff. More on this later. First, we must discuss our land, what we do on that land and other site-specific considerations.

Our Land the Site in Question

The site in question is 139 Police Point Rd GLENDEVIE. CT 118988/1. The size of the parcel sits at around 42 ha, has a dwelling on title with out buildings with some small-scale rural activities by way of a personal growing dome for fruit and vegetables and a number of cleared fields. It is primarily used by us for a residential purpose situated amongst a natural/rural setting. Figure 1 below shows the approximate boundaries in red with the proposed zones of Landscape Conservation Zone (LCZ) in green, Rural Zone (RZ) in Salmon/Pink, Agriculture Zone (AZ) in Brown, Waterway and Coastal Protection Overlay (WCPO) in Dark Blue, and a Scenic Road Corridor Overlay (SRCO) in Light Blue. Both LCZ and RZ shown below are currently, for the most part, zoned as Environmental Living Zone (ELZ) and Rural Resource Zone (RRZ) under the Huon Valley Interim Planning Scheme 2015 (IPS), respectively.



Figure 1: Our home 139 Police Point Rd: Source HVC's interactive map from Discover Communities, Accessed 24th May 2022 [Land within the red boarder as approx. boundaries. No nominated scale]

It should be noted here that neither the IPS Listmap or the TPS Council Map show any Scenic Protection Code that is over the subject site. Nor has Council put forward any ground truthed Priority Vegetation information outside of what is presented, albeit arguably unreliable, in the TASVeg mapping. More on that later.

Topographically, the site ascends from ~120m from the South-Western access to a maximum of ceiling of ~170m. The minor ridgeline that forms is cleared with residential structures and clear fields/paddocks across almost its entirety.

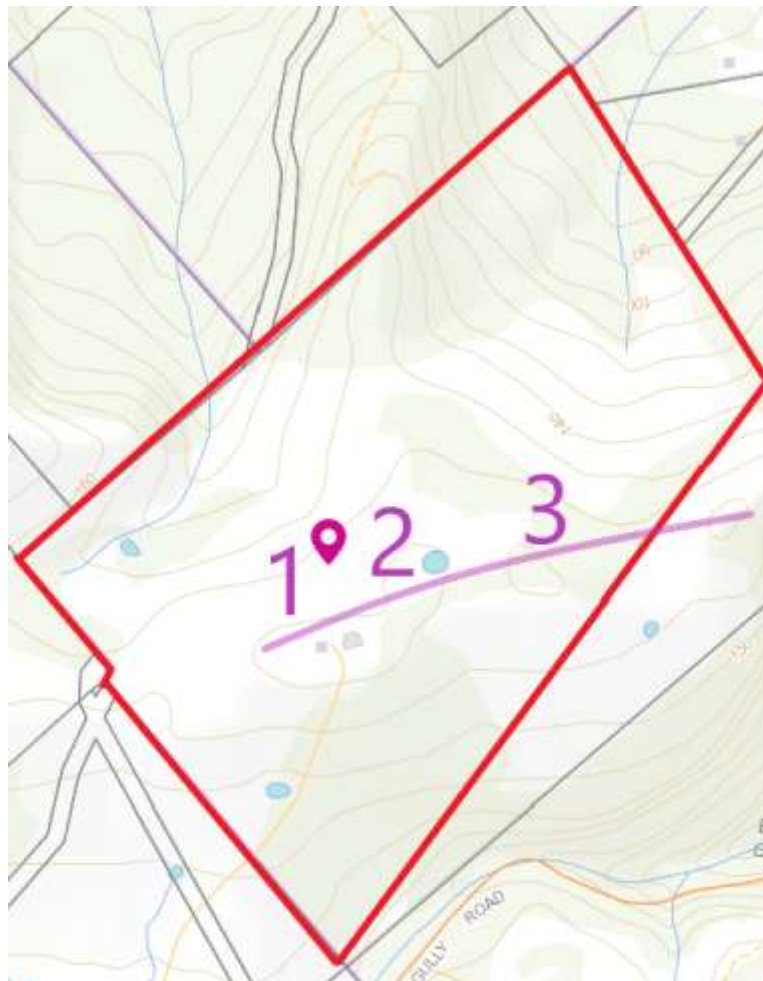


Figure 2: Our home 139 Police Point Rd: Source HVC's interactive map from Discover Communities, Accessed 24th May 2022 [Land within the red boarder as approx. boundaries. The purple line shows ridgeline. The numbers are the peaks. No nominated scale]

Historical land development/use operations can still be evident by way of regrowth on previous land clearing and current cleared areas. The below map overpage in figure 3 highlights such clearing and development:

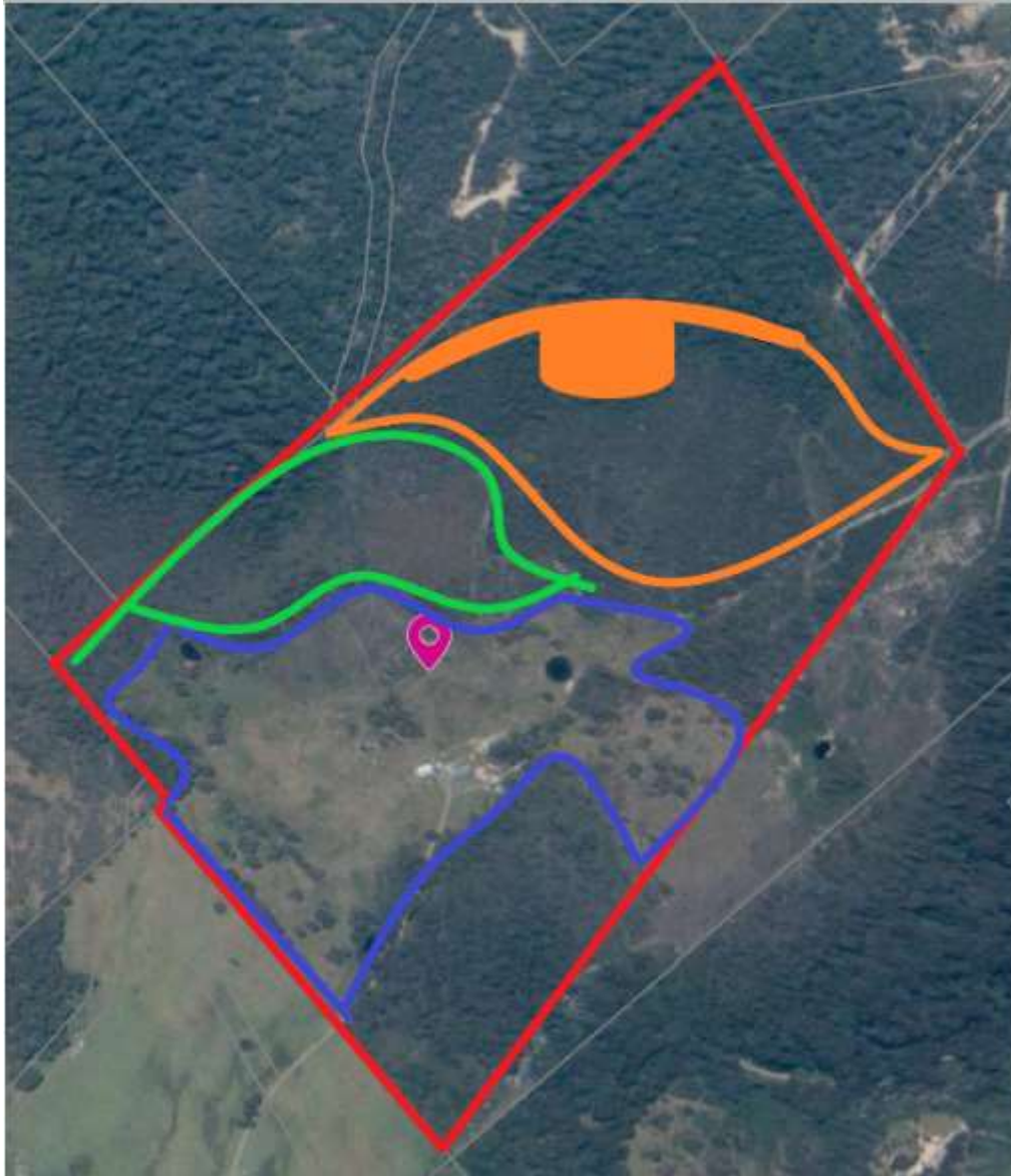


Figure 3: Our home 139 Police Point Rd: Source HVC's interactive map from Discover Communities, Accessed 24th May 2022 [Land within the red boarder as approx. boundaries. Land within the blue boarder is cleared grassy pastures. The land within the green boarder is previously cleared area with bracken ferns. The land within the orange boarder is previously cleared land with bracken and other regrowth. Approx. area indication only. No nominated scale]

The approximate area within these highlighted boundaries is detailed in the chart over page.

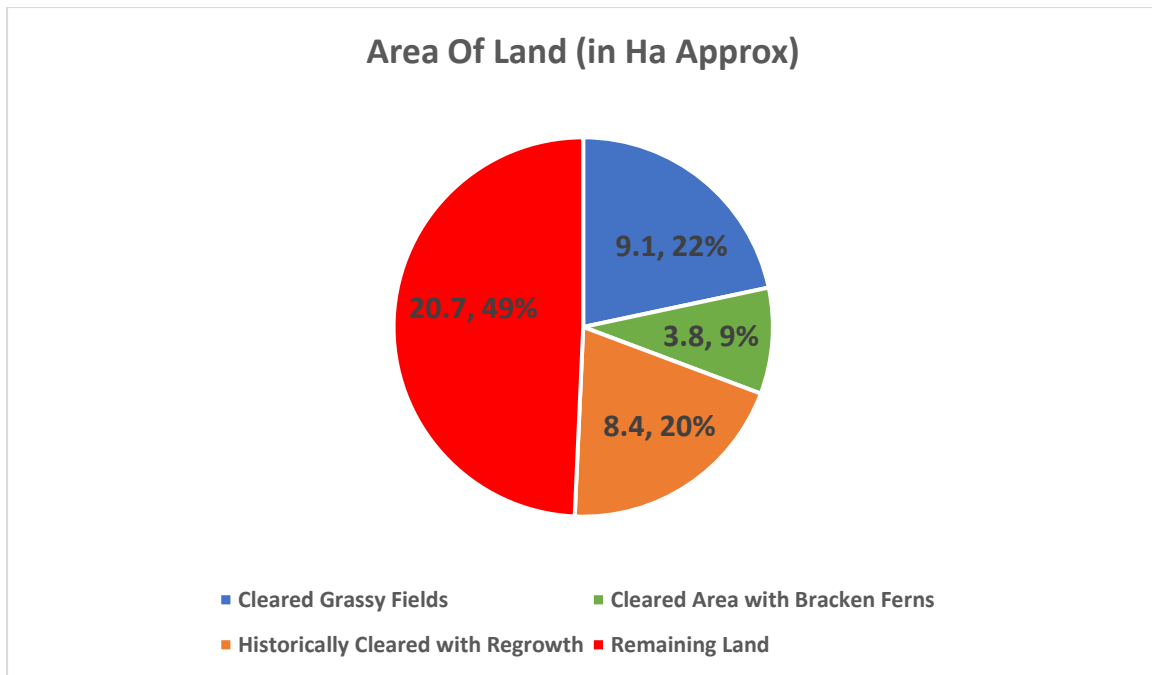


Figure 4: Chart that illustrates the historical and current land use/development with approximate measurements and percentages derived from mapping tools from ListMAP/Council's interactive map. Tools Accessed 24th May 2022. Figures are approximations only.

Within the blue cleared area sits our home with outbuildings and cleared grassy pastures. A couple of pictures below and over page that illustrate this:





Within the Green cleared area there exists a lot of Bracken Fern growth as can be seen in the below picture:



Within the Orange boundaries the land slopes down with the below type of regrowth emerging in the foreground:



In the above picture you can also see parts of the land within the Red boundary in the background.

Now, it should be stressed here that the above map shows only approximate boundaries of clearings and whilst there has been historical rural use across these areas, we have not exercised that use but may want to in the future. We initially purchased our property in 2017 with the desire to live in a rural setting. I run my business as a Quantity Surveyor (ATO) and Certified Practising Valuer from my home and would like to retain the exercisable solutions that the current ELZ zone has available and should continue into the new TPS application of a suitable zone and overlays.

It is of great concern that this proposed move to an LCZ will devastate our property's perceived value in the market. Already, we are aware of instances where potential buyers within the Huon area are actively dismissing any property that is set to be zoned as LCZ. Other issues are that banks have indicated that a buyer or to redraw one must have/maintain a minimum 50% LVR. This will greatly curtail any future development on the property that would require us to redraw to finance. Other key issues are the lack of residential expectation within LCZ and unrealistic subdivision solutions that stray far from what was established under ELZ. Further to this are the expected pre-approval costs imposed on us for any future developmental plans by way of professional environmental/landscape/scenic/easements etc. In sum, LCZ is a vast departure from ELZ and should not be applied as a 'like for like' solution.

Our Current Zone ELZ

Currently, our zone is ELZ and has afforded us with the expressed understanding of residential use. This is clearly outlined in 14.1.1.1 of the ELZ's purpose statement, "To provide for residential use or development in areas where existing natural and landscape values are to be retained..." (HVC, IPS, 2015). Other sections within the zone's purpose statement speak to the provision of residential use within the confines of environmental considerations to allow for small pockets of communities that are environmentally minded that do not conflict with land that has rural or agricultural capacities. As we understand it, our land was previously zoned in 1979 as Rural Residential, which although not explicitly seen to have residential use for an environmental focus, did have a residential use for a rural focus. It could be argued that the overarching use of the historical zoning over this property has been residential. That is to say that it has always been an overarching residential solution that supports the development of either accentuations of rurality or environmentally considered pursuits.

In the TPC's fact sheet 6, it mentions that:

"The Environmental Living Zone was first used in interim planning schemes, and it provides for residential development in areas characterised by native vegetation cover and other landscape values. This established competing priorities between residential development and the protection of natural and landscape values" (TPC, 2017. p 2).

To remedy this the LCZ was created. However, on closer inspection of such a zone there is absolutely no expectation of residential use within its purpose statement. Whilst the TPC and Local Council have made statements both written and verbal about the "inconsistency" of zones like Rural Living under interim planning schemes where ELZ was applied instead, additional comments by Council have reiterated the general overtone that the zones of IPS of the Huon Valley was applied in a number of instances, in error. This is evidenced within Council meetings and minutes and within content provided at the more recent exhibition sessions. Regardless of those sentiments, the fact that the Interim Planning Scheme 2015, as the name suggests, is temporary, it is our understanding that any issues uncovered with zoning inconsistencies be rectified in the new TPP Schedule. The issue then is, if we accept that there were issues with the IPS' implementation it then follows that the current ELZ may not be considered as a starting point for a future zone solution. This is primarily due to the above-mentioned lack of confidence the TPC, and indeed the HVC has placed over its implementation and application etc.

In lieu of a suitable zoning precedent one should fall back to the established 1979 zoning over a title. Which, in our case, we would seek to see a Rural Residential type of zone be reinstated. That is to say a zone that would speak to in its zone purpose an explicit expectation of residential use forward with ancillary use for rural and or environmental development solutions further stipulated.

Thankfully under the new SPPs under the TPS such a zone exists. This zone is 11.0 Rural Living Zone.

It is further argued that should the Planning Authority wish to depart from the foundational explicit residential use over a property it should only be able to do so with the appropriate landholder consultation and speak to the relevant elements that are used to support such a drastic change. Whilst we personally have not been engaged with formally on that matter, unless of course you see a passive exhibition of zoning proceedings for 60 days or so posted on a website or social media pages, of which we do not frequent, sufficient, and endorsed development trajectory over our land has taken place by previous owners.

It is at this point in the discussion that we would like to draw your attention to appendix A, a copy of the endorsed planning permit for subdivision dated 23rd November 2016 and appendix B a copy of the endorsed development application plan in relation to the aforementioned planning permit. As it can be seen by these endorsed plans, Council have, by way of process and writing affirmed the explicit residential use of our property that satisfies 14.5.1 a, b, c; Acceptable Solution A1. Of particular interest are the three newly proposed and endorsed lots that would see three "...building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land" (HVC IPS, 14.5.1 b], 2015); and that, "have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements" (HVC IPS, 14.5.1 a], 2015).

The three new lots meet Acceptable Solution, A1 of HVC IPS, 2015, of having a minimum lot size of 6 ha. The established house remaining with its title to be reduced to ~22 ha.

This endorsed plan was current until the 23rd of November 2018 and given the final HVC Draft LPS Supporting Report was dated November 2021, this gives us only a brief window of sum less than three years for Council to have considered, planned, consulted and drastically altered the land use expectation and endorsed development that was officially affirmed with the Planning Permit and DA that speaks to our property up until November 2018 to an inappropriate zoning of Landscape Conservation. We believe that this would not be enough time for Council to have engaged with all the required steps to justifiably alter the trajectory of a residential use consistently maintained and endorsed from 1979 through to November 2018, to something completely different in November 2021.

The Proposed Landscape Conservation Zone, Our Current Zone and the Rural Living Zone

Upon analysing the essential elements of the proposed Landscape Conservation Zone, it is easily understood that this LCZ zone is a complete departure from our current Environmental Living Zone. It is a further departure from previously recent endorsed land use development plans over our property, our current primary use of our land, and that of the established land use surrounding areas.

Firstly, as it relates to zone purposes we have created a Zone Purpose Table over page that juxtaposes the three Zones' purposes statements:

Table 1: Comparison of Current ELZ Purpose to the RLZ and LCZ purposes. Source: Zone Purpose Statements accessed by iplan, HVC IPS 2015, and Section 8A Guideline 1 LPS 2018. 26 May 2022.

Zones		
14.0 Environmental Living Zone (IPS)	11.0 Rural Living Zone (LPS)	22.0 Landscape Conservation Zone (LPS)
<p>14.1.1.1 – To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and charactered by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.</p> <p>14.1.1.2 – To ensure development is reflective and responsive to the natural landscape values of the land.</p> <p>14.1.1.3 – To Provide for the management and protection of natural or landscape values of the land.</p> <p>14.1.1.4 – To protect the privacy and seclusion that residents of this zone enjoy.</p> <p>14.1.1.5 – To provide for limited community, tourism and recreational uses that to no impact on natural values or residential amenity.</p>	<p>11.1.1 – To provide for residential use or development in a rural setting where:</p> <p>(a) services are limited; or</p> <p>(b) existing natural and landscape values are to be retained. ←←←←</p> <p>11.1.2 – To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</p> <p>11.1.3 – To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.</p> <p>11.1.4 – To provide for Visitor Accommodation that is compatible with residential character.</p>	<p>22.1.1 – To provide for the protection, conservation and management of landscape values.</p> <p>22.1.2 – To provide for compatible use or development that does not adversely impact on the protection, conservation and management of landscape values</p>

<p>14.1.1.6 – To encourage passive recreational opportunities through the inclusion of pedestrian, cycling and horse trail linkages.</p> <p>14.1.1.7 – To avoid land use conflict adjacent with Rural Resource or Significant Agriculture zoned land by providing for adequate buffer areas.</p> <p>14.1.1.8 – To provide for low impact tourism development and other commercial uses that benefit from natural areas including those areas in the south of the planning scheme area.</p> <p>14.1.1.9 – To provide for sensitive use in location where the risk to life and property from land hazards in minimal.</p> <p>14.1.1.10 – To provide for the maintenance of scenic values along the coast including areas in the south of the planning scheme area.</p>		
Colour Code Key		
<i>Colour</i>	<i>Description</i>	
GREEN	ELZ Purpose theme/concept aligns with RLZ theme/concept	
YELLOW	ELZ Purpose theme/concept aligns with both RLZ and LCZ theme/concept	
RED	ELZ Purpose theme/concept aligns with LCZ theme/concept	

From analysing the purpose statements alone, we have found that any explicit phraseology as it pertains to residential use is completely omitted from the LCZ purpose statements. Explicit residential expectations should also not be conflated with the boarder use terms of “compatible use or development” of 22.1.2 LCZ. Collocating an assumed residential use clause within 22.1.2 LCZ lends itself to future disagreements with landowners and an assessing Local Planning Authorities. Such disagreements would impose untenable legal costs on both parties, and allowing Planning Authorities to wield unbridled expectations on landowners by way of an endless assessment process imposing unconscionable professional reports to progress what would otherwise be a common-sense development solution.

That point aside, when comparing ELZ and RLZ purpose statements, it is evident that those two zones are more in alignment generally than that of a ELZ to LCZ comparison. The Venn diagram, Figure 5, over page uses the above themes and concepts within their respective zone contexts to visually capture issues at hand.



Figure 5: Thematic/Concepts of ELZ, LCZ, and RLZ Purpose Statements as they Intersect.

* Development solutions are further expanded on within use tables. Although RLZ is more 'rural' focused in its ancillary intent, it is guided by landscape and natural value considerations. Further development 'like for like'/similarities can be found in the minimum lot size outcomes of from RLZ A-D, 1 ha to 10 ha blocks. Where ELZ 14.5.1 A1 has min. lot size solutions in ELZ A1 of 6 ha

** Development solutions are further expanded on within use tables. Residential use is mentioned within the use table but only holds a discretionary basis unless over sealed site plans. This is a far reach from any explicit residential intent/expectation. Further departure for residential use is the restriction of subdivision possibilities. LCZ 22.5 A1 requires min. lot sizes of 50 ha [P1 20 ha] each compared with ELZ 14.5.1 A1 of 6 ha each.

Now, from figure 5 and its footnotes we can see that an ELZ to LCZ is indeed an inappropriate transition on purpose statement and some prescribed uses elicited within the respective use tables, alone. It is clear that as there is no ELZ equivalent, per se, within the TPP/LPS the most appropriate 'like for like' zone for ELZ would be that of RLZ, generally speaking. It can be understood that other factors may come into play when informing a move from ELZ to LCZ. This could be that there is explicit fully informed consent of a land owner to move to such a zone, or a somewhat assumed consent by way of existing Conservation Covenant over most or the whole of a landowner's property. That with the conjunction of accurately identified natural assets may indeed provide for the application of LCZ. Outside of that however, the application of LCZ should be restrained. We will be speaking to the methods used to identify these perceived natural assets over our land later on within the following sections of the discussion. We must also finalise our thoughts on the zoning application by addressing your rationale for rezoning us to LCZ as per the supporting LPS Draft Report dated 26 November 2021 (LPS-HUO-TPS).

HVC's considerations for rezoning to Landscape Conservation as per their Draft LPS Document LPS-HUO-TPS November 2021

The following HVC's Draft LPS will be addressed section by section as it relates to our land and the respective zone that is set to be applied. Our responses will be underneath.

Table 12

Zone Application Guidelines	Comments
<p>LCZ 1 <i>The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small-scale use or development may be appropriate.</i></p>	<p>The application of 80% native vegetation coverage coupled with the presence of either the Natural Assets or Scenic Landscape Code overlay as the first level of selection meets the intent of this guideline in that most of the property is constrained but there may be some potential for small scale use or development.</p> <p>A significant portion of the properties selected are located on the vegetated scenic hill slopes that characterise the Huon Valley. These areas have been spared from historical clearing due to being considered suboptimal for agriculture.</p> <p>The analysis of 'large areas of native vegetation' was attributed to a minimum native vegetation patch size of 20 ha. This links directly with the LCZ use standard 22.5.1 P1 minimum lot size of 20 ha.</p>

Our response:

As discussed in the above sections our land is ~42Ha in total and has about ~31-51% cleared in various stages of regrowth or use. See figures 3 and 4 for reference. That means the

remaining vegetation is ~49-69%. As previously indicated ~22% is cleared land that spans across the two ~170m hilltops that have the main house and outbuildings located on. Council’s notes also stipulate a further need for a “coupl[ing] of Natural Assets or Scenic Landscape Code”. However, our searching and attempts to gather the appropriate information that speaks to the Natural Assets or Scenic/Landscape Code requirements has come up empty.

We have looked through the submitted documentation put forward by Council during this exhibition period and cannot find any information that speaks directly to our parcel on that matter. It then follows that in the nonappearance of any landscape values assessment conducted or even outsourced by Council as part of their pre-LPS Draft lodgement investigations, we must adopt the position that no such information that speaks to our property having any particular, peculiar or otherwise landscape value, exists.

Whilst approximate remaining land with significant vegetation regrowth is just on the edge of 20 ha, an official survey measure would be needed to verify whether or not this actually exceeds the 20 ha min set by Council for LCZ1 consideration. This is also the case with the data used to establish the Priority Vegetation Overlay across our title. That will be discussed in the next LCZ 2 section.

<p>LCZ 2 <i>The Landscape Conservation Zone may be applied to:</i></p> <p><i>(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;</i></p> <p><i>(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or</i></p> <p><i>(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.</i></p>	<p>Addressed by ensuring properties contain the Natural Assets Code overlay. The Huon Valley Natural Assets code is based on the 'Regional Ecosystem Model' which selected priority vegetation patches based on a range of criteria including, threat status, threatened species habitat, relative reservation, local scale fragmentation, and relative rarity.</p> <p>It is important to note that modelling is based on best available data. Portions of the Huon Valley, especially those with limited road access or in remote areas, have had limited sampling and are somewhat data deficient.</p> <p>The Huon Valley is privileged to have a high diversity and abundance of threatened species, placing additional importance on protecting not only core habitat areas but natural ecological corridors between them that allow for species dispersion.</p>
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Our response:

In your own words you admit to there not being enough data due to “limited sampling and [modelling is] somewhat deficient”.

We have attached the priority vegetation report made available by you via the discovercommunities interactive map and a Natural Values Atlas report as appendix C and D respectively for your consideration. It should be noted that the reports made available by you were constructed using TasVeg 3.0 data, and feature statements specific to the reliability of a number of the stated observations to fluctuate between “variable” to, in most cases either “highly variable” or “extremely variable”.

TasVeg 4.0 may provide more up to date information and indeed this can be seen with the variances between the TasVeg 3.0 indications, but again even this dataset comes with warnings that areas of interest are “indicative” only:



Figure 6: List Map Overlay Warning Displayed. (source: Listmap. Accessed 26th May 2022).

When investigated further the NRE site has this to say about TasVeg mapping data:

TASVEG community types and their accuracy

Correctly identifying TASVEG community types and their location is a complex undertaking. TASVEG mapping is provided as a planning tool that allow users to investigate what community types are likely to exist on the property or location of interest. **As TASVEG mapping is indicative only, it should not be used as a legal basis for vegetation assessments.**

Figure 7: Source: [https://nre.tas.gov.au/conservation/development-planning-conservation-assessment/planning-tools/monitoring-and-mapping-tasmanias-vegetation-\(tasveg\)/tasveg-the-digital-vegetation-map-of-tasmania](https://nre.tas.gov.au/conservation/development-planning-conservation-assessment/planning-tools/monitoring-and-mapping-tasmanias-vegetation-(tasveg)/tasveg-the-digital-vegetation-map-of-tasmania) Accessed, 26 May 2022):

It therefore should be understood that even if we are to accept the somewhat improved data of TASVEG 4.0, and we don't, the State Government echoes the unreliability sentiments of Council, further establishing that these datasets should not be used as a legal basis for vegetation assessments. It then follows that using TASVEG data to inform planning matters, a legal assessment of vegetation, is invalid. At best it can only be indicative of potential flora and fauna communities. So, we object to the use of the TASVEG report's findings and it's legal standing to have any legitimate authority to speak definitively over our property by way of zone or overlay.

These communities must therefore be ground truthed.

Thankfully, in appendix A, the Council Endorsed Planning Permit, an Environmental Values Report (EVR) prepared by Welling Consulting dated September 2016 is referenced. We implore Council to utilise the information contained there to help inform a more accurate PVO. It may be likely that the EVR may be out of date according to legislation requirements

and another one be required. If this is the case then we call for the removal of all priority vegetation overlays under the Natural Assets Code, to be reinstated only when ground-truthed and only over those verified areas. This is an activity that should be funded by the Council with an impartial and qualified assessor.

As it stands, any PVO over our land should take into consideration the highlighted areas of clearing as indicated in figure 3 on page 5 of this report. In reality, it must always be confirmed by ground truthing, particularly if it is to be used to confer and then curtail future developmental egress.

<p>LCZ 3 <i>The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.</i></p>	<p>This was addressed by using the following selection criteria to select LCZ suitability:</p> <ul style="list-style-type: none"> • Three or more adjoining properties • Borders existing Environmental
	<p>Management or Environmental Living properties intended to transfer to LCZ.</p> <ul style="list-style-type: none"> • If less than three adjoining properties, the total area of these properties is at least 20 ha.

Our response:

We couldn't find any landscape analysis that Council have done that specifically addresses our land. There aren't any documented measures that speak to this matter of scenic values in relation to LCZ by Council. We tried our best to find the information and as pointed out above, the hilltops that are present on our land are cleared. So, we don't know what landscape values you refer to.

Yes, our property and our neighbours to the North of us are zoned as ELZ. Of particular interest are the neighbours of ours that are indicated in the over page figure 8 that, especially the ones adjacent to us, would not meet the 20 ha criteria as stated by you. Further, as a collective group they would not meet the 20 ha minimum either. Far be it from us to make representation over our neighbours' blocks, but it seems to us that the immediate surrounding area to the North demonstrates a prevalence of small to medium residential blocks used explicitly for residential purpose.

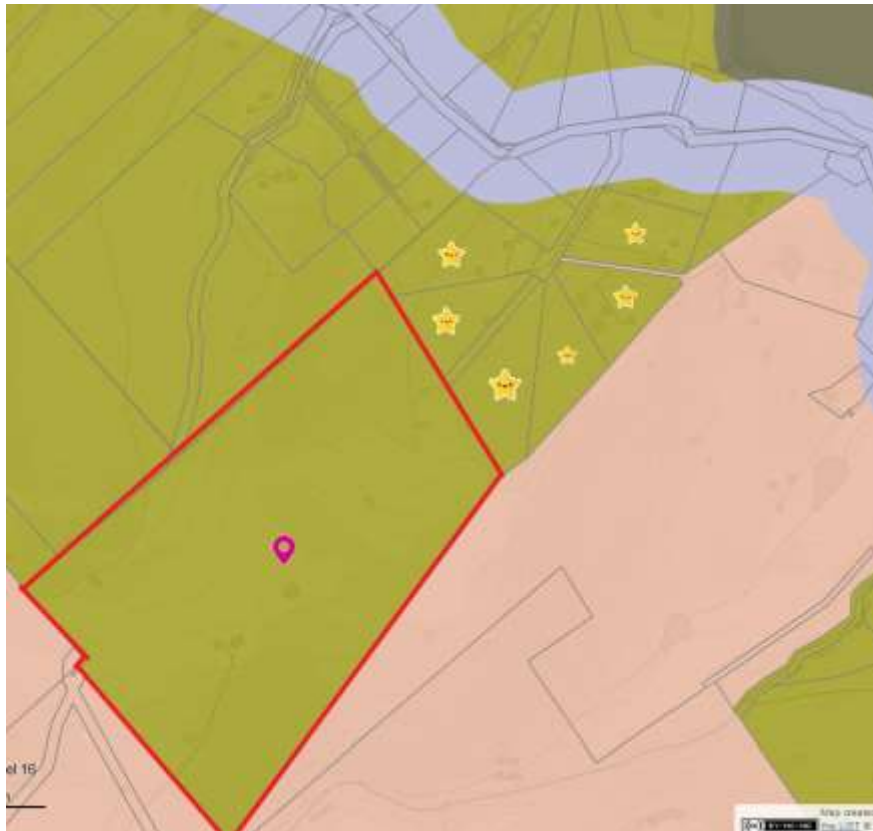


Figure 8: Our home 139 Police Point Rd: Source HVC's interactive map from Discover Communities, Accessed 26th May 2022 [Land within the red boarder as approx. Stars over some of our neighbours' titles indicate properties that are ~2ha-3ha. No nominated scale]

<p>LCZ 4 <i>The Landscape Conservation Zone should not be applied to:</i> (a) land where the priority is for residential use and development (see Rural Living Zone); or (b) State-reserved land (see Environmental Management Zone).</p>	<p>Formally reserved state land was removed from the property selection.</p>
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Our response:

As seen in the above figure 8, and within the set of endorsed plans and permit, your reference, SUB-2/2016 & 2592118 our land was approved to have further residential development by way of subdivision, formalised building envelopes etc. We see that this understanding to be consistent with the historic and current formalised use of a residential purpose primarily with ancillary rural or environmental development or application to be in support of the primary purpose.

Endorsed Council documents

The following endorsed Council documents have been taken into account in relation to preparation of the draft LPS.

<u>Appendix 33</u>	2016	<i>Huon Valley NRM Strategy (17.058.16)</i>
<u>Appendix 48</u>	2018	<i>Huon Valley Weed Management Strategy (2018-2023)</i>

Our response:

Read them both. They don't seem to really relate to the LCZ criteria. No terms or measurables were defined. No analysis of things like scenic values were evident, defined, measurables, specific KPIs to those criteria. Checked if our land featured in either of these documents, it doesn't. Our land doesn't feature in the Draft-LPS submitted to the TPC, either. Police Point does get mentioned in HUU-Table C8.2. Specifically, HUU-C8.2.11 makes mention of Esperance Coast Road as a road corridor of particular scenic value. This is indicated in blue in Figure 8 above and is well away from our property, and cannot be seen from our highest vantage point of ~170m. It is therefore considered that it should have no bearing over an LCZ zoning decision over our land.

Once again, the endorsed set of plans and permit, your reference SUB-2/2016 & 2592118, as indicated in appendix A and B should be taken into consideration.

Application of the Section 8A Guidelines No.1 LPS as it relates to our land and the proposed LCZ zoning by Council.

When the guidelines are examined against our land, its use, and characteristics, the choice of LCZ zoning is quite contrary to what the TPC has set out. Much of what was discussed in earlier sections is built on within this area. This section will examine and comment against each of these criteria.

22.0 Landscape Conservation Zone:

<p>The purpose of the Landscape Conservation Zone is:</p> <p>22.1.1 To provide for the protection, conservation and management of landscape values.</p> <p>22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.</p>	<p>LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.</p> <p>LCZ 2 The Landscape Conservation Zone may be applied to:</p> <ul style="list-style-type: none"> (a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation; (b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.
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Zone Application Guidelines	
LCZ 3	The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.
LCZ 4	The Landscape Conservation Zone should not be applied to: <ul style="list-style-type: none"> (a) land where the priority is for residential use and development (see Rural Living Zone); or (b) State-reserved land (see Environmental Management Zone).
<i>Note:</i>	<p><i>The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary.</i></p> <p><i>Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.</i></p>

Firstly, the overarching explicated purposes of the LCZ.

22.1.1: To provide for the protection, conservation and management of landscape values

Our Response:

Our land doesn't have any known landscape values. Whilst our land does contain two to three hilltops that form a ridge-line these hilltops are cleared of all native vegetation and has a dwelling and various out building/s on it. There is no vegetation there to conserve or protect.

We are not aware of any landscape analysis as it pertains to our land, or other land parcels close by for that matter. It is particularly absent from the ~4,800 pages of supporting documents with the submitted LPS Draft. With those two points in mind, it should be accepted that our land, and land in general should not be moved or rezoned from an Environmental Living purposed area to the new Landscape Conservation Zone in the absence of such supporting analysis, land owner consultation and fully informed consent.

22.1.2: To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

Our Response:

Again, as above. There are also no mapped landscape values present when examined from LISTMap data, Planning Zones or Overlays as set in the IPS 2015.

We are confused as to what and how Council has come to 'know' what constitutes a landscape value. Where have the measurables been defined with specificity? It seems to us that Council has not undertaken and then presented any supporting analysis of this nature to support such a position in applying the LCZ. Additionally, Council have not consulted with previously, quite recent endorsed plans and permits that speak to a ratified further residential development for our land. Therefore, in the absence of a more recent analysis and without us being allowed to make formal comment and representation on such a document should one exists, clearly furthers the argument for us not to be rezoned to LCZ.

Secondly, the LCZ Criteria:

LCZ 1: The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small-scale use or development may be appropriate.

Our Response:

As above no identified landscape values have been established. There is distinct lack of municipal analysis or study that shores up the discursive bounds of such elements. This extends to that of particular scenic values, peculiar or otherwise that are deemed to be protected or conserved. This is speaking to the general Huon Valley area of HVC's planning authority jurisdiction and very much to our land. As noted in the above maps and after the LCZ 4 response, there is only a scenic road corridor that exists outside of our boundaries and not within viewing distance from the most logical vantage point of ~170m.

We do have existing development and use, especially over the cleared land grassy areas (See the above pie chart figure 4 as reference). Other cleared areas are moderate regrowth or mostly Bracken Ferns. It was also found that further clearing and land development for additional subdivision for residential use be deemed suitable for our land and as an extension of that, any vegetation and or regrowth within those areas would be considered of little value for conservation purposes.

Therefore, with those points raised and with the absence of any known or identified landscape or scenic values across our land, it should be understood that it is inappropriate and unreasonable to rezone our land to LCZ.

LCZ 2: The Landscape Conservation Zone may be applied to:

- a) Large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;*

Our Response:

As established in the above section on the Threatened Vegetation Report generated by the HVC interactive map, datasets used are, in your words, “somewhat deficient”, and in the word to the effect from the State Government, are not to be used in any legal capacity to inform vegetation assessments. We submit it to you that the methods used to establish threatened vegetation and fauna communities, is at best indicative only. We must reject any such claims of specific vegetation types until formally confirmed via an official Natural Values Assessment paid for by Council by either an ecologist of our choice or an accredited, impartial third party. We are however, willing to entertain an adjustment of PVO boundaries in accordance with the particulars outlined in the Environmental Valuation Report prepared by Welling Consulting in September 2016 so long as vegetation and habitat values were ground truthed and of relevance. We do understand that if the EVR to be out of date or require additional ground truthing to be undertaken, this should be done via a suitable/qualified third-party assessor of our choosing to be funded by Council. If that is the case, all PVO boundaries to be removed and reinstated when verified via on-site inspection via the above-mentioned method.

b) Land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or

Our Response:

Our land already has development on it. Areas that have natural vegetation occurring do have a current biodiversity overlay on it, which is considered to be placed on it in error or supported by incomplete data. See the preceding sections that talk about that. This biodiversity overlay isn't uncommon and is applied heavily across the municipal Huon Valley area. We believe, and reiterate here that this overlay and the upcoming Priority Vegetation overlay be removed due to Council's lack of demonstrative efforts/data to have/ground truth evidence to the claimed presence of the various flora and fauna communities on our land. The application of such an overlay is in direct contradiction of the Section 8A guidelines that present the specific criteria for the PV Overlay in question.

c) Land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

Our Response:

We are currently zoned as ELZ. However, the primary intention is not for the protection and conservation of landscape values. Rather, the primary intention is to, “provide for residential use or development in areas where existing natural and landscape values are to be retained” (HVC IPS 2015, 14.1.1.1a.). The rest of the ELZ purpose statements speak to other use options with the retaining of natural or landscape values acting in a supporting role. Furthermore, we do not have any formalised Conservation Covenant over any part of our land. Our land is currently used for a residential purpose and we intend for that use to remain as its primary

goal. Therefore, it cannot be argued that the primary intention for our land is for formalised conservation pursuits.

LCZ 3: The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.

Our Response:

Again, we don't have any known or identified landscape values. Furthermore, neither do the neighbours that join our borders that are also set to go to LCZ. Whilst our land is able to meet the required land size to be considered LCZ, our adjacent neighbours in and of themselves, either individually or as a group would not be able to meet that minimum requirement. Far be it from us to make representation over their land so we also must maintain that position for you being able to link our property up with theirs to impose a zone LCZ or otherwise that they, themselves may not wish to have. Please do not use us as leverage. We cannot support such a strategy. Each landowner must be allowed to speak for their own piece of land.

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);*
or
- b) State-reserved land (see Environmental Management Zone).*

Our Response:

Yes. Please see the detailed discussion as it relates to endorsed development for residential use above. Please consult with the relevant documents as also outlined above. Primarily, as outlined in appendix A and B.

Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary. Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.

Our Response and in Summation:

This note in the Section 8A Guidelines No. 1 clearly drives home the Landscape Conservation Zone's priority. That is for the management of landscape values. The note further clarifies that LCZ, "is not a large lot residential zone, in areas characterised by native vegetation cover and landscape values". Rather, and from our reading of this, LCZ is for land that has identified

landscape values that are complemented by minimal use or development with residential expectations to be as, in most cases an afterthought or ancillary to the primary purpose. Our land, like many others around us, was not purchased for conservation purposes and has not been developed as such. Our land had not had or has any formalised Conservation Covenant placed over, in-part or in whole over our title. In contrast to the clarifying note's expansion on LCZ and indeed to its purpose statement, our land has enjoyed an expectation of development and use for residential purpose as its primary focus with either a rural (1979 Planning Scheme) or Environmental (HVC IPS 2015) supporting role as its guiding secondary outcome. It is clear that by applying LCZ to our ELZ block that also had demonstrable residential forward endorsed plans and permits, it will present us and any future owner with a vast departure from its historic, current and most likely future use and development for residential purpose. The result being a vapid, devalued piece of land that was absorbed by an unjust planning manoeuvre under the guise of environmental conservation. The economic shortfall of course being shouldered wholly by the landholder.

This concern is furthered by the lack of tangible assessments in relation to ostensible claims of Council having made sufficient and specific identification of landscape, natural or scenic values across our land, let alone the rest of the municipality in order to justifiably apply the LCZ. We then question the moral, legal, in essence the method by which Council has used to attain any level of robust defence for applying the LCZ and the associated Priority Vegetation Area Overlay.


Our concerns are additionally piqued when Council makes reference to the Weed Management Strategy and a NRM Strategy. Both of which are quite vague as to how they relate to LCZ and to be frank are rather void of any identification of landscape or scenic values on either our land or the greater Huon Valley Area.

Given the historic, current and recently proposed and endorsed residential development/use over our property we must reject the proposed LCZ. Council, upon reconsidering the facts, should do so, also.

Alternatively, Council should consider moving to a more appropriate zone with the adjustments made to the Priority Vegetation Overlay as outlined in the preceding sections. The next section will demonstrate that the more appropriate zone of Rural Living Zone be considered to transition to.

Application of the Section 8A Guidelines No.1 LPS as it relates to our land and the most appropriate zoning, Rural Living Zone

11.0 Rural Living Zone:

Zone	Zone Purpose	Zone Application Guidelines
<p>11.0</p> <p>Rural Living Zone</p>  <p>Red 255, Green 201, Blue 210</p>	<p>The purpose of the Rural Living Zone is:</p> <p>11.1.1 To provide for residential use or development in a rural setting where:</p> <p>(a) services are limited; or</p> <p>(b) existing natural and landscape values are to be retained.</p> <p>11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</p> <p>11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.</p> <p>11.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p>	<p>RLZ 1 The Rural Living Zone should be applied to:</p> <p>(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or</p> <p>(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies.</p> <p>RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:</p> <p>(a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or</p> <p>(b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.</p> <p>RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on :</p> <p>(a) a reflection of the existing pattern and density of development within the rural living area; or</p> <p>(b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p>
		<p>RLZ 4 The Rural Living Zone should not be applied to land that:</p> <p>(a) is suitable and targeted for future greenfield urban development;</p> <p>(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or</p> <p>(c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p>

Like in the preceding section we will make our comments against the purpose statements of Rural Living Zone as it relates to our land and our activities.

The purpose of the Rural Living Zone is:

11.1.1 To provide for residential use or development in a rural setting where:

(a) services are limited; or

(b) existing natural and landscape values are to be retained.

Our Response:

We have a dwelling and some out buildings. We are not connected to town services other than electricity. We are unsure as per the previous discussion as to what natural/landscape values are to be retained but this zone purpose 11.1.1 (b) makes provisions for their protection should they be formally recognised. The residential use or development as a primary focus as stipulated in 11.1.1 (a) is absolutely in alignment with our land's historic, current, and recently proposed and endorsed future plans, use and development. See attachment a and b including the discussions in the above sections on that matter.

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

Our Response:

Our land does have some rural potential only. Currently, we use this property mainly for residential purposes and have very minor domestic use rural activities by way of growing fruit and vegetables for our own consumption. It is unlikely that any real agriculture use could be undertaken that would impact on residential amenity as our ground is quite rocky in areas.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.

Our Response:

The land could and our neighbours are sufficient distance away should rural activities of that nature be implemented. Many of our neighbours have sheep and other farm animals that make noise not out of character for a rural esk area. There is also suitable sealed and Council maintained road access to our property that could easily support transportation vehicles if needed.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Our Response:

Yes, this is possible not currently exercised.

We will now respond to the RZ guidelines as it relates to us:

RLZ 1 The Rural Living Zone should be applied to:

(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or

(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,

unless RLZ 4 below applies.

Our Response:

Both (a) and (b) are not applicable to us. Speaking to (a) this is not our intension but it is a possibility.

RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:

(a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or

(b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.

Our Response:

Speaking to both (a) and (b) our land is supported by Council who have previously endorsed development plans (see attachment a and b and the above discussion where it unpacks this.) that would see further subdivision of our property for the primary goal of additional residential use. In relation to (b) specifically, the acceptable agreeable minimum lot size endorsed on these plans was 6 ha. This is in alignment with ELZ 14.5.1 A1. Having said that, neighbouring properties as highlighted in figure 8, page 19 of this report under ELZ have lot sizes that average ~2-3 ha and are certainly used for residential purposes.

RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:

(a) a reflection of the existing pattern and density of development within the rural living area; or

(b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

Our Response:

Following on from our response above and our general discussion we believe that in order to remain consistent with the surrounding Northern neighbours we would suggest that Rural Living Zone B be within the immediate lot size characteristic. We would also consider Rural Living Zone C as this is also more aligned with the lot sizes endorsed within the permit and plans presented in appendix A and B of this representation.

RLZ 4 The Rural Living Zone should not be applied to land that:

(a) is suitable and targeted for future greenfield urban development;

(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or

(c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

Our Response:

(a,b) no formalised identification in regard to these criteria could be established.

(c) We believe that our land is not really suitable for intensive agriculture use as prescribed by 22.0 Agriculture Zone. It has been earmarked almost in its entirety as being excluded from the Potential Agricultural Land use Analysis as seen by ListMap below in figure 12:

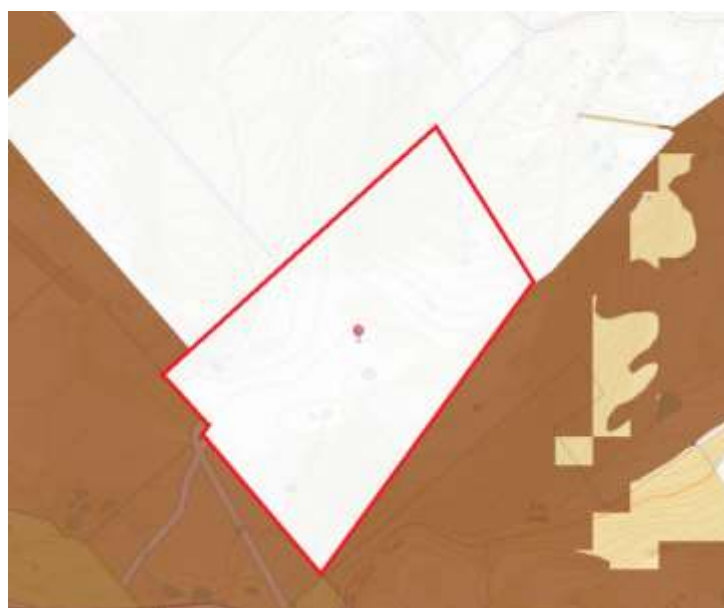


Figure 9: Note the brown overlay being Potential Agriculture Land – Initial Analysis. Land within the red boarder is our approximate boundaries: Source LISTMap, Accessed 27th May 2022 No nominated scale]

We believe a Rural Living zoning is more appropriate but haven't been able to consult a planner to discuss the implications of other potential zones. Given points raised in the above discussion and by addressing specific documentation relevant to the zoning project currently underway, we must reject an LCZ application over our land in favour of a more appropriate zone of RLZ.

Our proposed alternative solution and way forward:

1. Drawing your attention to the lengthy analysis above it should be considered that Council wholly abandon the LCZ that is to applied across our land. We are deeply concerned that a move to LCZ would have devastating irrecoverable economic devaluation of our property and further restrain potential development into the future. A shift to an LCZ zone would also result in the usurping of a residential forward expectation over our land to that of a conservation block, which although a noble pursuit, is not what we had purchased the land for, nor has this been a primary goal that has been historically enshrined by previous zones and indeed demonstrated by recent endorsed plans by Council over our land. We then encourage Council to re-examine the essential elements at hand and as they are presented in the above discussions throughout this representation and resolve to apply a Rural Living Zone either zone B or zone C, instead.
2. It is further requested that, and in light of all that has been said in the preceding sections on this matter, that the Priority Vegetation Overlay be adjusted in accordance to what is stipulated in the Environmental Values Report as prepared by Mr Andrew Welling as part of the endorsed plans referenced in appendix A and B. Should the observations be insufficient and require updating we would necessitate that the PVO be removed and only reinstated on positive, ground truthed sightings of threatened flora and fauna communities in question.
3. We welcome any further engagement with you on this matter especially if an alternative zone or solution be considered by Council. We would however, need to be given enough time to discuss alternatives with a planner/legal counsel if this is to be the case.

Should you wish to discuss the particulars of this representation, we can be contacted via the below details

Regards,

Linda Lee &

Don Kim – Director, **Quantity Surveyor (ATO) & Certified Practising Valuer**

AAPV, M Prop (Dev), Grad Cert(UEM), Adv Dip(Val), Dip(R/E), Cert IV(F/B)

ATO - TPB - Registration (Quantity Surveyors) No: 53821003

API Valuer's Registration No 70398

Mobile 0438 880 969.

www.dkpp.com.au

Tel: 1300 294 151

Enc. Appendices A-D

Mr N Creese
Lark & Creese
PO Box 136
KINGSTON TAS 7051

Our Ref: SUB-2/2016 & 2592118
Enquiries To: Customer Service Officer

23 November 2016

Dear Mr Creese

PROPOSED SUBDIVISION OF 4 LOTS INVOLVING STORMWATER WORKS ON ADJACENT PROPERTY (CT 118988-7) (SUB-2/2016) – 139 POLICE POINT ROAD, GLENDEVIE WITH ACCESS PROPOSED VIA WHITE CLIFFS ROAD

I refer to your application and advise that it has been approved. Please find enclosed a set of endorsed plans and the permit.

Please note that the Planning Permit does not constitute the issuing of Certificates of Titles, works must be completed in accordance with the conditions of the Planning Permit prior to titles being endorsed by Council.

Section 61 of the *Land Use Planning and Approvals Act 1993* (LUPAA) provides for appeals against a planning decision. Appeals must be made to the Resource Management and Planning Appeal Tribunal (the Appeal Tribunal) who can be contacted on (03) 6165 6794, www.rmpat.tas.gov.au or GPO Box 2036, Hobart 7001. The Appeal Tribunal has a required form and a prescribed fee for making an appeal.

An appeal of this decision or conditions of the permit to the Appeal Tribunal must be made within 14 days after the date of this letter.

If you have any queries regarding the planning permit please don't hesitate to contact Council's Planning Officer on (03) 6264 0300, who will be happy to assist.

Yours sincerely



**TRENT HENDERSON
SENIOR PLANNING OFFICER**

Enc: Planning Permit and Endorsed Plans



PLANNING PERMIT

Applicant:	Lark & Creese
Permit number:	SUB-2/2016
Application date:	5 January 2016
Approval date:	23 November 2016
Permit for:	Subdivision of 4 lots involving stormwater works on adjacent property (CT 118988-7)
Site:	139 Police Point Road, Glendevie with access proposed via White Cliffs Road
Property ID:	2592118
Planning Scheme:	Huon Valley Interim Planning Scheme 2015

Approval is granted in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* subject to the following conditions:

Conditions

1. Approval is for the subdivision to be substantially in accordance with SUB-2/2016 as shown on the endorsed plan and documentation, and as amended by this Permit. The landowner must comply with all conditions placed upon it. Any amendment, variation or extension of this Permit requires further approval.
2. In accordance with the recommendations of the Environmental Values Report prepared by Welling Consulting (September 2016) and to meet the requirements of the Biodiversity Code (E.10) of the Huon Valley Interim Planning Scheme 2015, prior to the permit coming in to effect and prior to the removal of any vegetation on site or site works occurring, the landowner/developer must enter into a Part 5 Agreement under the *Land Use Planning and Approvals Act 1993* with and to the satisfaction of Huon Valley Council to retain and protect the vegetation and habitat values on the balance lot. This Part 5 Agreement is for Lots 1, 2, 3, and 4 of the subdivision and must:
 - (a) Verify the extent of the conservation zone, which is to encompass all native vegetation outside the fire protection zones and works area associated with the access roads, in accordance with the Bushfire Hazard Management Plan prepared by Bushfire Management Practitioner Mr N M Creese BFP-118 (24 December 2015);
 - (b) Provide for the protection for all native vegetation and habitat values within the conservation zone; and,
 - (c) Identify management prescriptions including but not limited to a weed management plan, to ensure that environmental values are managed for their long



term survival. These management prescriptions are to be drafted by a suitably qualified environmental consultant and include timeframes and details for each action.

- (d) Incorporate areas where works must be avoided as identified within the Geotechnical Assessment by Geo-Environmental Solutions Pty Ltd (August 2016).

The Part 5 Agreement is to incorporate a covenant for all lots of the subdivision to the effect that all development is to pay careful consideration in regards to the foundation design and drainage design through application of Australian Standards AS2870 and AS3798 to further eliminate the potential for foundation movement.

The Part 5 Agreement is to incorporate as an attachment to the agreement the following documents:

- Geotechnical Assessment prepared by Geo-Environmental Solutions Pty Ltd (August 2016),
- Bushfire Hazard Management Plan prepared by Bushfire Management Practitioner Mr N M Creese BFP-118 (24 December 2015), and
- Environmental Values Report prepared by Welling Consulting (September 2016).

All costs associated with drafting and registering the Part 5 Agreement on the title is to be borne by the landowner/developer.

3. Prior to the commencement of works, a Soil and Water Management Plan (SWMP) that provides control of temporary run-off, erosion and soil retention must be submitted to and approved by Council's Executive Manager Regulatory and Development Services.

The SWMP is to be in accordance with the Recommendations of the Geotechnical Assessment prepared by Geo-Environmental Solutions Pty Ltd (August 2016). The subdivision is to comply with the following requirements:

- (a) Soil and water management plans (SWMP) as per Derwent Estuary guidelines are required for all lots at the site in order to control soil erosion hazards before, during and after construction works;
- (b) A suitably qualified practitioner with experience in aspects of Geoguides LR5 and LR9 is to be employed to assist in managing soil erosion risk at the site;
- (c) To reduce the likelihood of debris flow, dispersion and tunnel erosion at the site, the reuse of onsite material for earth filling will need to be managed through employment of suitably qualified practitioner to oversee the application of Australian Standards AS2870 and AS3798, as well as SWMP and Geoguides LR5, LR6, LR8, and LR9;
- (d) Excavation cuts need to be designed and planned by a suitably qualified practitioner to oversee the application of Australian Standards AS2870 and AS3798, as well as SWMP and Geoguides LR5, LR6, LR8, and LR9;
- (e) Development on all lots (including access road construction) is to include dispersive soil assessment and management plans prior to commencement.

Prior to the Sealing of the Final Plan certification must be provided to Council from a suitably qualified practitioner that the works associated with the subdivision have been conducted in accordance with the Recommendations of the Geotechnical Assessment prepared by Geo-Environmental Solutions Pty Ltd (August 2016).

4. Prior to the commencement of works, a *Weed Hygiene Plan* identifying methods to prevent the possible spread of weeds and soil based pathogens to and from your property during construction must be submitted to and approved by Council's Executive Manager Regulatory and Development Services

The plan must be implemented prior to any works occurring on the land and be maintained throughout the construction period.

At a minimum, the plan must provide for:

- (a) the retention of any topsoil on the property,
- (b) detail the source of any fill, rock or other material to be imported to the property,
- (c) the clean-down of all machinery before entering or exiting the property, plus
- (d) Be consistent with the recommendations of the Geotechnical Assessment prepared by Geo-Environmental Solutions Pty Ltd (August 2016), and
- (e) Be in accordance with the Environmental Values Report prepared by Welling Consulting (September 2016).

Please note that this condition has been imposed as priority weed species as identified in the *Huon Valley Weed Management Strategy 2013-2018* have been identified on or within 200m of your property.

Please note that the use of chemical control must be in accordance with any relevant guidelines.

5. Easements must be created for all drains, pipelines, and services as required by the Stormwater Path Plan to be shown on the final plan of survey and described in the schedule of easements. The cost of locating the pipes and creating the easements is to be at the landowner's full cost.
6. Easements must be created for all drains, pipelines, and services associated with the stormwater drainage on the adjacent property (CT: 118988/7) and to be shown on the final plan of survey and described in the schedule of easements. The cost all associated works and creating the easements is to be at the developer's full cost.

Advice

It is recommended that written authorisation to do works within the adjacent property (CT: 118988/7) is obtained from the relevant landowner(s) prior to works commencing for the installation of stormwater.

7. Prior to the commencement of works, engineering design drawings prepared by a Civil Engineer, or suitably qualified person, must be submitted for approval by Council's Executive Manager Infrastructure Services. The drawings must be prepared in accordance with *Australian Standard AS1100* and show;
- (a) All road works and accesses required by this permit and in accordance with the concept road and stormwater plans prepared by Hutchings Spurr Pty Ltd Consulting Engineerings - Drawing No. 16180/20 Revision B; Drawing No. 16180/21 Revision A; Drawing No. 16180/22 Revision B;
 - (b) All storm water management and disposal works incorporating the recommendation within the Geotechnical Assessment prepared by Geo-Environmental Solutions Pty Ltd (August 2016), with particular attention to, but not limited to the following:
 - a. Tunnel erosion from soil dispersion is noted as a high risk on lots 1, 2 and along the existing driveway access road at the site which must be addressed as part of detailed assessment and design for road and building construction. All earthworks on site must comply with AS3798-2007; and
 - b. Particular attention should be given to addressing debris flow, dispersion and tunnel erosion risk by application of Australian Standards AS2870 and AS3798, as well as SWMP and Geoguides LR5, LR6, LR8, and LR9;
 - c. Vegetation management plans to control erosion;
 - (c) The access road must be in accordance with Clause E6.7 Development Standards – Part E.7 Parking and Access Code, of the Huon Valley Interim Planning Scheme 2015;
 - (d) Passing bays located and designed in accordance with Table E4 Standards for Property Access – Part E.1 Bushfire-Prone Areas Code, of the Huon Valley Interim Planning Scheme 2015;
 - (e) All vegetation to be retained and removed for the subdivision works;
 - (f) All other work required by this permit.

Prior to the Sealing of the Final Plans at each Stage certification from a Civil Engineer, or suitably qualified person, must be provided confirming that the access road and associated works have been undertaken in accordance with this condition and the associated plans.

8. Prior to sealing of the final plan, vehicular access must be provided for all lots from the carriageway of White Cliffs Road (Lots 1, 2 and 3) and Police Point Road (Lot 4) to each lot and any new or existing accesses must comply with *Municipal Standard Drawing TSD-R03-v1* and *TSD-R04-v1/TSD-R09-v1* as required by Council's Executive Manager Infrastructure Services.

It is advised that no works shall occur within the road reserve until a works permit has been granted by Council's Executive Manager Infrastructure Services or the relevant road authority.

9. Stormwater drainage must be implemented in accordance with the Indicative Stormwater Path Plan prepared by Hutchings Spurr Pty Ltd Consulting Engineers Drawing No. 16180/20 Revision B. The drainage system must be designed and implemented to accommodate a storm with an ARI of 100years, as per Clause E7.7.1 - Stormwater Drainage and Disposal, of Part E.7.0 Stormwater Management Code of the Huon Valley Interim Planning Scheme 2015, with plans submitted demonstrating compliance with this Condition prior to the commencement of works and to the satisfaction of Council's Executive Manager Infrastructure Services.

Prior to the Sealing of Titles for any relevant stage that involves Lot 1, 2, or 3, certification must be provided from a Civil/Hydraulic Engineer or suitably qualified person that the stormwater drainage system has been installed in accordance with the requirements of this Condition and the recommendations of the Geotechnical Assessment prepared by Geo-Environmental Solutions (August 2016).

10. All works must be carried out under the direct supervision of an approved practising civil engineer engaged by the landowner and approved by the Council's Executive Manager Infrastructure Services.
11. Prior to sealing of the final plan of survey all disturbed and unsealed surfaces must be covered with topsoil, stabilised and vegetated to minimise potential impact of erosion, and be to the satisfaction of Council's Executive Manager Regulatory and Development Services.
12. The cost of any repair work or any alterations to and/or reinstatement of existing services including roads and footpaths or private property incurred ("remedial works") required as a result of the development is to be at the expense of the landowner.


Remedial works are to be undertaken by the appropriate authority concerned or alternatively undertaken with the written consent of the appropriate authority.

13. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Executive Manager Infrastructure Services. The cost of locating the pipes and creating the easements must be at the landowners full cost.
14. All easements, covenants and Council notifications on the current titles are to be carried forward to the titles created by this subdivision.
15. The development must only proceed in accordance with the approved stages as set out below as approved by Council's Executive Manager Regulatory and Development Services.
- Stage 1 – the creation of Lot 4, plus the construction of the driveway access from White Cliffs Road to the lot proper of the combined Lots 1, 2 and 3, with all relevant documentation and associated works completed as required by this Planning Permit prior to the Sealing of the Final Plan;
 - Stage 2 – Lots 1, 2, and 3, with relevant documentation and associated works for each lot completed as required by this Planning Permit prior to the Sealing of the Final Plan.

16. Survey pegs must be stamped with the lot number and marked for easy identification.
17. The Final Plan of Survey and Schedule of Easements together with any Part 5 Agreement, Land Transfer or other related document must be submitted to Council together with two copies of each.
18. At the time of lodging the Final Plan of Survey, the subdivider must ensure that all conditions of approval have been completed and provide a written statement to this effect. If further inspections are required to inspect substandard, faulty or incomplete work Council will charge a fee for every additional inspection required in accordance with Council's adopted fee schedule.

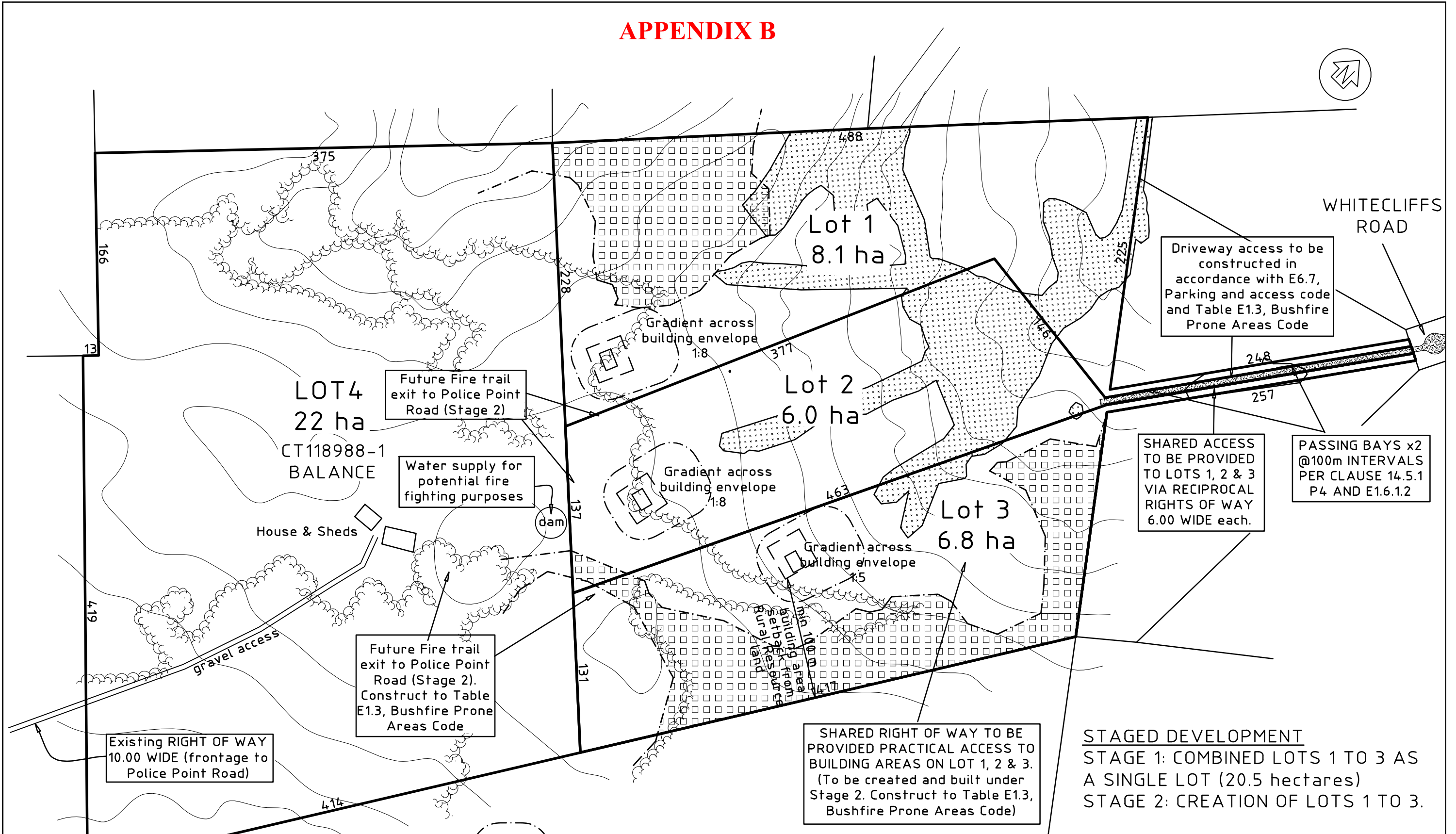
Advice

- A. In accordance with the *Land Use Planning and Approvals Act 1993*, this permit shall lapse at the expiration of two (2) years from the date of approval if the purpose for which it was granted has not substantially commenced.
- B. Where works have been undertaken to or affect a State road (access to Police Point Road), the final plan of survey will not be sealed until the Department of State Growth provide written advice to Council that all works affecting its infrastructure have been satisfactorily completed.
- C. This approval is in respect of development/use under the Planning Scheme and does not imply any other approval by the Council or any other body. It is the developer's responsibility to ensure that all necessary approvals, including building permits, are obtained.



MATTHEW GRIMSEY
EXECUTIVE MANAGER REGULATORY AND DEVELOPMENT SERVICES

APPENDIX B



Existing RIGHT OF WAY
10.00 WIDE (frontage to
Police Point Road)

Future Fire trail
exit to Police Point
Road (Stage 2).
Construct to Table
E1.3, Bushfire Prone
Areas Code

Future Fire trail
exit to Police Point
Road (Stage 2)

Water supply for
potential fire
fighting purposes

SHARED RIGHT OF WAY TO BE
PROVIDED PRACTICAL ACCESS TO
BUILDING AREAS ON LOT 1, 2 & 3.
(To be created and built under
Stage 2. Construct to Table E1.3,
Bushfire Prone Areas Code)

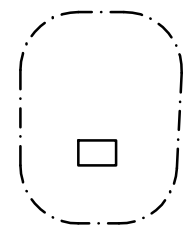
SHARED ACCESS
TO BE PROVIDED
TO LOTS 1, 2 & 3
VIA RECIPROCAL
RIGHTS OF WAY
6.00 WIDE each.

PASSING BAYS x2
@100m INTERVALS
PER CLAUSE 14.5.1
P4 AND E1.6.1.2

STAGED DEVELOPMENT
STAGE 1: COMBINED LOTS 1 TO 3 AS
A SINGLE LOT (20.5 hectares)
STAGE 2: CREATION OF LOTS 1 TO 3.

COMPLIANT 30X30 METRE BUILDING
AREA PER 14.5.1 A2

SQUARE HATCHED AREAS INDICATE
EUCALYPTUS AMYGDALINA FOREST AND
WOODLAND ON SANDSTONE AS MAPPED IN
ANDREW WELLING ENVIRONMENTAL
VALUES REPORT DATED APRIL 2010.



CROSS HATCHED AREAS INDICATE
BUILDING EXCLUSION AREAS PER
GEO-ENVIRONMENTAL SOLUTIONS
GEOTECHNICAL ASSESSMENT DATED
JULY 2015

INDICATIVE BUILDING AREA AND
ASSOCIATED DEFENDABLE SPACE
BAL-19 (SEE SEPARATE BUSHFIRE
HAZARD MANAGEMENT PLAN)

LARK & CREESE
Land & Engineering Surveyors

62 Channel Highway
Kingston 7050 Ph 6229 6563
Fax 6229 8011
Mobile: 0427 879 023
Email: info@larkandcreese.com.au

16 Main Road
Huonville 7109 Ph 6264 1859

DEVELOPMENT APPLICATION -SUBDIVISION-

Owner: **I L Landau & D B Coldrick**

Location: **139 Police Point Road, Glendevie**

Title Reference: **C.T.118988-1**

Scale: **1:3000**

Date: **11th Feb 2015**

Surveyors Ref No: **08172**

Note: This plan has been prepared for the sole purpose of application to Council for development approval and is not to be reproduced, copied or used for any other purpose without the express permission of Lark & Creese.

All boundaries and dimensions are approximate only and are subject to Council approval and final survey.

APPENDIX C

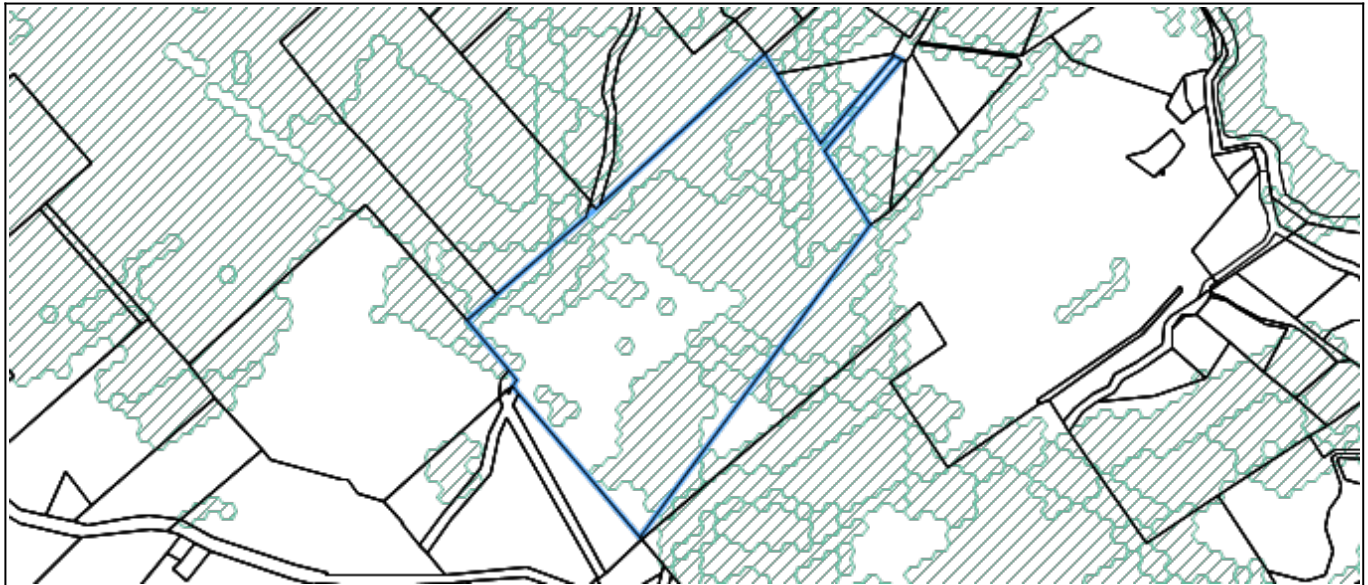


Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
2592118	118988/1	139 POLICE POINT RD	GLENDEVIE	DWELLING	423164

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



- (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
- Potentially require on-ground field verification

Relative Reservation



Relative Reservation

- (DAS) Eucalyptus amygdalina forest and woodland on sandstone

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



• (DAS) *Eucalyptus amygdalina* forest and woodland on sandstone

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)

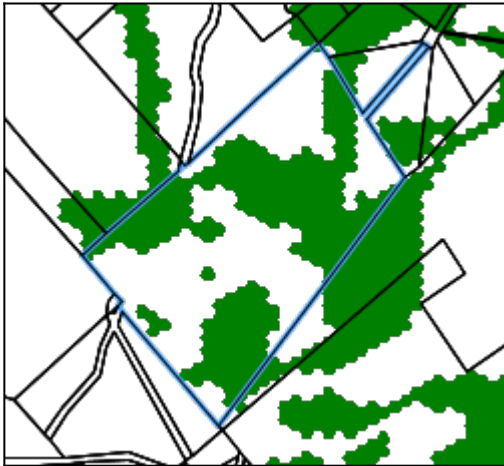
Reliability:

- 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

- mount mangana stag beetle
- swift parrot



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

APPENDIX D

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: 139 Police Point Road

Requested For: Don Gim

Report Type: Summary Report

Timestamp: 11:42:08 AM Monday 02 May 2022

Threatened Flora: buffers Min: 500m Max: 5000m

Threatened Fauna: buffers Min: 500m Max: 5000m

Raptors: buffers Min: 500m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: 500833.0, 5213193.0 falls within:

Property: 2592118

*** No threatened flora found within 500 metres ***

Threatened flora within 5000 metres

505113, 5218893



496575, 5207469

Please note that some layers may not display at all requested map scales

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Thelymitra holmesii</i>	bluestar sun-orchid	r		n	1	03-Nov-2001
<i>Westringia angustifolia</i>	narrowleaf westringia	r		e	3	02-Feb-2017

Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

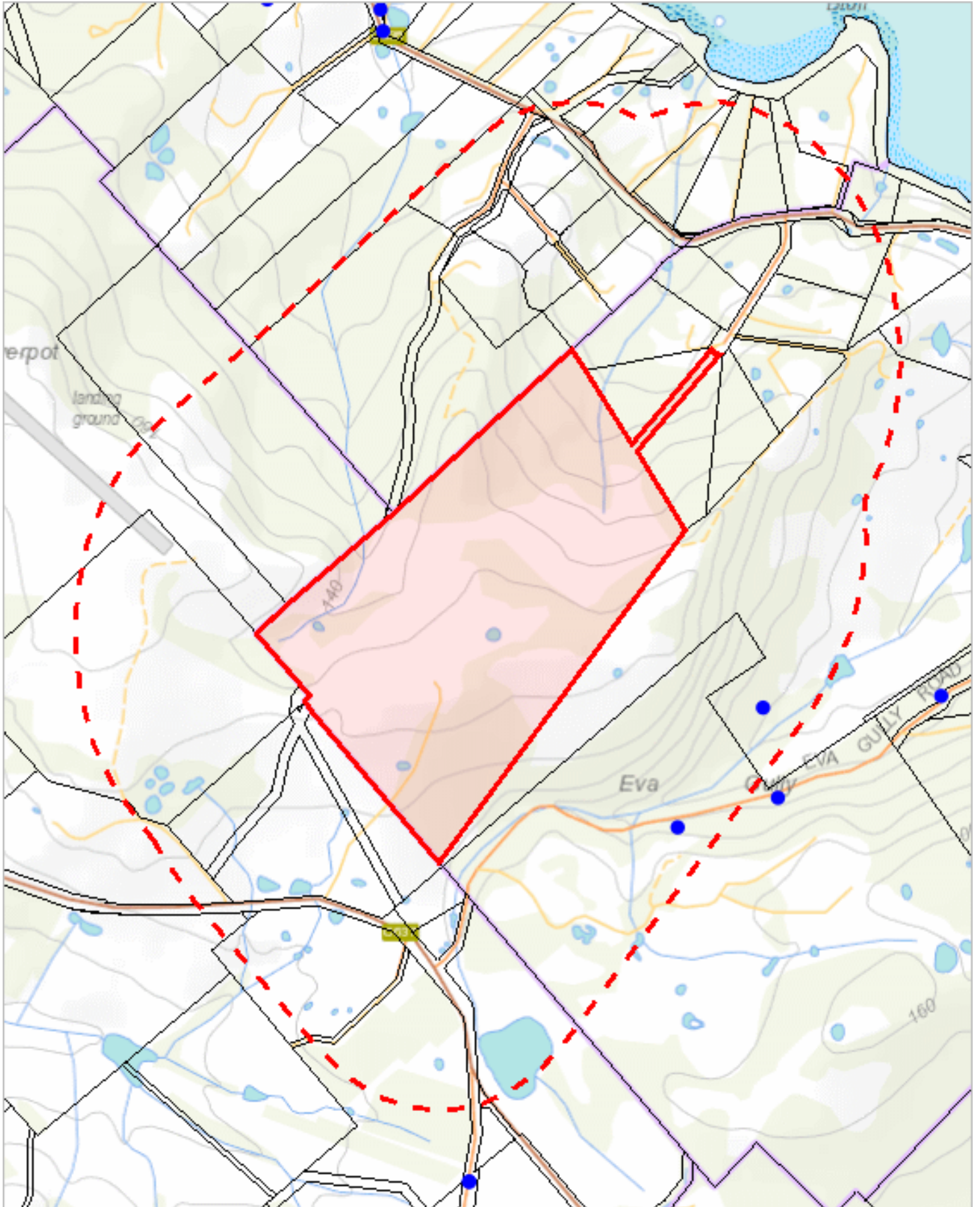
Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

501824, 5214397



499867, 5211967

Please note that some layers may not display at all requested map scales

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	30-Jun-2020
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	19-Nov-2007
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	1	29-Aug-2018

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tail quoll	r	VU	n	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Ceyx azureus</i> subsp. <i>diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	0	0	1
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Lissotes menalcas</i>	mount mangana stag beetle	v		e	1	1	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.

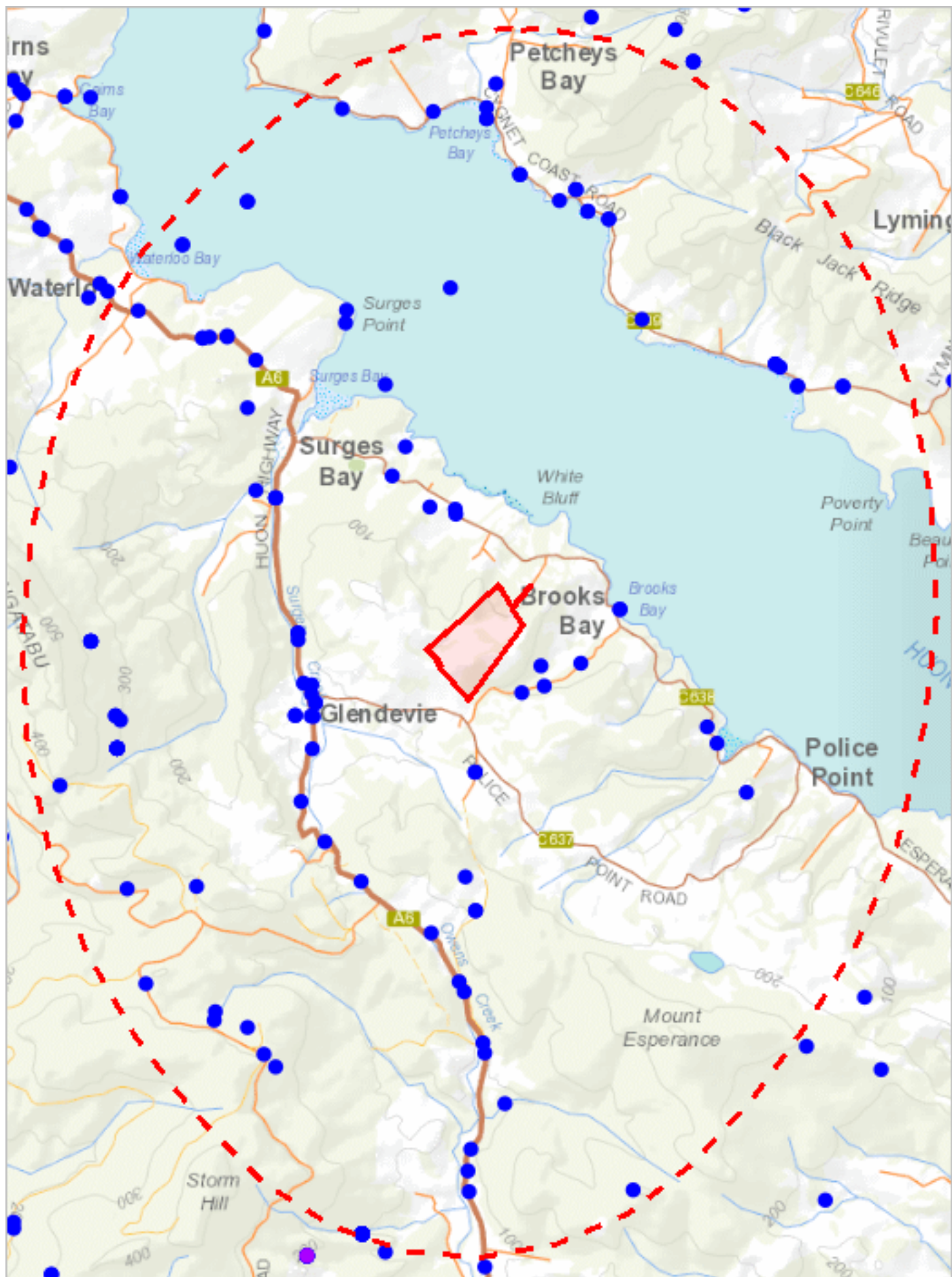
Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

505113, 5218893



496575, 5207469

Please note that some layers may not display at all requested map scales

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	2	30-Jun-2020
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	3	22-Nov-2010
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	32	24-Jul-2021
<i>Arctocephalus forsteri subsp. doriferus</i>	new zealand fur seal	r		n	1	05-Jul-2005
<i>Dasyurus maculatus</i>	spotted-tail quoll	r	VU	n	5	20-Oct-2019
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tail quoll	r	VU	n	2	01-May-1996
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	6	05-Dec-2017
<i>Eubalaena australis</i>	southern right whale	e	EN	m	7	03-Jun-2021
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	3	28-Nov-2014
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	32	23-Dec-2021
<i>Lissotes menalcas</i>	mount mangana stag beetle	v		e	6	28-Aug-2007
<i>Megaptera novaeangliae</i>	humpback whale	e		m	1	20-Jun-2014
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	18	30-Apr-2021
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	34	14-Jan-2021
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (Tasmanian)	e	VU	e	2	29-Aug-2018

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres (based on Range Boundaries)

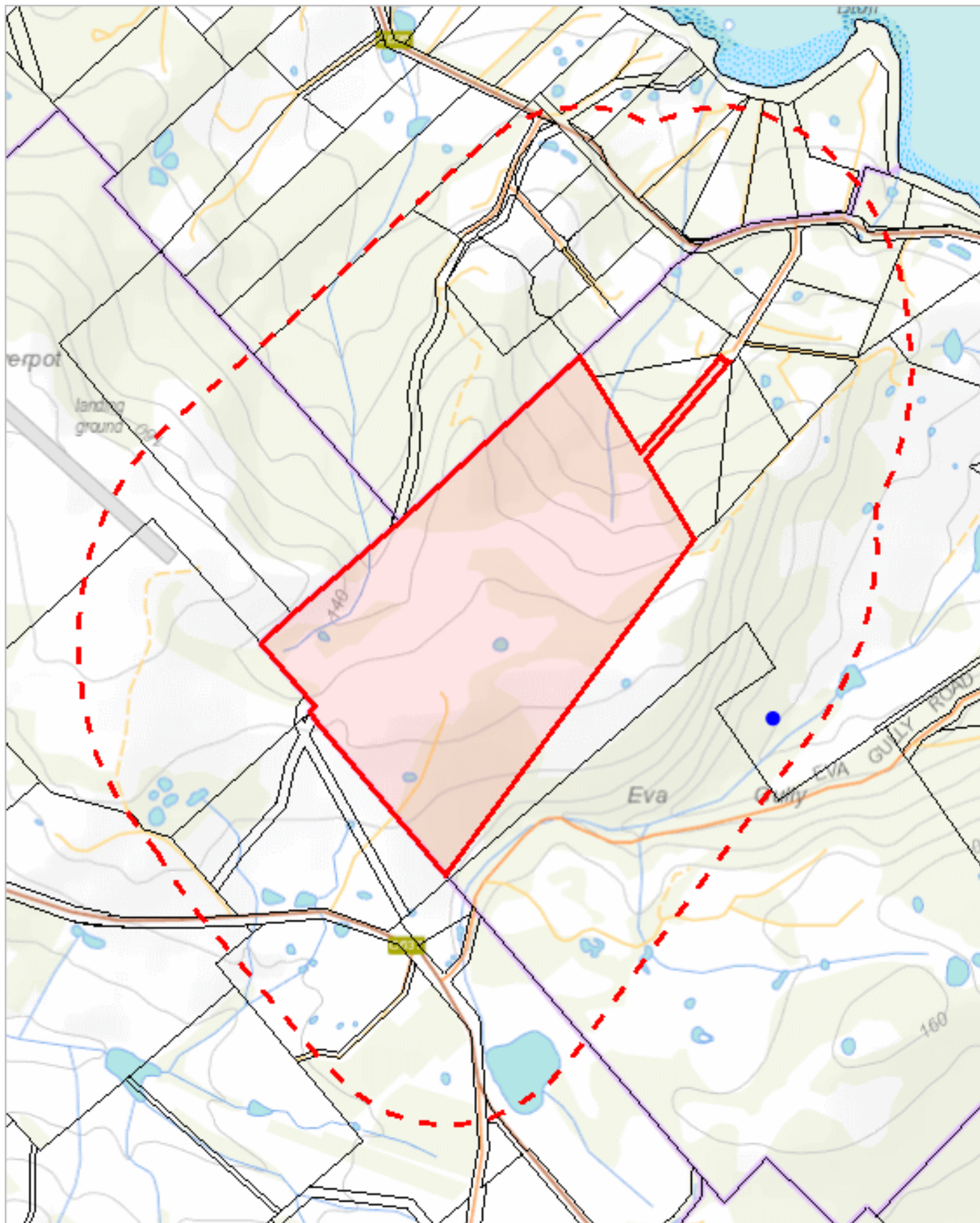
Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tail quoll	r	VU	n	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	2	0	0
<i>Ceyx azureus subsp. diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	0	0	1
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	2	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	3	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Lissotes menalcas</i>	mount mangana stag beetle	v		e	1	1	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Brachionichthys hirsutus</i>	spotted handfish	e	CR	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



499867, 5211967

Please note that some layers may not display at all requested map scales

Raptor nests and sightings within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 500 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
2791	Accipiter novaehollandiae	grey goshawk	Nest	1	30-Jun-2020

Unverified Records

No unverified records were found!

Raptor nests and sightings within 500 metres (based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.

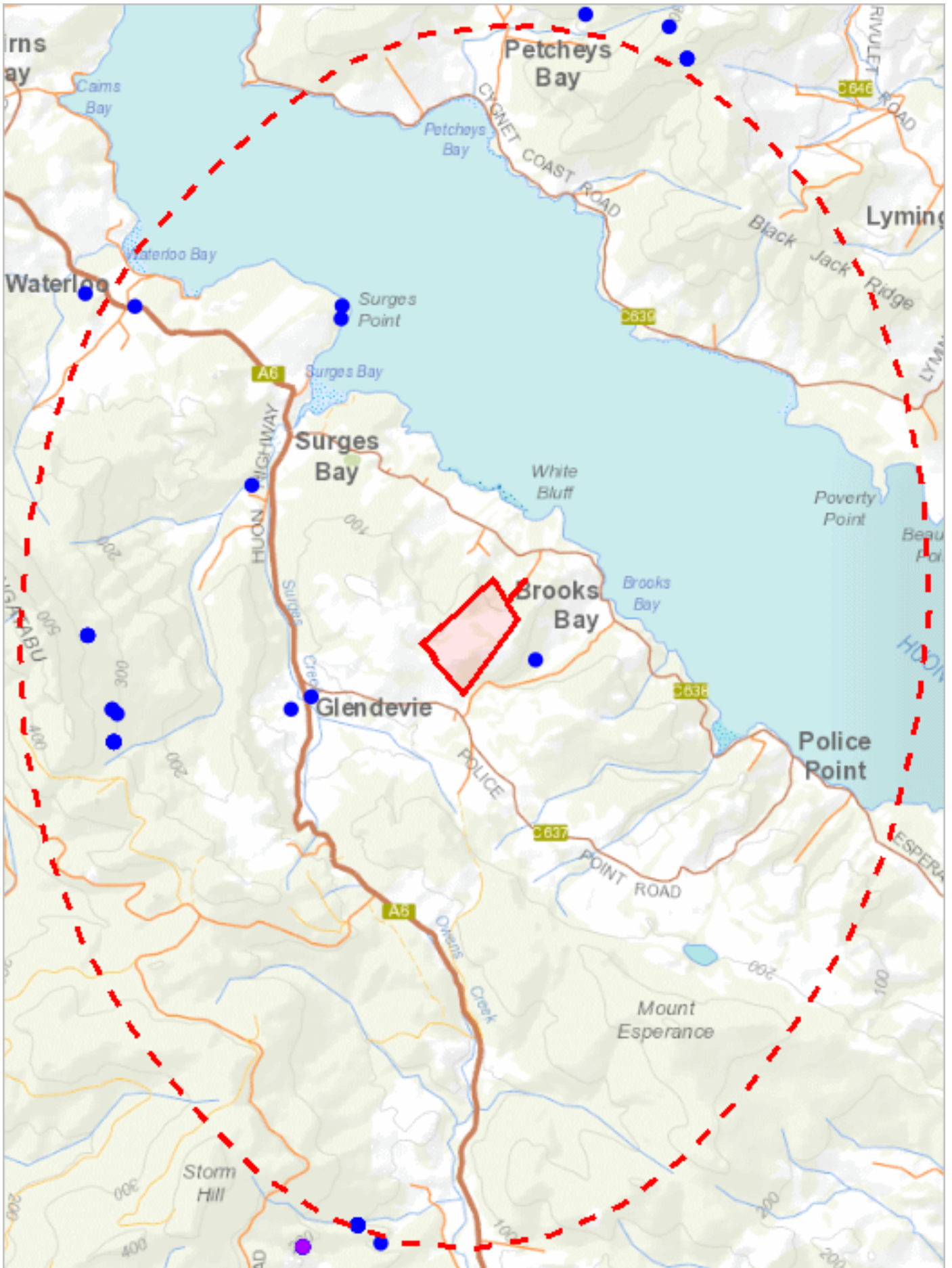
Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Raptor nests and sightings within 5000 metres

505113, 5218893



496575, 5207469

Please note that some layers may not display at all requested map scales

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1395	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	14-Nov-2012
1396	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	08-Jul-2004
1397	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	9	31-May-2021
1602	Aquila audax	wedge-tailed eagle	Nest	3	22-Nov-2010
1602	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	9	20-Oct-2020
1619	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	4	14-Nov-2012
1862	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	16-May-2010
1863	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	16-May-2010
2790	Accipiter novaehollandiae	grey goshawk	Nest	1	30-Jun-2020
2791	Accipiter novaehollandiae	grey goshawk	Nest	1	30-Jun-2020
677	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	17-Sep-2007
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Not Recorded	1	01-Jan-1923
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	3	24-Jul-2021
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	28-Nov-2014

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres (based on Range Boundaries)

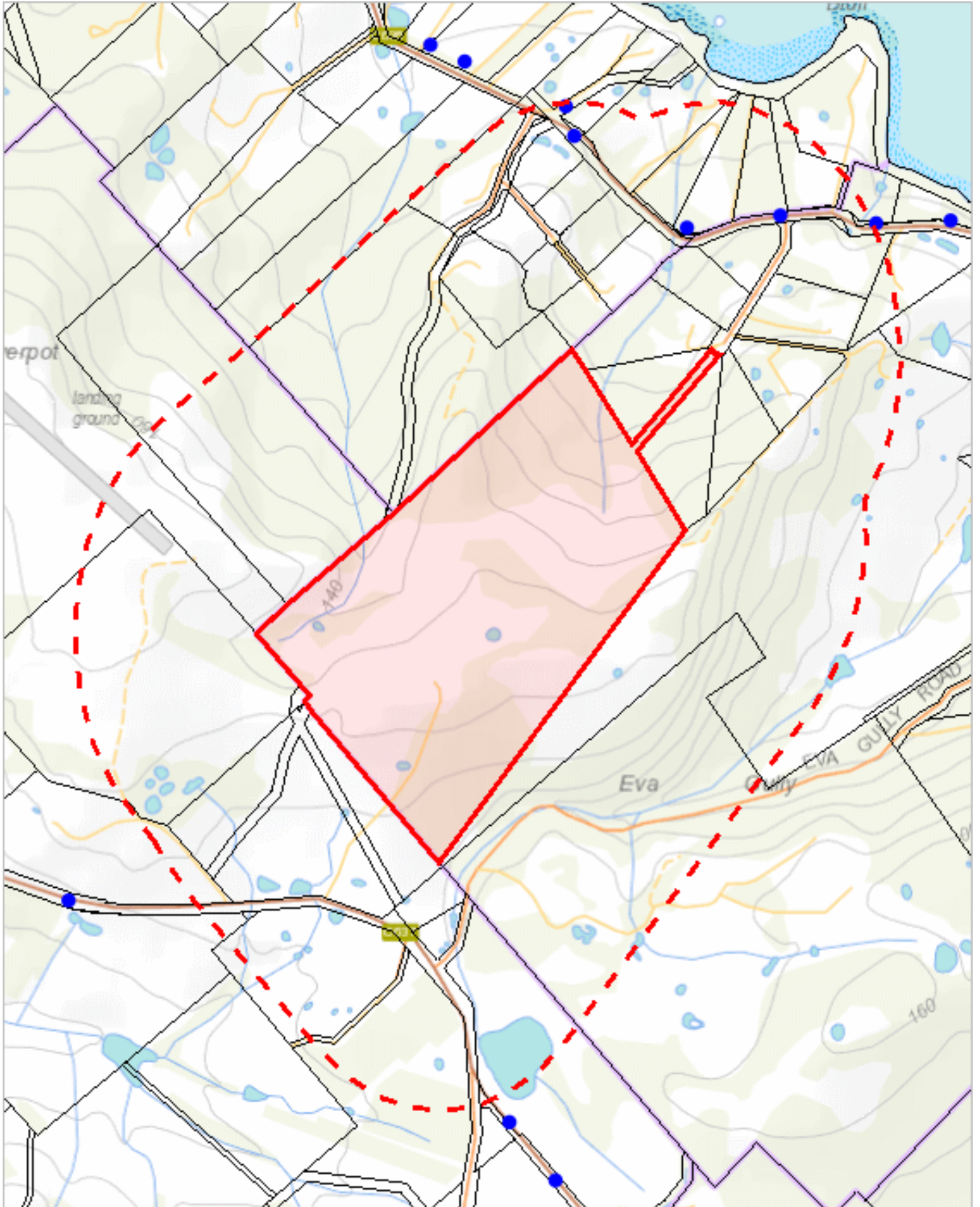
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		3	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



499867, 5211967

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 500 m

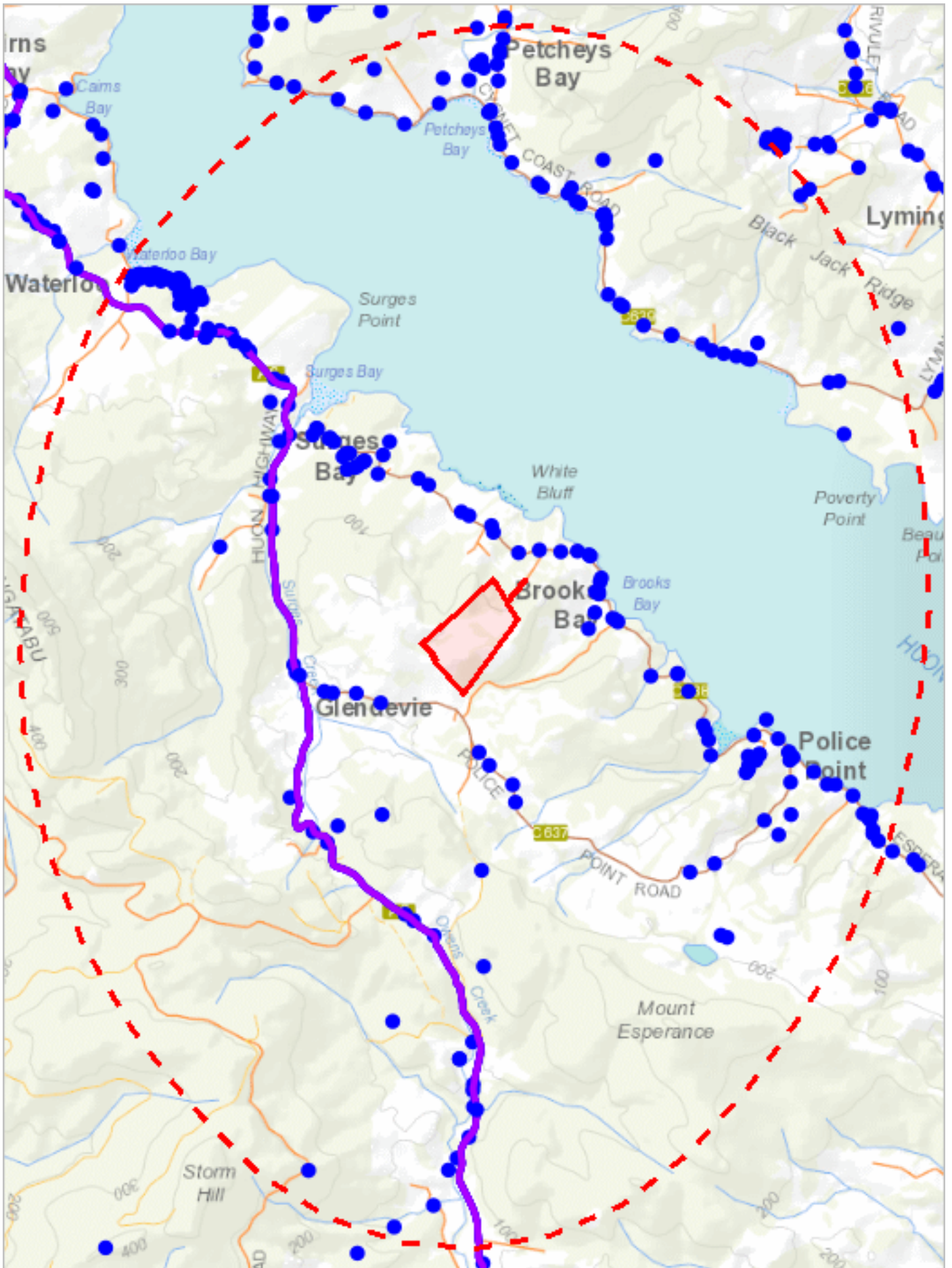
Verified Records

Species	Common Name	Observation Count	Last Recorded
Cortaderia sp.	pampas grass	1	01-Jan-2008
Erica lusitanica	spanish heath	3	12-Sep-2007
Ulex europaeus	gorse	1	12-Sep-2007

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<https://www.nre.tas.gov.au/invasive-species/weeds>



496575, 5207469

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Cenchrus macrourus</i>	african feathergrass	2	01-Jan-2008
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	62	13-Oct-2018
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	2	01-Dec-2019
<i>Cortaderia selloana</i>	silver pampasgrass	1	12-Sep-2007
<i>Cortaderia</i> sp.	pampas grass	23	01-Nov-2019
<i>Cytisus scoparius</i>	english broom	14	13-Sep-2007
<i>Echium plantagineum</i>	patersons curse	1	08-Dec-1958
<i>Erica lusitanica</i>	spanish heath	42	01-Dec-2019
<i>Genista monspessulana</i>	montpellier broom or canary broom	31	23-Oct-2017
<i>Ilex aquifolium</i>	holly	8	27-Mar-2019
<i>Rubus fruticosus</i>	blackberry	27	13-Sep-2007
<i>Salix caprea</i>	goat willow	2	13-Sep-2007
<i>Salix x fragilis</i> nothovar. <i>fragilis</i>	crack willow	3	29-Sep-2016
<i>Senecio jacobaea</i>	ragwort	14	29-Sep-2016
<i>Ulex europaeus</i>	gorse	74	10-Apr-2021

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<https://www.nre.tas.gov.au/invasive-species/weeds>

*** No Priority Weeds found within 500 metres ***

Priority Weeds within 5000 m

505113, 5218893



496575, 5207469

Please note that some layers may not display at all requested map scales

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Priority Weeds within 5000 m

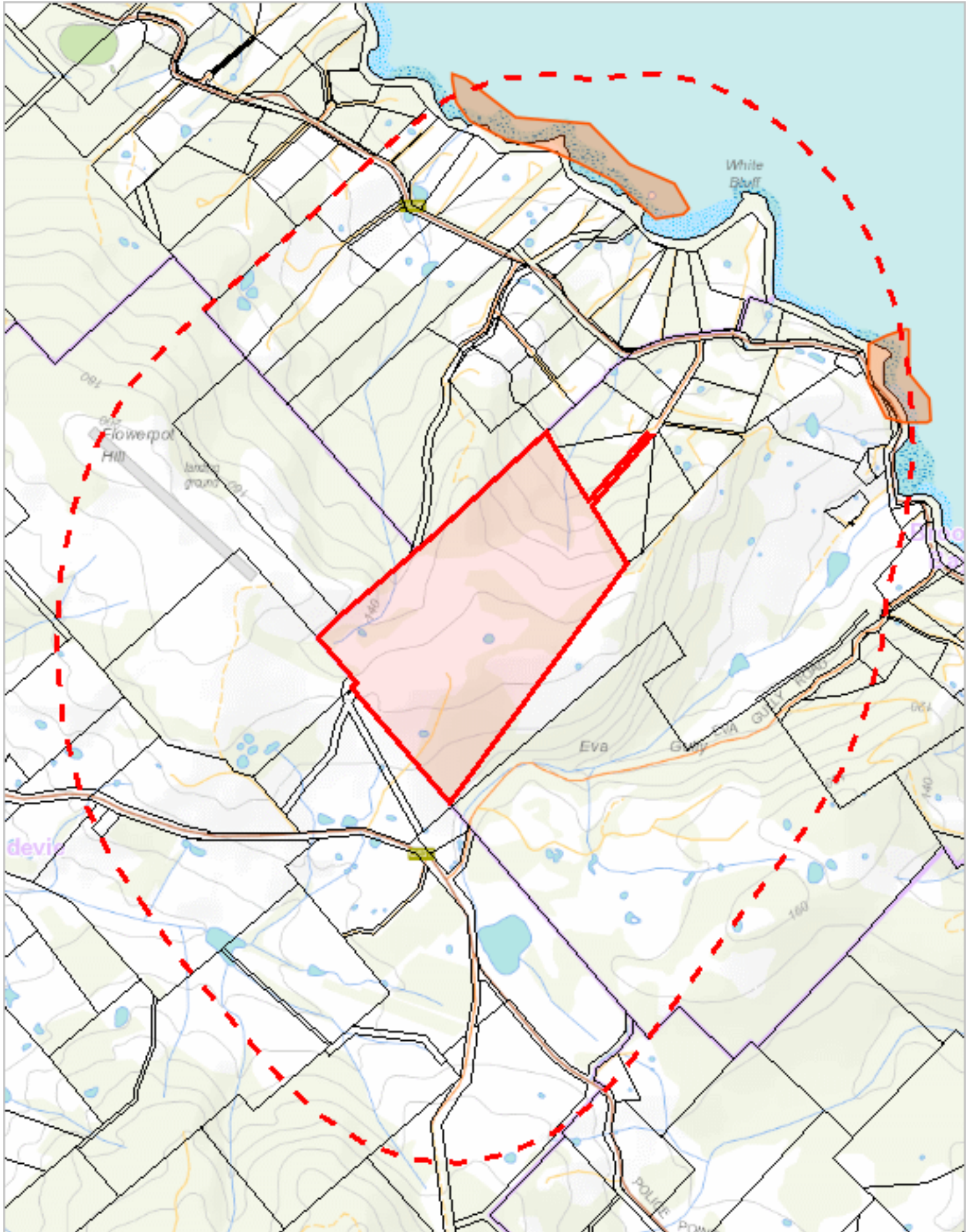
Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	2	13-Sep-2007
Watsonia meriana var. bulbillifera	bulbil watsonia	13	29-Sep-2016

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<https://www.nre.tas.gov.au/invasive-species/weeds>



499502, 5211467

Please note that some layers may not display at all requested map scales

Geoconservation sites within 1000 metres

Legend: Geoconservation (NVA)



Legend: Cadastral Parcels



Geoconservation sites within 1000 metres

Id	Name	Statement of Significance	Significance Level	Status
3117	Cygnets Cretaceous Alkaline Complex	Rarity, geological reference, a Tasmanian type area for the Cretaceous system.	State	Listed

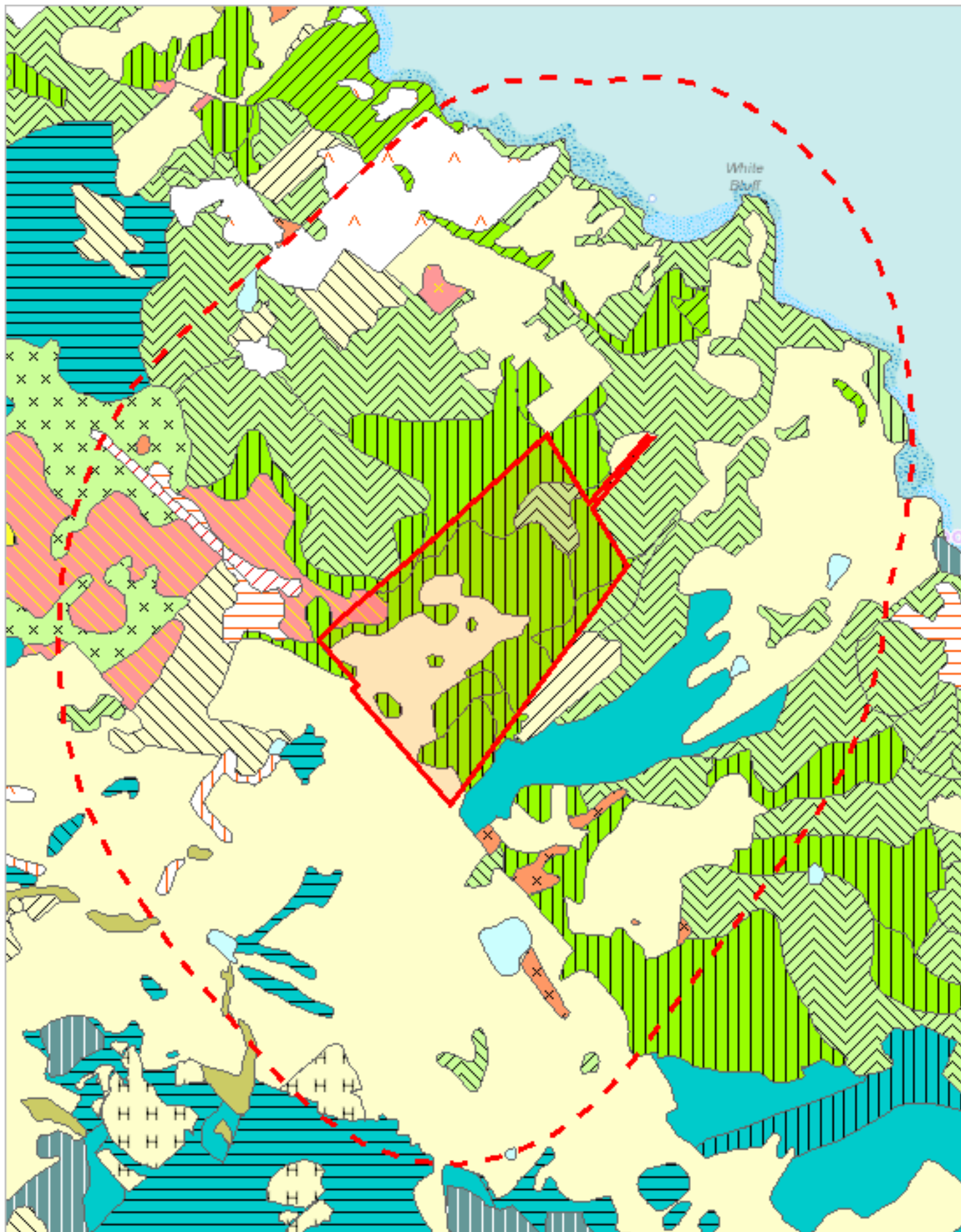
For more information about the Geoconservation Database, please visit the website: <https://www.nre.tas.gov.au/conservation/geoconservation> or contact the Geoconservation Officer:

Telephone: (03) 6165 4401

Email: Geoconservation.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Acid Sulfate Soils found within 1000 metres ***






























































499502, 5211467



























































Please note that some layers may not display at all requested map scales

TASVEG 4.0 Communities within 1000 metres






































Legend: TASVEG 4.0

	(AAP) Alkaline pans
	(AHF) Freshwater aquatic herbland
	(AHL) Lacustrine herbland
	(AHS) Saline aquatic herbland
	(ARS) Saline sedgeland / rushland
	(ASF) Fresh water aquatic sedgeland and rushland
	(ASP) Sphagnum peatland
	(ASS) Succulent saline herbland
	(AUS) Saltmarsh (undifferentiated)
	(AWU) Wetland (undifferentiated)
	(DAC) Eucalyptus amygdalina coastal forest and woodland
	(DAD) Eucalyptus amygdalina forest and woodland on dolerite
	(DAM) Eucalyptus amygdalina forest on mudstone
	(DAS) Eucalyptus amygdalina forest and woodland on sandstone
	(DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	(DBA) Eucalyptus barberi forest and woodland
	(DCO) Eucalyptus coccifera forest and woodland
	(DCR) Eucalyptus cordata forest
	(DDE) Eucalyptus delegatensis dry forest and woodland
	(DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	(DGL) Eucalyptus globulus dry forest and woodland
	(DGW) Eucalyptus gunnii woodland
	(DKW) King Island Eucalypt woodland
	(DMO) Eucalyptus morrisbyi forest and woodland
	(DMW) Midlands woodland complex
	(DNF) Eucalyptus nitida Furneaux forest
	(DNI) Eucalyptus nitida dry forest and woodland
	(DOB) Eucalyptus obliqua dry forest
	(DOV) Eucalyptus ovata forest and woodland
	(DOW) Eucalyptus ovata heathy woodland
	(DPD) Eucalyptus pauciflora forest and woodland on dolerite
	(DPE) Eucalyptus perriniana forest and woodland
	(DPO) Eucalyptus pauciflora forest and woodland not on dolerite
	(DPU) Eucalyptus pulchella forest and woodland
	(DRI) Eucalyptus risdonii forest and woodland
	(DRO) Eucalyptus rodwayi forest and woodland
	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	(DSG) Eucalyptus sieberi forest and woodland on granite
	(DSO) Eucalyptus sieberi forest and woodland not on granite
	(DTD) Eucalyptus tenuiramis forest and woodland on dolerite
	(DTG) Eucalyptus tenuiramis forest and woodland on granite
	(DTO) Eucalyptus tenuiramis forest and woodland on sediments
	(DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	(DVF) Eucalyptus viminalis Furneaux forest and woodland
	(DVG) Eucalyptus viminalis grassy forest and woodland
	(FAC) Improved pasture with native tree canopy
	(FAG) Agricultural land
	(FMG) Marram grassland
	(FPE) Permanent easements
	(FPF) Pteridium esculentum fernland
	(FPH) Plantations for silviculture - hardwood
	(FPS) Plantations for silviculture - softwood
	(FPU) Unverified plantations for silviculture
	(FRG) Regenerating cleared land
	(FSM) Spartina marshland
	(FUM) Extra-urban miscellaneous
	(FUR) Urban areas
	(FWU) Weed infestation
	(GCL) Lowland grassland complex

TASVEG 4.0 Communities within 1000 metres

	(GHC) Coastal grass and herbfield
	(GPH) Highland Poa grassland
	(GPL) Lowland Poa labillardierei grassland
	(GRP) Rockplate grassland
	(GSL) Lowland grassy sedgeland
	(GTL) Lowland Themeda triandra grassland
	(HCH) Alpine coniferous heathland
	(HCM) Cushion moorland
	(HHE) Eastern alpine heathland
	(HHW) Western alpine heathland
	(HSE) Eastern alpine sedgeland
	(HSW) Western alpine sedgeland/herbland
	(HUE) Eastern alpine vegetation (undifferentiated)
	(MBE) Eastern buttongrass moorland
	(MBP) Pure buttongrass moorland
	(MBR) Sparse buttongrass moorland on slopes
	(MBS) Buttongrass moorland with emergent shrubs
	(MBU) Buttongrass moorland (undifferentiated)
	(MBW) Western buttongrass moorland
	(MDS) Subalpine Diplarrena latifolia rushland
	(MGH) Highland grassy sedgeland
	(MRR) Restionaceae rushland
	(MSW) Western lowland sedgeland
	(NAD) Acacia dealbata forest
	(NAF) Acacia melanoxylon swamp forest
	(NAL) Allocasuarina littoralis forest
	(NAR) Acacia melanoxylon forest on rises
	(NAV) Allocasuarina verticillata forest
	(NBA) Bursaria - Acacia woodland
	(NBS) Banksia serrata woodland
	(NCR) Callitris rhomboidea forest
	(NLA) Leptospermum scoparium - Acacia mucronata forest
	(NLE) Leptospermum forest
	(NLM) Leptospermum lanigerum - Melaleuca squarrosa swamp forest
	(NLN) Subalpine Leptospermum nitidum woodland
	(NME) Melaleuca ericifolia swamp forest
	(OAQ) Water, sea
	(ORO) Lichen lithosere
	(OSM) Sand, mud
	(RCO) Coastal rainforest
	(RFE) Rainforest fernland
	(RFS) Nothofagus gunnii rainforest scrub
	(RHP) Lagarostrobos franklinii rainforest and scrub
	(RKF) Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	(RKP) Athrotaxis selaginoides rainforest
	(RKS) Athrotaxis selaginoides subalpine scrub
	(RKX) Highland rainforest scrub with dead Athrotaxis selaginoides
	(RML) Nothofagus - Leptospermum short rainforest
	(RMS) Nothofagus - Phyllocladus short rainforest
	(RMT) Nothofagus - Atherosperma rainforest
	(RMU) Nothofagus rainforest (undifferentiated)
	(RPF) Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	(RPP) Athrotaxis cupressoides rainforest
	(RPW) Athrotaxis cupressoides open woodland
	(RSH) Highland low rainforest and scrub
	(SAL) Acacia longifolia coastal scrub
	(SBM) Banksia marginata wet scrub
	(SBR) Broad-leaf scrub
	(SCA) Coastal scrub on alkaline sands
	(SCH) Coastal heathland
	(SCL) Heathland on calcareous substrates

TASVEG 4.0 Communities within 1000 metres

-  (SED) Eastern scrub on dolerite
-  (SHS) Subalpine heathland
-  (SHW) Wet heathland
-  (SKA) Kunzea ambigua regrowth scrub
-  (SLG) Leptospermum glaucescens heathland and scrub
-  (SLL) Leptospermum lanigerum scrub
-  (SLS) Leptospermum scoparium heathland and scrub
-  (SMM) Melaleuca squamea heathland
-  (SMP) Melaleuca pustulata scrub
-  (SMR) Melaleuca squarrosa scrub
-  (SRE) Eastern riparian scrub
-  (SRF) Leptospermum with rainforest scrub
-  (SRH) Rookery halophytic herbland
-  (SSC) Coastal scrub
-  (SSK) Scrub complex on King Island
-  (SSW) Western subalpine scrub
-  (SSZ) Spray zone coastal complex
-  (SWR) Western regrowth complex
-  (SWW) Western wet scrub
-  (WBR) Eucalyptus brookeriana wet forest
-  (WDA) Eucalyptus dalrympleana forest
-  (WDB) Eucalyptus delegatensis forest with broad-leaf shrubs
-  (WDL) Eucalyptus delegatensis forest over Leptospermum
-  (WDR) Eucalyptus delegatensis forest over rainforest
-  (WDU) Eucalyptus delegatensis wet forest (undifferentiated)
-  (WGK) Eucalyptus globulus King Island forest
-  (WGL) Eucalyptus globulus wet forest
-  (WNL) Eucalyptus nitida forest over Leptospermum
-  (WNR) Eucalyptus nitida forest over rainforest
-  (WNU) Eucalyptus nitida wet forest (undifferentiated)
-  (WOB) Eucalyptus obliqua forest with broad-leaf shrubs
-  (WOL) Eucalyptus obliqua forest over Leptospermum
-  (WOR) Eucalyptus obliqua forest over rainforest
-  (WOU) Eucalyptus obliqua wet forest (undifferentiated)
-  (WRE) Eucalyptus regnans forest
-  (WSU) Eucalyptus subcrenulata forest and woodland
-  (WVI) Eucalyptus viminalis wet forest

Legend: Cadastral Parcels



TASVEG 4.0 Communities within 1000 metres

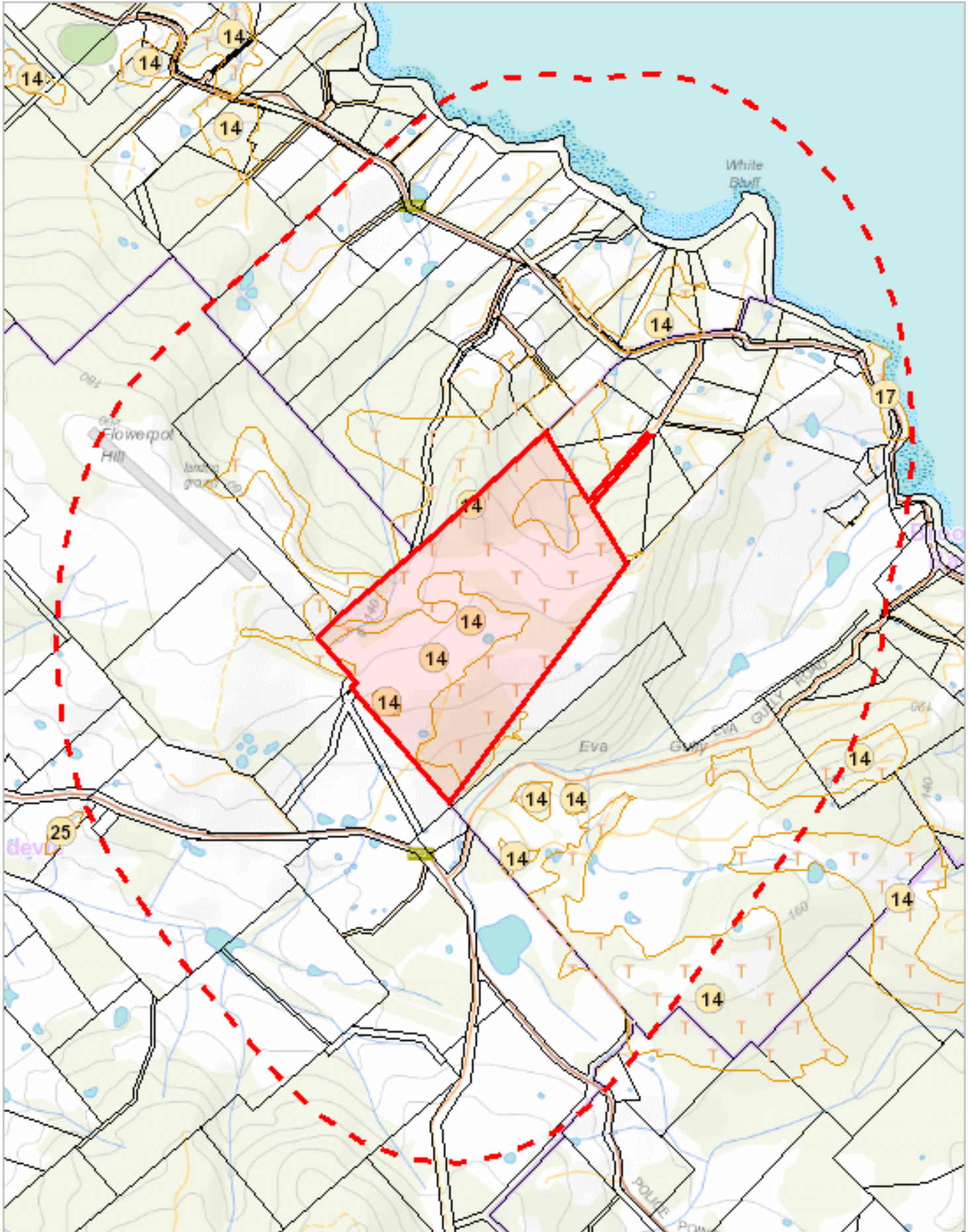
Code	Community	Canopy Tree
DAM	(DAM) Eucalyptus amygdalina forest on mudstone	
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	EA
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
DGL	(DGL) Eucalyptus globulus dry forest and woodland	
DNI	(DNI) Eucalyptus nitida dry forest and woodland	
DOB	(DOB) Eucalyptus obliqua dry forest	
FAG	(FAG) Agricultural land	EA
FAG	(FAG) Agricultural land	EL
FAG	(FAG) Agricultural land	
FPE	(FPE) Permanent easements	
FPF	(FPF) Pteridium esculentum fernland	
FPH	(FPH) Plantations for silviculture - hardwood	
FPU	(FPU) Unverified plantations for silviculture	
FRG	(FRG) Regenerating cleared land	EL
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	EA
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
NAD	(NAD) Acacia dealbata forest	
OAQ	(OAQ) Water, sea	
SHW	(SHW) Wet heathland	EA
SLS	(SLS) Leptospermum scoparium heathland and scrub	EL
SLS	(SLS) Leptospermum scoparium heathland and scrub	
SWW	(SWW) Western wet scrub	EA
SWW	(SWW) Western wet scrub	
WOB	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



499502, 5211467

Please note that some layers may not display at all requested map scales

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 - Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy sedge land
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels



Threatened Communities (TNVC 2020) within 1000 metres

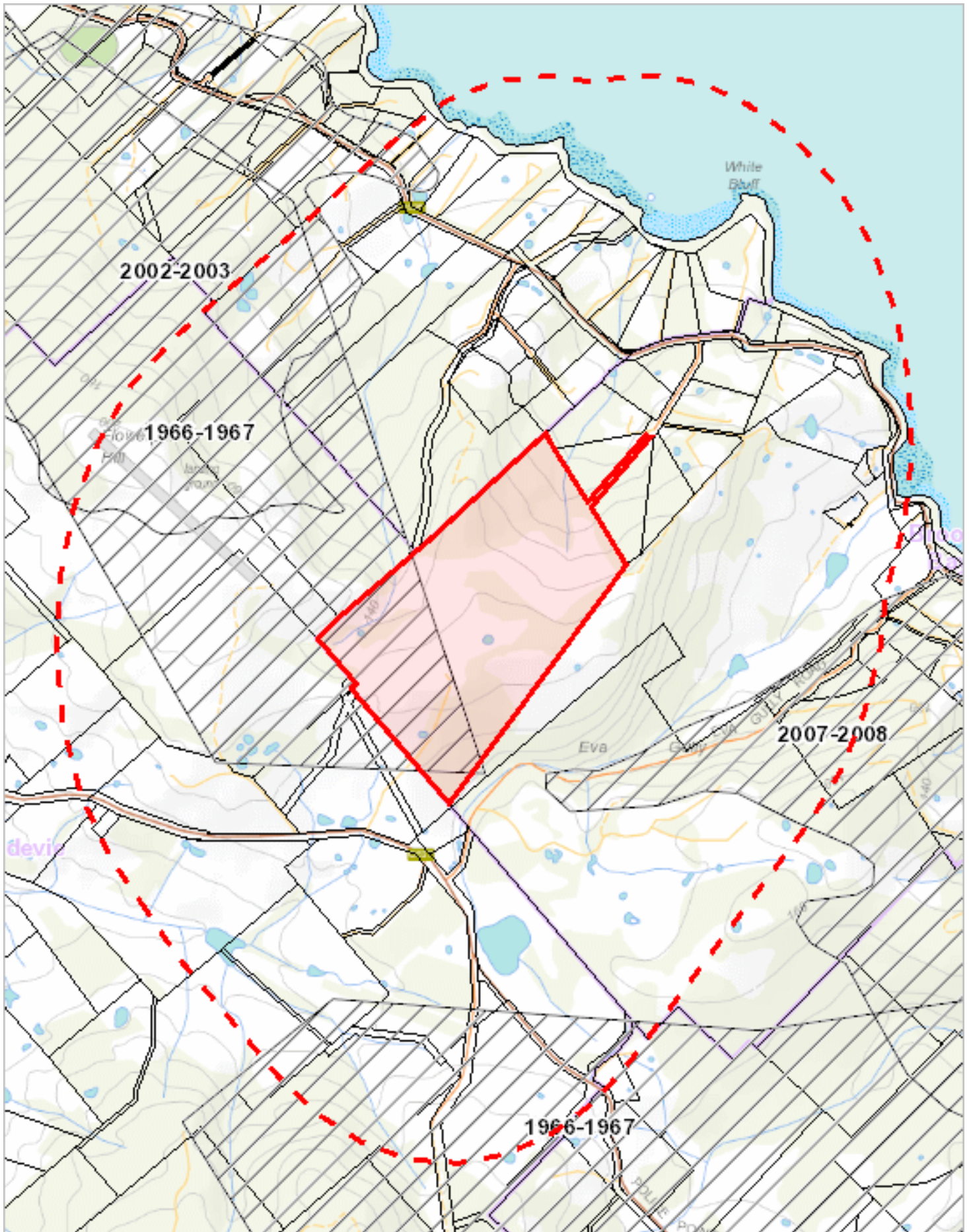
Scheduled Community Id	Scheduled Community Name
14	Eucalyptus amygdalina forest and woodland on sandstone
17	Eucalyptus globulus dry forest and woodland

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000





499502, 5211467


Please note that some layers may not display at all requested map scales

Fire History (All) within 1000 metres

Legend: Fire History All

 Bushfire-Unknown Category

 Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



Fire History (All) within 1000 metres

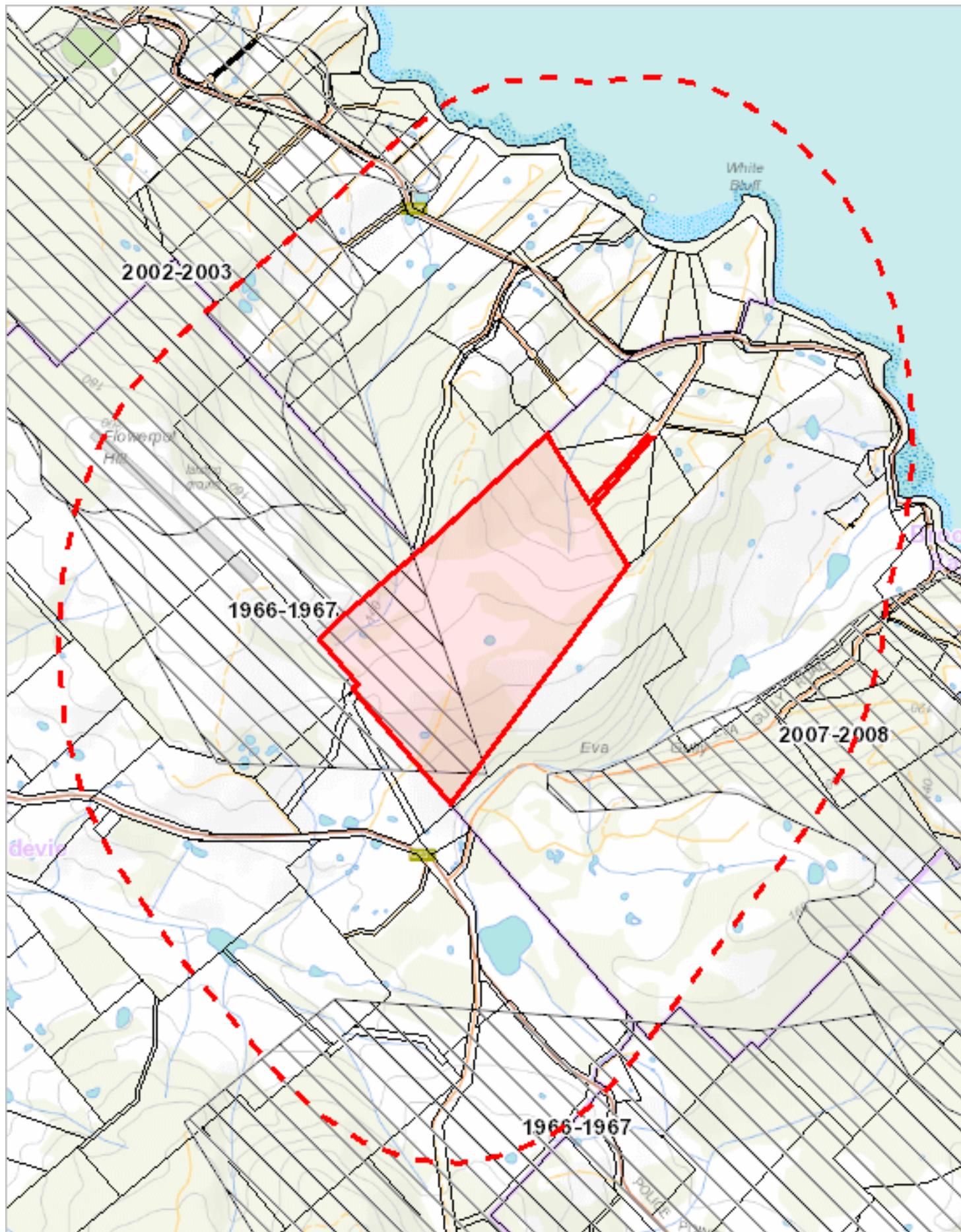
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
1200	Surges Bay (FT)	07-Nov-2002	Bushfire	Accidental	221.99631037
141986	Gully Road	08-Jan-2008	Bushfire	Undetermined	150.38350794
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198780.41788592

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000




499502, 5211467


Please note that some layers may not display at all requested map scales

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

 Bushfire-Unknown category

 Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



Fire History (Last Burnt) within 1000 metres

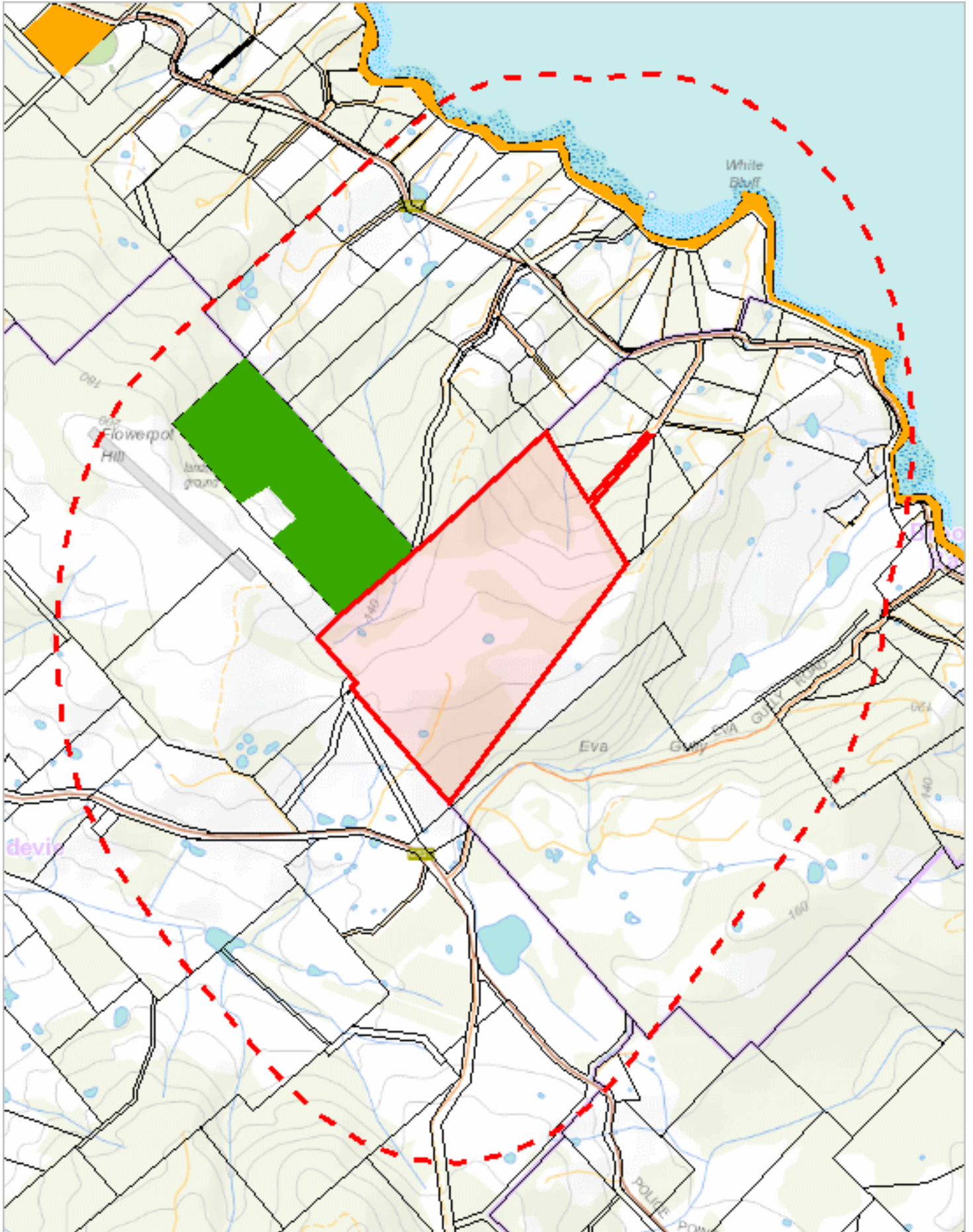
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
1200	Surges Bay (FT)	07-Nov-2002	Bushfire	Accidental	221.99631037
141986	Gully Road	08-Jan-2008	Bushfire	Undetermined	150.38350794
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198780.41788592

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

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Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000




























499502, 5211467

Please note that some layers may not display at all requested map scales

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

-  Conservation Area
-  Conservation Area and Conservation Covenant (NCA)
-  Game Reserve
-  Historic Site
-  Indigenous Protected Area
-  National Park
-  Nature Reserve
-  Nature Recreation Area
-  Regional Reserve
-  State Reserve
-  Wellington Park
-  Public authority land within WHA
-  Future Potential Production Forest
-  Informal Reserve on Permanent Timber Production Zone Land or STT managed land
-  Informal Reserve on other public land
-  Roadside Conservation Site
-  Conservation Covenant (NCA)
-  Private Nature Reserve and Conservation Covenant (NCA)
-  Private Sanctuary and Conservation Covenant (NCA)
-  Private Sanctuary
-  Private land within WHA
-  Management Agreement
-  Stewardship Agreement
-  Part 5 Agreement (Meander Dam Offset)
-  Other Private Reserve

Legend: Cadastral Parcels



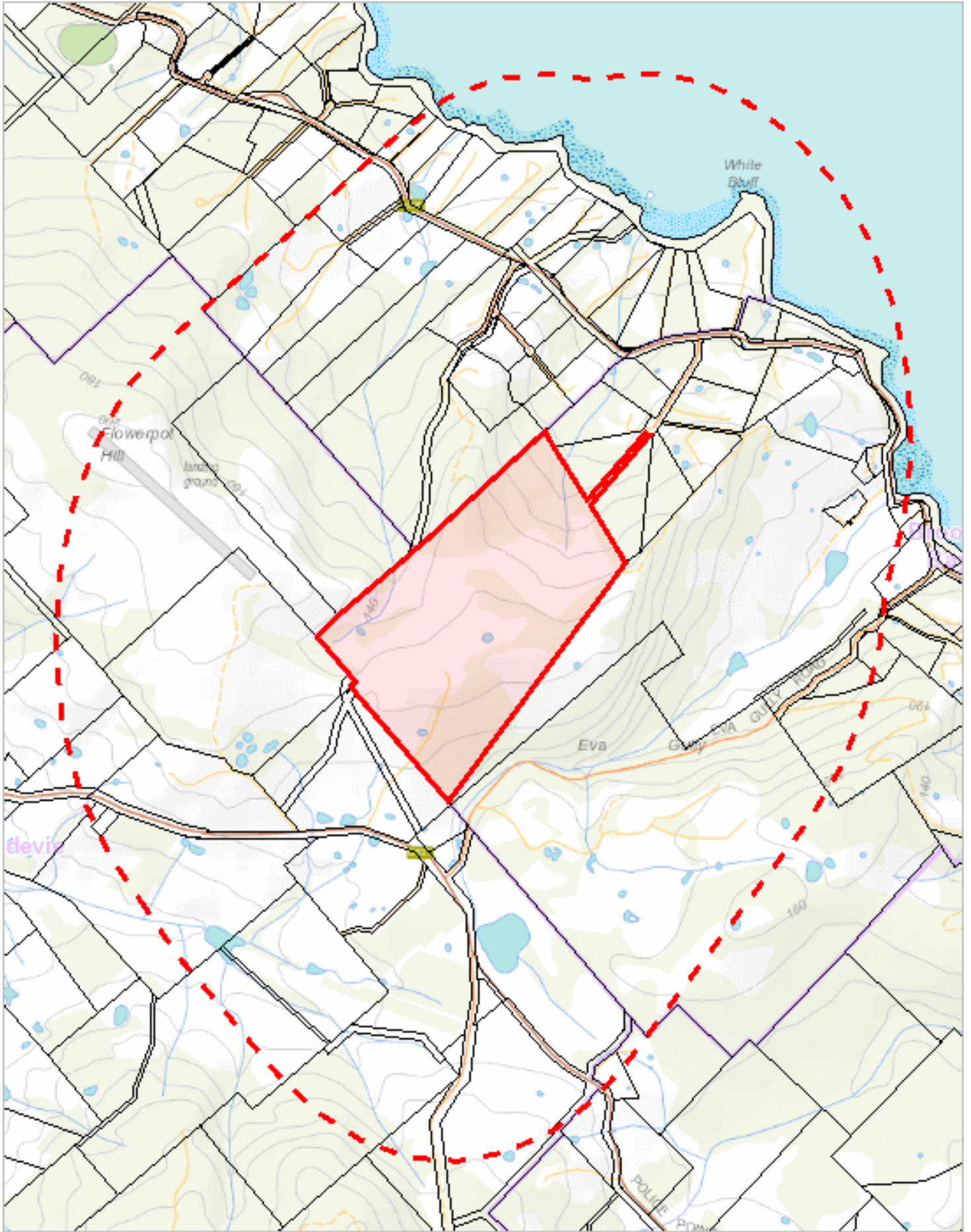
Reserves within 1000 metres

Name	Classification	Status	Area (HA)
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	18.97548592
	Informal Reserve on other public land	Informal Reserve	18.39677649

For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.

Email: LandManagement.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



499502, 5211467

Please note that some layers may not display at all requested map scales

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

● Point Verified

▬ Line Unverified

● Point Unverified

▭ Polygon Verified

▬ Line Verified

▭ Polygon Unverified

Legend: Hygiene infrastructure

● Location Point Verified

▬ Location Line Verified

▭ Location Polygon Verified

● Location Point Unverified

▬ Location Line Unverified

▭ Location Polygon Unverified

Legend: Cadastral Parcels



Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene>
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town through a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres