

From: "Cat Shearer" <catshearer@hotmail.com>
Sent: Tue, 31 May 2022 14:54:38 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: Representation for the Huon Valley Council's advertised zoning of my property CT42786/1
Attachments: 20220530-Shearer-LPS Representation&Apx.pdf

RE: Representation for the Huon Valley Council's advertised zoning of my property CT42786/1, PID: 9403722 as seen in the Draft Local Provisions Schedule (LPS) and supporting documents sent to the Tasmanian Planning Commission by Council.

Attention Mr Jason Browne,

Please find the attached submission in representation for property CT42786/1 regarding the Huon Valley Council's advertised rezoning.

Regards,

Catherine Shearer

Property Owner

Email: catshearer@hotmail.com

Mobile: 0450782889

Catherine Shearer,
Owner
Lot 1 Pottery Rd
GARDEN ISLAND
CREEK TAS 7112

30th May 2022

General Manager
Huron Valley Council
PO Box 210
Huronville TAS 7109

Dear Mr Jason Browne,

RE: Representation for the Huon Valley Council's advertised zoning of my property CT42786/1, PID: 9403722 as seen in the Draft Local Provisions Schedule (LPS) and supporting documents sent to the Tasmanian Planning Commission by Council.

I, Catherine Shearer owner of the above property would like to submit the following representation that objects to the proposed Landscape Conservation zoning (LCZ) as put forward by the council as part of the advertised draft Local Provisions Schedule (LPS) submission.

I believe that the more appropriate zone of Rural Living (RLZ), or a split zoning of Rural Living and Rural (RZ) should be applied to my portion of land along Pottery Road (Property id # 9403722, Certificate of Title number 42786/1). This is due to the following:

- The road along my Eastern boundary is established and well maintained by council and connects to a key regional highway. This indicates that properties in the area and along this road have existing and an expected utility for their respective owners by way of residential and or rural use.
- Electricity lines have been laid along the length of the road, demonstrating the establishment and supporting expectation of residential and or rural use.
- Many properties along Pottery Road, Garden Island Creek have:
 - cleared land of ca. 1 – 10+ acres
 - contain dwellings and multiple sheds / outbuildings, dams
 - have existing clearings and dwellings that abut the road, that exist within the indicated flora / fauna communities according to LISTmap thereby demonstrating these rural and residential uses have and can be effectively implemented within a zoning that has an explicit expectation for residential/rural use of property

Allocating a Rural Living zone or a split zoning of RLZ and RZ better fits with these commonalities among the sites along Pottery Road, Garden Island Creek and the larger Garden Island Creek area. It provides for the inscribed right to build / live on the property transferred when the property was purchased and by observation by way of area specific demonstrated use of other properties along the road.

I am concerned I will be disadvantaged by this LCZ rezoning, particularly given my planning application is still waiting on the Planner I sought to formally engage in February 2022. I am waiting to address my aspirations in development of this property due to the Planner and other professionals I need to engage to undertake surveys having had significantly increased their workload addressing submissions for other citizens affected by this re-zoning.

Furthermore, I was not given notification by the Huon Valley Council (HVC) of this re-zoning and its implications until the 18th of May 2022, eight business days before submissions to challenge the zoning change are due. With planners unavailable to help me with this due to their own workloads, I am unable to engage with the appropriate legal / planning counsel at this time to address the relevant points on my behalf. Therefore, I shall be attempting to engage with the relevant concerns at hand in my own capacity as a non-planner / lawyer. In doing so please bear with me in trying to expand on my concerns without having the precise planning / legal terminology. In that vein I must then invoke my right to be afforded an opportunity to have my matter heard at the Tasmanian Planning Commission's hearing should further information be required to speak to my objections. I also reserve the right to bring further objections to this hearing should they arise from engaging with appropriate counsel.

With some additional investigation I also found out that there are some issues by the way in which the new Priority Vegetation Overlay (PVO) has been applied. I will speak to that also, but first I must address:

1. A site-specific brief, with some of the reasons why I purchased the property.
2. Zoning Concerns and Considerations.
3. Overlay Concerns and Considerations.
4. Addressing your rationale for proposing a zone of LCZ on my land.
5. Addressing the TPC's Guideline No. 1 of the Local Provisions Schedule (LPS): zone and code application.
6. Provide alternative more suitable zoning solution/s

The following pages evidence that the proposed Landscape Conservation zoning (LCZ) as put forward by Council as part of the advertised draft Local Provisions Schedule (LPS) submission is not a suitable or just zoning for my property.

Catherine Shearer.

My property: A Site-Specific Brief

The site in question is Lot 1 Pottery Rd GARDEN ISLAND CREEK, TAS 7112, CT42786/1. The size of the parcel sits at around 47.5 ha, and is currently undeveloped land that has indications of previously logging history and in an area of established / current use for rural living and small industry.

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 Rural Resource Zone (RRZ) and Environmental Living Zone (ELZ) under the Huon Valley Interim Planning Scheme 2015 (IPS), respectively.

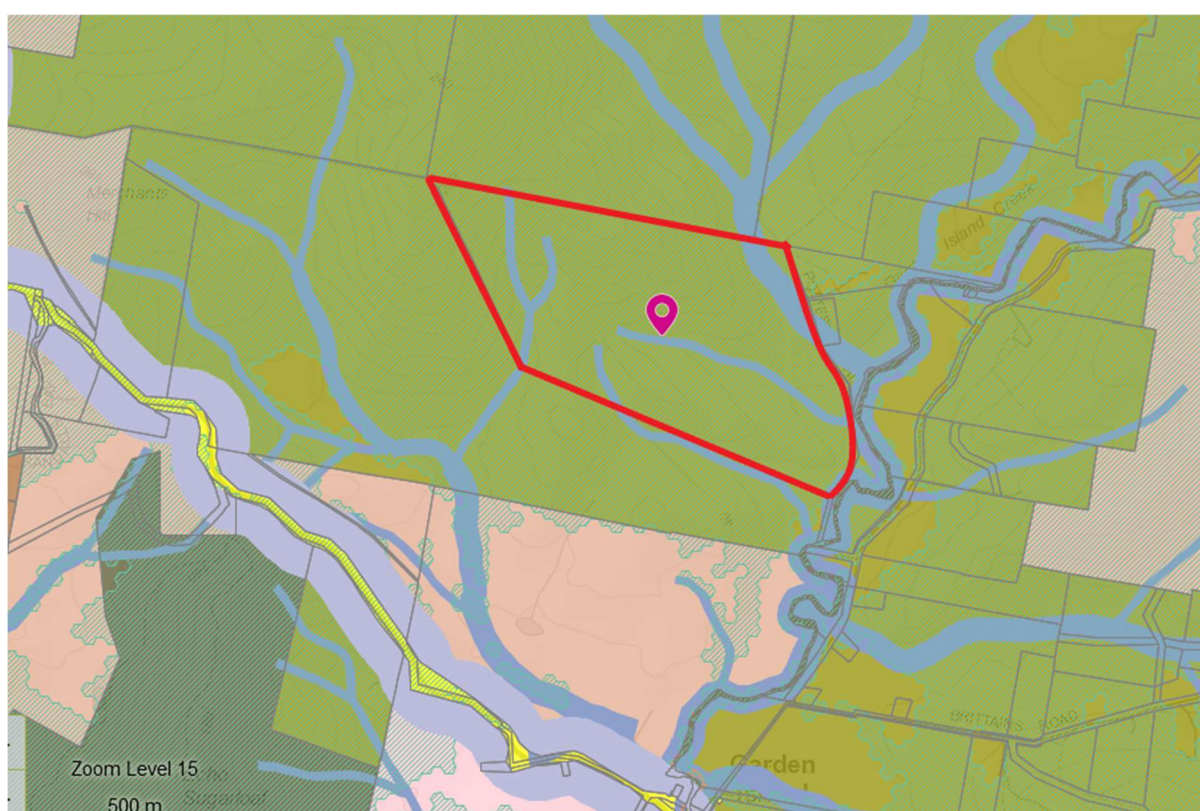


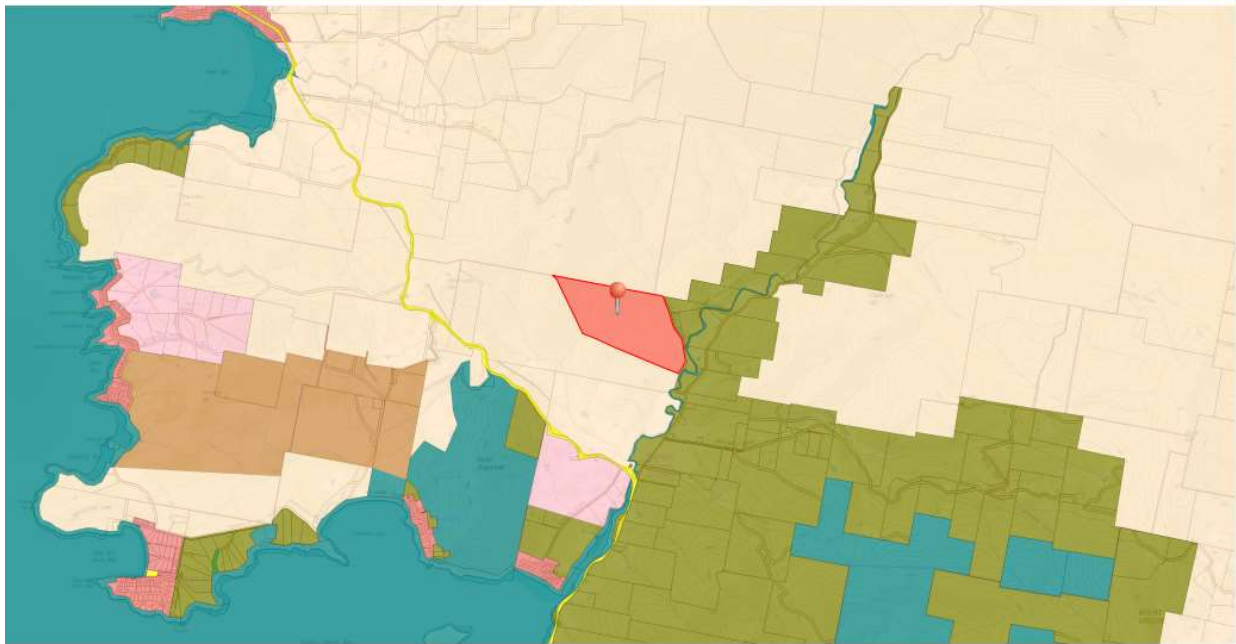
Figure 1: My property (CT42786/1) – land boundaries

Source HVC's interactive map from Discover Communities,

Accessed 29th May 2022 [Land within the red boarder as approx. boundaries. No nominated scale]

My property (CT42786/1), is currently zoned as RRZ under the 2015 IPS and set to be re-zoned to LCZ.

Figure 2 below indicates the current zoning of the area my property is located within:



Legend

Tasmanian Interim Planning Scheme Zoning

- 10.0 General Residential
- 11.0 Inner Residential
- 12.0 Low Density Residential
- 13.0 Rural Living
- 14.0 Environmental Living
- 15.0 Urban Mixed Use
- 16.0 Village
- 17.0 Community Purpose
- 18.0 Recreation
- 19.0 Open Space

- 20.0 Local Business
- 21.0 General Business
- 22.0 Central Business
- 23.0 Commercial
- 24.0 Light Industrial
- 25.0 General Industrial
- 26.0 Rural Resource
- 27.0 Significant Agricultural
- 28.0 Utilities
- 29.0 Environmental Management
- 30.0 Major Tourism

- 31.0 Port and Marine

- 32.0 - 39.0 Particular Purpose

Cadastral Parcels - Owner Information



Topographic



Figure 2: My property (CT42786/1) – current zoning

Source HVC's interactive map from LISTmap, Accessed 29th May 2022 [Land within the red border as approx. boundaries. No nominated scale]. Note: My current zoning is Rural Resource with surrounding neighbours being the same or as Environmental Living Zone.

My property has several overlays present including Landslip Hazard Areas, Waterway and Coastal Protection, Biodiversity Protection Area (whole property), and Bushfire Prone Areas (whole property).

The typography of the land could be described as steep sloping in the west with a ceiling of ca. 210m at the top north-western corner of the property and flat in the east of the property ca. 20m.

As far as ridge lines are concerned,

- the main ridgeline is apparent across line number 1 in the below figure 3. Devil's Royals' peaks sit between ca. 240-260 m.

- a much lower accent can be seen across line number **2** which has two very low peaks forming at ca. 60-80m.

Both of these areas exist outside of my property boundaries and thus should have no bearing over LCZ considerations over my land.

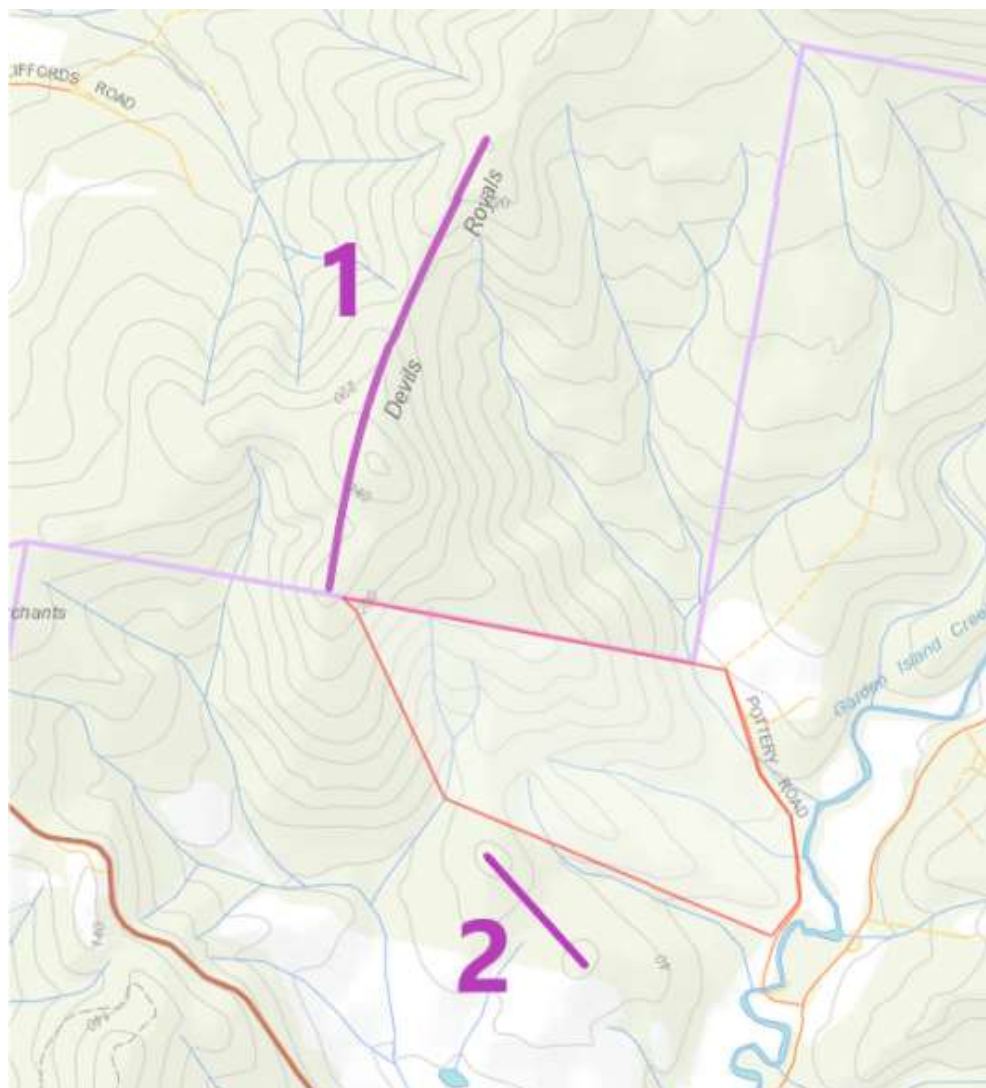


Figure 3: My property (CT42786/1) - topography

Source LISTMap, Accessed 29th May 2022 [Land within the red boarder as approx. boundaries. The purple line shows ridgeline. The numbers indicate the peaks / discrete formations. 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. Threatened vegetation types have been indicated in four small areas in the property and making up an estimated less than 1/6 of the property (see the below figure 4). These vegetation mappings have yet to be verified with an up to date / accurate survey.

I have sought to engage a qualified person to undertake surveys on my property and have not been told the wait list is long due to significantly increase workloads.

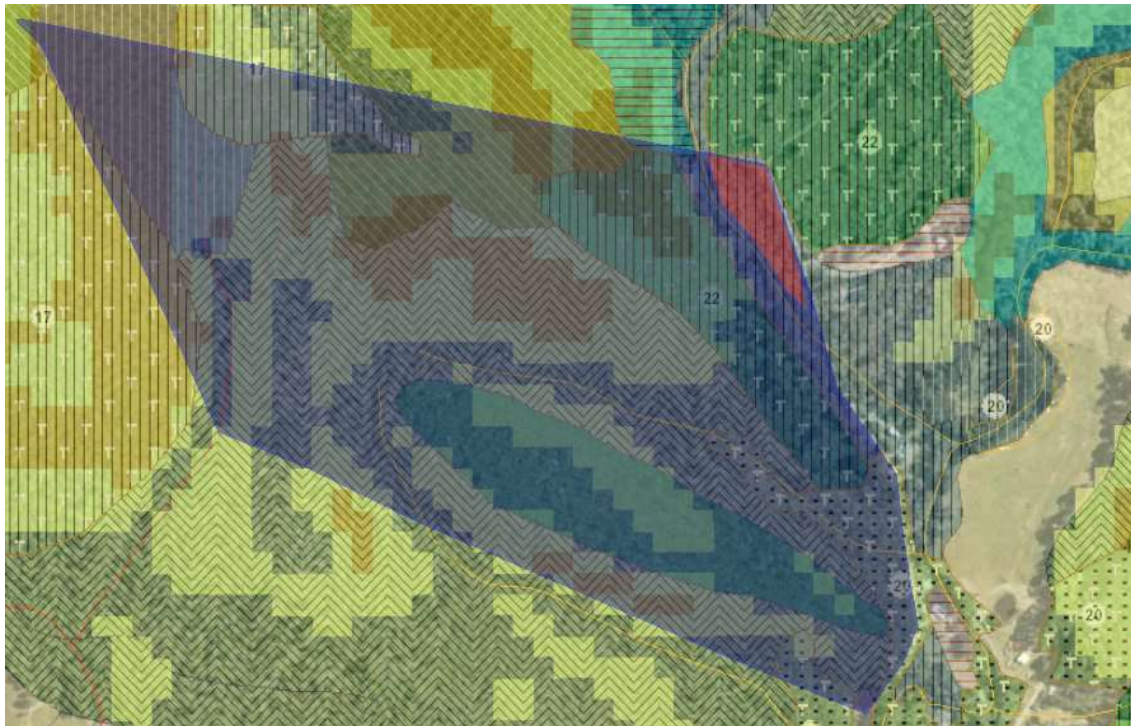


Figure 4: My property (CT42786/1) - current vegetation profiles

Source HVC's interactive map from LISTmap, Accessed 29th May 2022 [Land within the dark blue boarder as approx. boundaries. No nominated scale]. Note: Data obtained from TASVEG Datasets. Red area top right –area I have identified to potentially develop along the existing Pottery Road, note Pottery Road runs along the entire Eastern border of my property

Proposed Development

I bought this property mid 2020 with a desire to develop the land for an environmentally sustainable rural purpose that would see a large portion of the of the total 121 acres of the property under active environmentally minded custodial care by myself. Advice I received at the time was that the zoning of the property accommodated my future plans as did its natural values and overlays as the Huon Valley is a growing community of small and large land holdings, many more remote than mine, without the access to services like the road / electricity my property has, and that the overlays assisted the environmental management of my property without jeopardising my ability to live on it.

My intended move to Tasmania and development plans for this property were put on hold as the during the purchase process, the COVID19 global pandemic created a situation of insecurity due to the increased challenges securing housing and employment and travel restrictions in this uncertain time. The housing crisis has increased in Tasmania during 2021 – 2022 making finding temporary accommodation very difficult.

I have tried to seek advice / surveys in 2021 and formally engage a Planner and initiate surveys in early 2022 to ensure my intended plans / planning application is compliant with environmental protection values and keeping a balance between conservation ethics whilst providing me somewhere to live. They have not been able to attend to my planning application / engage experts and surveyors yet as they / these experts have not been available, reportedly tied up with submissions for this rezoning issue.

I have consequently had to put moving to Tasmania on hold.

One of the areas I have identified to develop (see Figure 4. red area top right) is classified in LISTmaps as:

- Forest group: NON forest
- Landslide hazard: none
- Threatened Native Vegetation Communities: none
- CFEV Rivers – Integrated Conservation Value: medium
- TASVEG Live – (WOL) Eucalyptus obliqua forest over Leptospermum

This property also holds other areas along to Pottery Rd potentially also suitable for sustainable development with low impact / ability to maintain the natural values, I am yet to have these areas analysed by a Planner for their suitability. My intention is to be able to build a dwelling with a number of outbuildings that will be able to support environmentally sustainable rural activities with a goal to:

- decrease my carbon footprint
- decrease reliance on high carbon systems / processes
- decrease risk of being cut off from food / water / energy supply chains
- produce local food sources for myself and my community
- provide a number of local rural services and products to my community and visitors to the Huon Valley, conducive to fostering resilience and sustainable lifestyles in a context of climate crisis / population pressures and economic insecurity.

In doing this I will be able to become self-sustaining and support resilience and connection in the community I have chosen to live in, thus minimising my footprint and doing my part for addressing climate change. Reduction of climate change contributors and being responsive to it is challenge in a growing population and also an objective of the Southern Regional Land Use Strategy 2010-2035 (Strategic Directions, Chapter 4). BNV 2 of the Southern Regional Land Use Strategy 2010-2035 can be achieved in balance with development on forested properties.

I hold a vision to help sustain my community by growing food and sharing my space through workshops and activities about my area of expertise: sustainable living, creativity and mental well-being. The resilience of the community depends on this type of lifestyle and should be encouraged not made prohibitive under the new Tasmanian Planning Scheme and the HUO-LPS zone of LCZ and Priority Vegetation Overlay.

ZONING CONCERNS AND CONSIDERATIONS

My Current Zone Rural Resource, proposed and other zones.

At the moment my property is zoned as 26.0 Rural Resource (RRZ) under the current Huon Valley Council's Interim Planning Scheme (IPS/HVC IPS). It is my understanding, from reading through its purpose statement, that the zone provides for the explicit development:

“to provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing” (26.1.1.1, HVC IPS, 2015).

This is a clear objective for both Rural and Rural Living Zones under the State Planning Provisions (SPP 20.1.1 (a)-(d); 11.1.2, 11.1.3, 11.1.4). No such goals are evident in the 22.0 LCZ purpose statements.

26.1.1.4 (a)-(c) IPS makes direct mention for an expectation for residential use. This is consistent with 11.1.1, 11.1.3, 1.11.4 SPP. No such expectation exists in RZ 20.0 or 22.0 LCZ purpose statement. It is important to note that residential use is further detailed within the respective use tables but in both cases, it is significantly restrictive in scope. For e.g., discretionary and for a single dwelling only.

In considering the direction of the new zones specified in the TPS, Council had made a commitment in May 2019 to apply the LPS as a “like for like” as per the objectives of the HVC, see the below table 1:

Table 1: Interim Planning Scheme comparison table

Huon Valley Council Ordinary Meeting 22 May 2019, p 372. Minutes. [Accessed: 26 May 2022]

The draft LPS largely carries over existing Interim Planning Scheme zoning, as much of the existing zoning correlates with requirements set out in Guideline No. 1. However, some changes have been proposed. The following table shows a comparison of the current Interim Planning Scheme zones and the most comparable zones that will apply under the TPS when the draft HVLPS is implemented. Further information on the zone changes and also in relation to the codes is shown in Appendix 2.

Comparison table

Interim Planning Scheme	TPS
10.0 General Residential Zone	8.0 General Residential Zone
12.0 Low Density Residential Zone	10.0 Low Density Residential Zone
13.0 Rural Living Zone	11.0 Rural Living Zone
16.0 Village Zone	12.0 Village Zone
20.0 Local Business Zone	14.0 Local Business Zone
21.0 General Business Zone	15.0 General Business Zone
23.0 Commercial Zone	17.0 Commercial Zone
24.0 Light Industrial Zone	18.0 Light Industrial Zone
25.0 General Industrial Zone	19.0 General Industrial Zone
26.0 Rural Resource Zone	20.0 Rural OR 21.0 Agriculture Zone
27.0 Significant Agricultural Zone	20.0 Rural OR 21.0 Agriculture Zone
14.0 Environmental Living Zone	22.0 Landscape Conservation Zone OR 11.0 Rural Living Zone
29.0 Environmental Management Zone	23.0 Environmental Management Zone
28.0 Utilities Zone	26.0 Utilities Zone
17.0 Community Purpose Zone	27.0 Community Purpose Zone
18.0 Recreation Zone	28.0 Recreation Zone
19.0 Open Space Zone	29.0 Open Space Zone
32.0 Particular Purpose Zone 1 – Urban Growth Zone	30.0 Future Urban Zone
33.0 Particular Purpose Zone 2 - Future Road Corridor	HUO-P1.0 Particular Purpose Zone - Future Road Corridor
34.0 Particular Purpose Zone 3 - Southwood Integrated Timber Processing Site	HUO-P2.0 Particular Purpose Zone - Southwood Integrated Timber Processing Site
35.0 Particular Purpose Zone 4 - Franklin Marine and Tourism Precinct	HUO-P3.0 Particular Purpose Zone - Franklin Marine and Tourism Precinct

This was later overturned with no noticeable changes in the LPS drafting discussion to support such a departure of approach. Worryingly, there is no clear evidence that this change to the LPS approach has been adequately communicated with public, thus no Natural Justice ensued. Considering this I therefore reserve the right to present this evidence to support my case that the comparable Rural Zone based on the assessment criteria in table 1 and the “like for like” argument among all the other criteria you will find that is comparable with a Rural type zoning and incomparable with the Landscape Conservation Zone.

I consider the additional rezoning of my property to LCZ in the absence of any identified values where general natural values are already protected by legislation, under the Resource Management and Planning System (RMPS) and the Scenic and Natural Assets Codes etc to be superfluous at best. That is to say simply that, my property was already subject to several other undergirding compliance requirements and ‘safety nets’ under its current Rural Resource zoning which would be continued through to the new zoning system where appropriate via other protection overlays and retained oversight like that of the Forest Practices Authority and a select number of legislation as mentioned below:

- *Nature Conservation Act 2002*
- *Forest Practices Authority*
- *Environmental Protection Agency*
- *Tasmanian Threatened Species Protection Act 1995*
- *Environment Protection and Biodiversity Conservation Act 1999*
- *Nature Conservation Amendment (Threatened Native Vegetation Communities) Act 2006*
- *Environmental Management and Pollution Control Act 1994*
- *State Policies and Projects Act 1993*

Placing further requirements for conservation then is arguably, redundant and seeks only to remove any notion of potential land development, no matter the level of sustainable ‘acceptability’ attained and value to community / alignment with current and project Huon Valley use and cultural development.

Interestingly, within the State Policy on the Protection of Agriculture Land 2009 that was prepared pursuant to the State Policies and Projects Act 1993 it elicits at its core an intent,

“to conserve and protect agriculture land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land” (SPPAL, 2009 I).

Specifically, it sees the enabling of sustainable development that minimises, “non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use” (SPPAL, 2009, 2 (a)).

One could argue, and I do, that rezoning Rural Resource Zoned land to anything other than a zone with a Rural purpose would in fact contradict those clauses. It could be rebutted that a rezoning to LCZ retains the ability to move a property back to a Rural type zone when cause is given for such a move. However, in practical terms a rezoning to LCZ constitutes a precedent to be set that sees all rural expectations to be stripped from that property and added bureaucratic hindrances for a return for rural use,

potential or actualised. This of course must be seen from the standpoint of a private landholder who has, in most cases been informed of / compelled (without consultation) with such a conversion of, in my case a rural expectation, to that of a conservation forward conversion with all economic, reduced developmental burden to be absorbed by the landowner.

With that all in mind, I must digress to addressing Council's rationale for applying LCZ across various land titles. In doing so it will become quite evident that the LCZ application on my land is not the best fit given the other zones and solutions that I will present.

Responding to the proposed Landscape Conservation Zoning under the new Tasmanian Planning Scheme (effective 2019)

Three key areas of evidence are presented here to show how I wish to manage the property I purchased as RR, now being proposed as zone LCZ, a zone that is in contradiction with how I wish to live, and is also based on inaccurate data as detailed below:

- Inaccuracy of the Priority Vegetation Overlay (PVO) applied by the HUO LPS with no ground truthed verification of my property's natural values
- The PVO is based across the whole of the bioregion in question that is not reserved for conservation and is applied with the landholder to carry this conservation liability. The statement regarding the amount of priority vegetation that is not under reserve is also not valid due to the inaccuracy of the data and the modelling.
- LCZ is a contradiction with the past and current land use on the site in question.
- No natural justice has been undertaken in the process with TPC or the HVC.

I have spent a lot of time searching for documentation that outlines what criteria the Council believed my property met when applying the LCZ and overlays. I have learned from other concerned and affected property owners in the Huon Valley, that there was a decision process made in a general sense during one of the sessions held by the HVC on March 18th 2022. But I'm not clear on the specifics as these have not been communicated clearly and appropriately by the HVC.

Given the lack of specific criteria of the LCZ Zone applicable to my property that I am aware of, I will address the Council's comments found in Table 12 of LPS-HUO-TPS Supporting Report for the Huon Valley Draft Huon Valley Local Provisions Schedule Nov 2021, p41-42.

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

Response to TPS Zone Application Guidelines – LCZ1

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>

My response:

As discussed in the above sections my land is ca. 47.5 ha in total and has vegetation over the whole of it with indications of past logging activity.

Council's notes also stipulate a further need for a "coupl[ing] of Natural Assets or Scenic Landscape Code". However, my searching and attempts to gather the appropriate information that speaks to the Natural Assets or Scenic/Landscape Code requirements has come up empty. I have checked LISTmap and Scenic/Landscape overlays, checked the advertised supporting documents and no results were available.

The Priority Vegetation Area mapping used by the HVC covers a whole swathe of vegetation that is not a priority and certainly not a threatened vegetation community. The data is old and inaccurate and stating that vegetation is present in reserves < 30% in the bioregion which is why it is listed will also be inaccurate. Coupled with the lack of natural values assessment for the property, it must be agreed that no such accurate data exists to be able to understand if my properties natural values currently.

Any ridgeline is outside of my borders see figure 3 in the above section and should have no bearing in affirming a LCZ application.

Response to TPS Zone Application Guidelines – LCZ2

<p>LCZ 2 <i>The Landscape Conservation Zone may be applied to:</i> <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> <i>(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or</i> <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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My response:

Both Council and LISTMap admits to TASVEG 4.0 mapping being indicative in most cases at best. This is true of my property and all priority / threatened flora, listed in the Huon Valley Council’s report. TASVEG 4.0 indicates my property is DOB not WGL as the council has noted in the Priority Vegetation Report. There are also no current confirmed threatened flora or fauna records on my property.

Speaking to all LCZ 2 comments, HVC have not provided sufficient data to support their additional claims within the Priority Veg Report and LCZ zoning and associated overlays should not be applied in the absence of such data.

In the Huon Valley Council’s own words (see LCZ2 section above) you admit to there not being enough data due to “limited sampling and [modelling is] somewhat deficient”

I have attached the Priority Vegetation Report made available by you via the discovercommunities interactive map and a Natural Values Atlas Report as Appendix A 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 “highly variable” to “extremely variable” for vegetation indications and “variable” for indicated fauna.

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 (see Figure 5):



Figure 5: LISTmap Overlay Warning Displayed.

(source: LISTmap. Accessed 29th May 2022).

When investigated further the NRE site has this to say about TASVEG mapping data (see Figure 6):

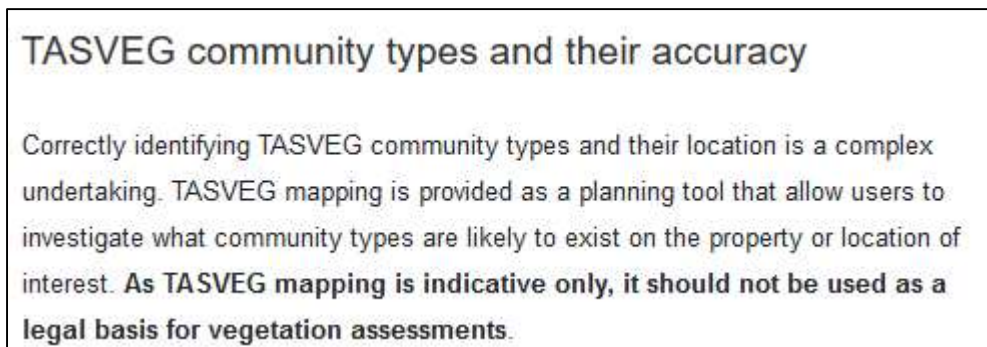


Figure 6: TASVEG warning detail – mapping is indicative only

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, 29 May 2022)

It therefore should be understood that even if we are to accept the somewhat improved data of TASVEG 4.0, and I do not, the State Government further bolsters the unreliability sentiments of Council, asserting 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, I must object to the use of the TASVEG report's findings and it's legal standing to have any legitimate authority to speak definitively over my property by way of zone or overlay.

These communities must therefore be ground truthed. Given it is the Huon Valley Council, who is trying to make a claim as to the use of my property, it is just that ground truthing must be funded by the instigating party (you the Council) trying to make the positive claim of existing flora and fauna communities by a qualified Natural Values Assessor of my (the affected property owner's) choosing.

Response to TPS Zone Application Guidelines – LCZ3

<p><i>LCZ 3</i> <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.

My response:

Again, I couldn't find any landscape analysis that Council have done that specifically relates to my property. There aren't any documented measures that speak to this matter of scenic values in relation to LCZ by Council. I have tried my best to find the information and as pointed out above. Ridgelines are outside of my property's borders. So, again I don't know what landscape values are being referred to when zoning my property as LCZ, they are not detailed or evidenced.

My property's size is greater than 20 ha.

Response to TPS Zone Application Guidelines – LCZ4

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

As per LCZ4 the property was not formally a reserved State land and the Rural Living Zone is not sought in this representation; however, the LCZ should not be applied to Rural Zones either. Given that my property was Rural Resource under the Interim Planning Scheme 2015 the most appropriate zone to this is Rural Living Zone.

Speaking to the general area that my property is positioned in, there are several properties zoned as ELZ that support residential use evidenced by them having dwellings, dams, multiple sheds / workshops, and having various rural uses. Figure 7 overleaf shows these types of properties.

I believe applying LCZ to my property has the potential to unfairly disadvantage me and restrict potential development beyond what is already permitted in ELZ properties in the immediate area.

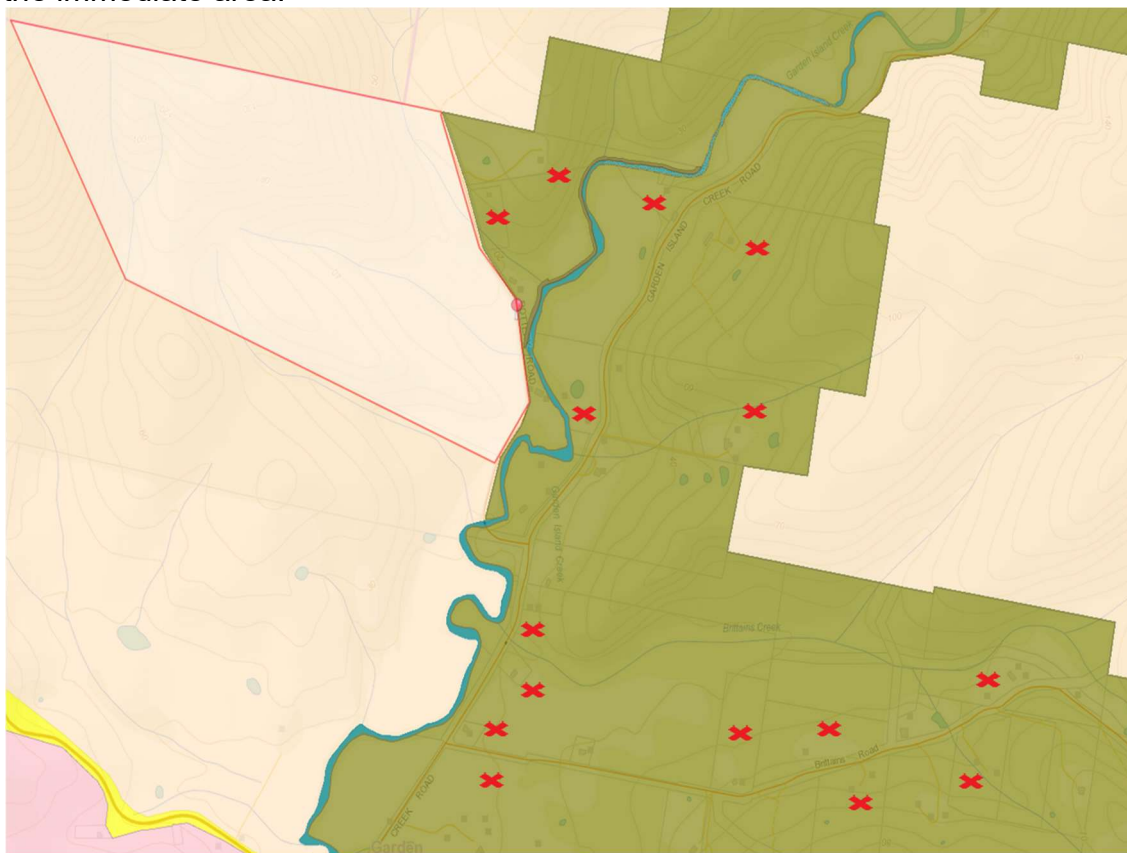


Figure 7: LISTmap showing surrounding properties zoned as ELZ indicated with red 'x'.
My property (CT42786/1) within the approx. red boarder. (Source: LISTmap. Accessed 29th May 2022)

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>

My response:

Upon reading the Appendix 33 and 48, I deduce they do not seem to relate to the LCZ criteria due to the following facts:

- No terms or measurables were defined.
- No analysis of factors like scenic values were evident, defined, measurables, specific KPIs to those criteria.
- I have checked if my property featured in either of these documents, it does not.

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

When the guidelines are examined against my property, its proposed 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 further demonstrated here.

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> <p>(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;</p> <p>(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or</p> <p>(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.</p>
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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:

(a) land where the priority is for residential use and development (see Rural Living Zone); or

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

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.

Firstly, the overarching explicated purposes of the LCZ.

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

My Response:

- My property does not have any known landscape values. Any ridgelines exist outside of my property's borders.
- I am not aware of any landscape analysis as it pertains to my property, or other land parcels close by for that matter. It is particularly absent from the supporting documents with the submitted LPS Draft.

With these two points in mind, it should be accepted that my property, and land in general should not be moved or rezoned from Rural purposed area to the new Landscape Conservation Zone in the absence of such supporting analysis, landowner 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.

My 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.

It seems to me that Council has not undertaken these mappings, and then presented limited and outdated modelling to support applying the LCZ to large areas disregarding incompatibilities with current property zoning / compatible use within re-zoning.

Secondly, the LCZ Criteria:

Response to LPS Zone Application Guidelines – LCZ1

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.

My 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. Even though my property has a majority of vegetation, this alone shouldn't be the basis of applying a restrictive zone and a departure from its current rural zoning and the expected use this zoning supports and for which processes ensuring detailed site-specific planning and compliance to legislation is in place to effectively manage and protect.

Response to LPS Zone Application Guidelines – LCZ2

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;*

My Response:

As established in the above section *Response to TPS Zone Application Guidelines – LCZ2*, the Threatened Vegetation Report generated by the HVC interactive map, datasets used are, in the Huon Valley Council's 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. I submit it to you that the methods used to establish threatened vegetation and fauna communities, is at best indicative only.

I therefore must reject any such claims of specific vegetation types until formally confirmed via an official Natural Values Assessment paid for by the Huon Valley Council (the instigating party trying to make the positive claim of existing natural values) by either an ecologist of my choice (as the affected property owner) or an accredited third party impartial to the HVC or myself.

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

My Response:

The whole of my property has natural vegetation occurring and does 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.

This biodiversity overlay isn't uncommon and is applied heavily across the municipal Huon Valley area. I 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 my 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. This is also in conflict with State Policy on the Protection of Agriculture Land 2009 as outlined in the above section.

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

My Response:

This does not apply to my property: CT42786/1 is zoned Rural Resource under the interim planning scheme

Response to LPS Zone Application Guidelines – LCZ3

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.

My Response:

This does not apply to my property: CT42786/1 is a single title covering 121 acres.

Response to LPS Zone Application Guidelines – LCZ4

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).

My Response:

This does not apply to my property: CT42786/1. However, I make the argument that my RRZ property should be moved across the more suitable comparative zone of RLZ under the new planning scheme. This is seen to be more in alignment with the RLZ and within the greater land use currently existing in my immediate community. See again the above figure 7.

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.

My Response and in Summation:

This note in the Section 8A Guidelines No. 1 clearly drives home the Landscape Conservation Zone's priority. That it 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 my 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.


My land was purchased to be utilised for sustainable rural development that I intend to also support a residential use for myself that ties into the rural pursuits that I have planned. The fact that my land is currently zoned RRZ speaks to the matter at hand that it had been identified as having explicit potential for rural development. Whilst Council initially chose a “like for like” transition of Rural Resource Zone to Rural Zone, the new Rural Zone also omits a residential expectation from its purpose statements.

I then will argue for a 11.0 Rural Living Zone to be applied across my property as this will have the end result in preserving the land's ability to have both a rural and residential expectation. Both of these expectations are present in the Rural Resource Zone, and therefore should be retained as best as possible in the new zone transition. The rural and residential use is also consistent with neighbouring properties within my local area.

The following section will address criteria specific to 11.0 Rural Living Zone and how it relates to my property.

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

11.0 Rural Living Zone:

Zone	Zone Purpose	Zone Application Guidelines
11.0 Rural Living Zone 	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. 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity. 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. 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.	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. 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. 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.
		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.

As in the preceding section I will make my comments against the purpose statements of Rural Living Zone as it relates to my land and my proposed 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.*

My Response:

At present, I do not have any dwelling or outbuilding on my land due to delaying my plans in the insecure situation of a global pandemic. I do however plan to build some to help facilitate a number of rural activities I am proposing though my recent enquiries with a planner. In the event of establishing the aforementioned buildings it is likely that I will be in a position where services are limited and I hold the intention to conduct activities on my property to support myself, the community around me and promotion of land use and arts consistent with current Huon Valley interests and strategies.

As can be seen 11.1.1 (b) speaks to the retention of natural / landscape values when residential / rural development is pursued. So it seems to me that again LCZ is intended for land that has explicit conservation goals at the abandonment of any real rural or residential use.

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

My Response:

My property does have rural potential whilst allowing me to maintain a vast expanse of the existing vegetation and was purchased for this potential.

It is my intention to implement low impact, small scale growing, field to family initiatives, a food forest that can support native bush tucker and creative and sustainable living workshops aligned to environmental, creative and cultural activities currently promoted within the Huon Valley. There would be great benefit in potentially developing an ecologically conscious residential amenity to provide a wholistic approach to living with nature and learning how to connect and care for environment through participatory experiences as opposed to living against it or to its detriment. These are activities / initiatives necessary in a climate crisis context.

At present, these uses have not been applied for due to delaying my plans in the insecure situation of a global pandemic and presently, difficult in obtaining the services of Planners and experts (outlined in sections above, and: Site-Specific brief).

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.

My Response:

This is completely achievable as there is adequate distance between neighbours and rural activity would be intentionally low impact – both to an appropriate scale / involving community consultation and consisting of uses that promote sustainable living / ecological consciousness.

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

My Response:

Yes, this is a possibility I am exploring. I wish to provide an option for people to come and stay and do activities with me where they can experience creativity, sustainable living, connection to nature. It would provide much needed learning outcomes for

people who would not normally be afforded the opportunity to see where their food comes from and provide direct practical experiences of living sustainably. At this time it is not a currently exercised use. It will be explored when my residential plans have been realised which are at present delayed until the services of Planners and experts can be secured.

I will now respond to the RLZ guidelines as it relates to me:

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.

My Response:

Both point (a) and (b) are not applicable to me.
Speaking to point (a) this is my intention. I detail activities I wish to actualise in the above section response to RLZ purpose statement 11.1.3, 11.1.4.

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.

My Response:

Speaking to both point (a) and point (b), my block is not within either of those categories but within my local area there are several ELZ blocks as seen in the above figure 7 that should support (b) and should also back a zoning of my land to RLZ B, C or D, zones consistent with my property's current zoning.

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.

My Response:

Following on from my response above and my general discussion and in order to remain consistent with the surrounding neighbours as previously highlighted, I again suggest that Rural Living Zone B, C or D be within the immediate lot size characteristic.

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.

My Response:

Regarding points (a) and (b)

- no formalised identification in regard to these criteria could be established.

Regarding point (c)

- My land is suitable in part for rural / agricultural use as prescribed. It has been earmarked almost in its entirety as being potentially suitable for agriculture use in the Potential Agricultural Land use Analysis as seen by LISTMap below in figure 8:

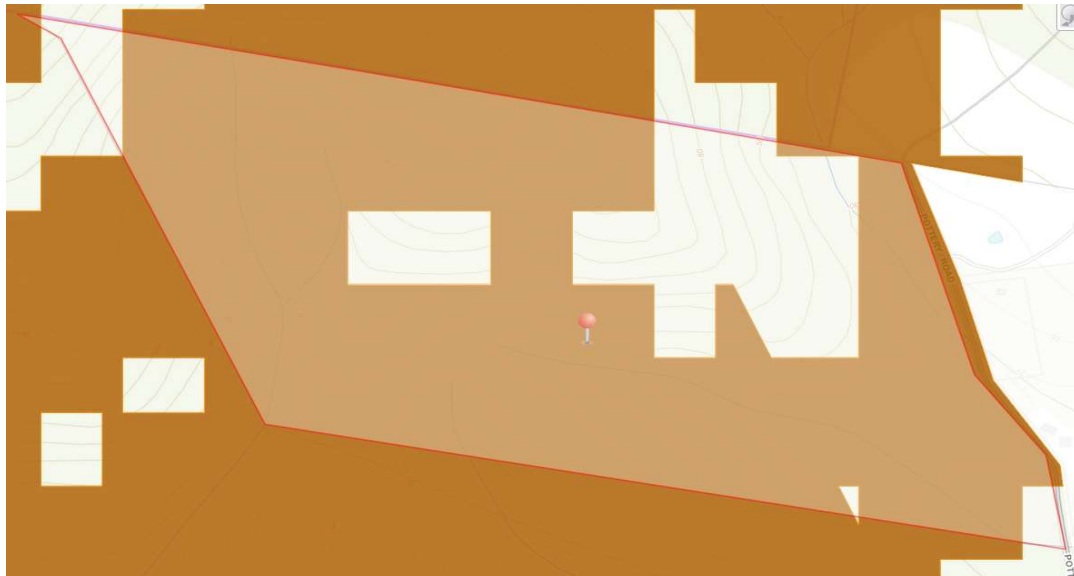


Figure 8: My property (CT42786/1) - Potential Agricultural Land overlay

Note the brown overlay being Potential Agriculture Land – Initial Analysis. Land within the red border is my approximate boundaries: Source LISTMap, Accessed 29th May 2022 No nominated scale]

This should also speak to the unsuitability of LCZ. Although my land is potentially suitable for agricultural use the surrounding area characteristic would suggest that intensive agricultural use as not being in fit with the other properties that have established residential use with a rural use/s supporting that residential amenity. RLZ also provides for rural use over my land, which as implemented in the way that I propose will see low scale impact on my property to facilitate low carbon footprint sustainable rural methods. My plans include similar uses to that of neighbouring properties, very minimal land clearance and compliance with the Natural values protection requirements will govern my development of my property.

The vegetation on my property at Pottery Road – CT 42786/1 has yet to be accurately surveyed, is by a vast majority not consisting of threatened species not priority vegetation according to TASVEG 4.0. Given the inaccuracy of the Priority Vegetation Area overlay and the way this model takes an expansive view of only “possible” issues, it proposes an overlay constraint on my land which is unnecessary.

The rezoning of my property to LCZ is fundamentally not in accordance with the TPC’s Section 8A Guidelines No.1 LPS Zone and Code application Guidelines. For this reason, this representation is in opposition of the proposed LCZ under the draft Huon Local Provisions Scheme. Applying “like for like” for the assessment, this property is more appropriately zoned as Rural Living Zone (Huon LPS) having changed from Rural Resource under the Interim Planning Scheme 2015.

If we are to fight climate change then properties such as mine will be vital to minimise carbon footprint and help us to tread lighter on this earth by closing the food miles by growing food locally with low-impact methods and securing forested land as carbon sink. A balance between development and conservation is required when managing for climate change and LCZ does not achieve this goal with my property.

My plans for my property offer the opportunity to share it with Huon Valley community members, Tasmanians and visitors in ways that complement the Huon Valley's existing environmental, arts and cultural uses / strategies. Teaching people about creativity / sustainability and connection to nature and community is important and best done in immersive participatory engagements. This is my area of expertise as evidenced by my current candidature studying this topic as a PhD student with the University of Tasmania's Tasmanian School of Medicine. My planned developments on my property, allowed in the scope of the Rural Resource zone I bought it for, will share my resources and expertise with community and contribute to building resilience in a climate change context.

My proposed alternative solution and way forward:

1. Drawing your attention to the lengthy analysis above it should be considered that Council wholly reject the LCZ that is to applied across my land. I am extremely worried that a move to LCZ would threaten my ability to live on the property I own, have devastating irrecoverable economic devaluation of my property and further curtail my intended development for a sustainable future. Looking across my immediate area one can see that many of the properties here enjoy residential and rural type utility, something that I purchased my land with, in mind. I 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, C or D, 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 removed and only reinstated on positive, ground truthed sightings of threatened flora and fauna communities in question.
3. I welcome any further engagement with you on this matter especially if an alternative zone or solution be considered by Council.
I would entertain the possibility of a split zone of Rural Zone and Rural Living Zone. However, if a split zone or a more complicated solution be presented, I would need adequate time to discuss the proposal and alternatives with a planner / legal counsel.

Should you wish to discuss the specifics of this representation, I can be reached via the below details

Regards,

Catherine Shearer,

Land Owner/ Concerned Party

Contact Details: Email: catshearer@hotmail.com, Mobile: 0450782889

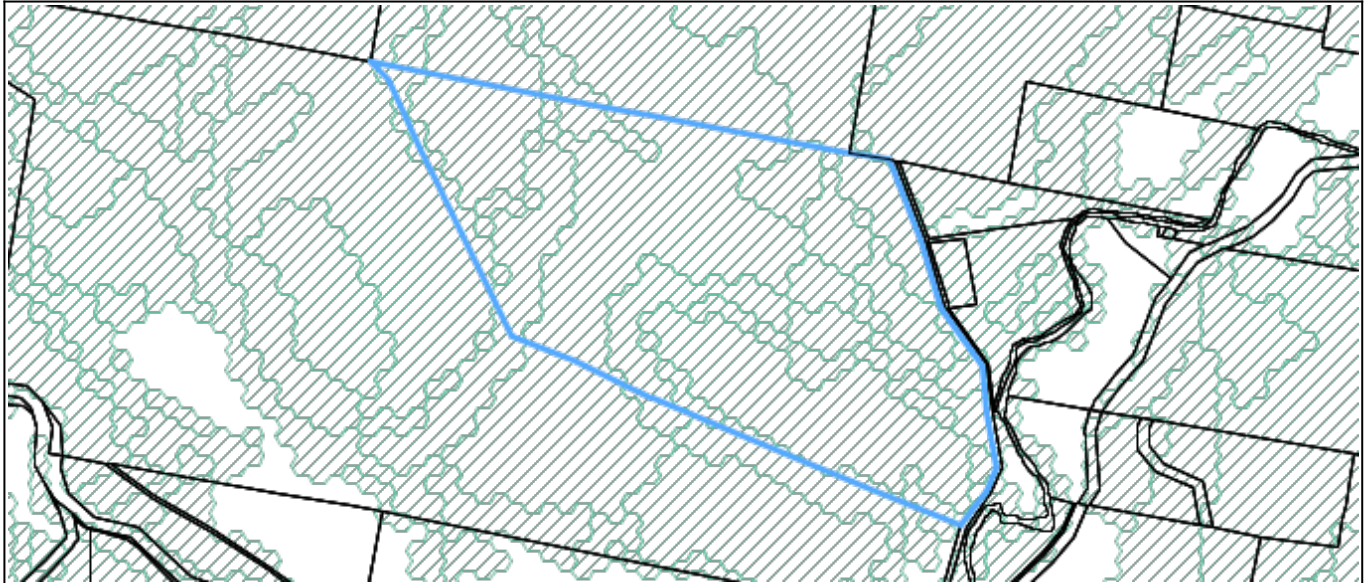
Enc. Appendix A – Priority Vegetation and Natural Values Atlas Reports

Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
9403722	42786/1	Lot 1 POTTERY RD	GARDEN ISLAND CREEK	VACANT LAND	475145

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,

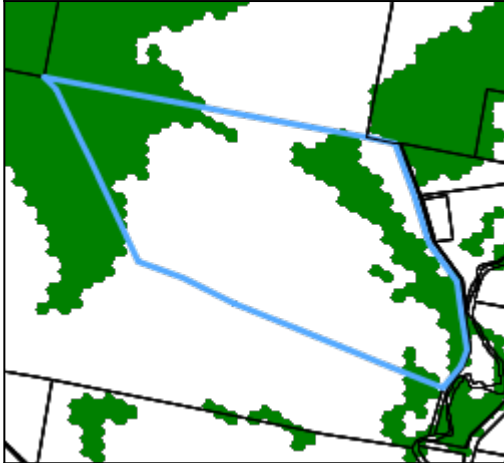
- native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

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 Reservation



Relative Reservation

- (DGL) Eucalyptus globulus dry forest and woodland
- (DOV) Eucalyptus ovata forest and woodland
- (DTO) Eucalyptus tenuiramis forest and woodland on sediments
- (WGL) Eucalyptus globulus wet forest

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

Why is it included?

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

Data Source:

- TasVeg 3.0 (minor exceptions)

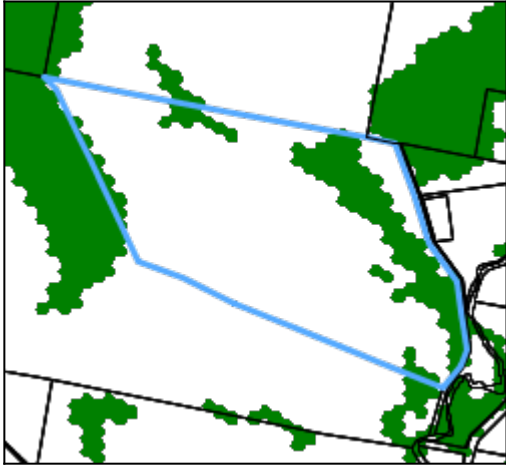
Reliability:

- Highly variable

Management:

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

Threatened Vegetation Communities



- (DGL) Eucalyptus globulus dry forest and woodland
- (DOV) Eucalyptus ovata forest and woodland
- (DTO) Eucalyptus tenuiramis forest and woodland on sediments

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

Why is it included?

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

Data Source:

- TasVeg 3.0 (minor exceptions)

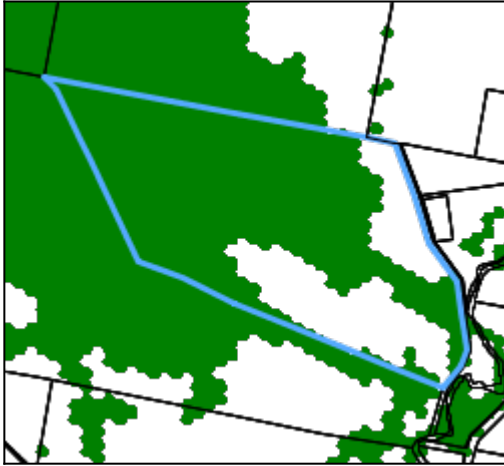
Reliability:

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

Management:

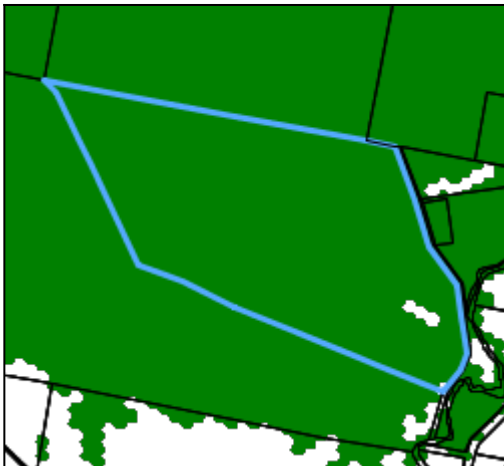
- Check TasVeg for field verification
- Consider local extent, condition & management option

Threatened Fauna and Significant Habitat



Threatened Fauna

- mount mangana stag beetle
- swift parrot
- swift parrot



Threatened Fauna Habitat

- eastern quoll
- masked owl
- 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

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: 9403722

Requested For:

Report Type: Summary Report

Timestamp: 04:16:28 PM Monday 30 May 2022

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

Threatened Flora FRB attributes: 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: 512229.0, 5213713.0 falls within:

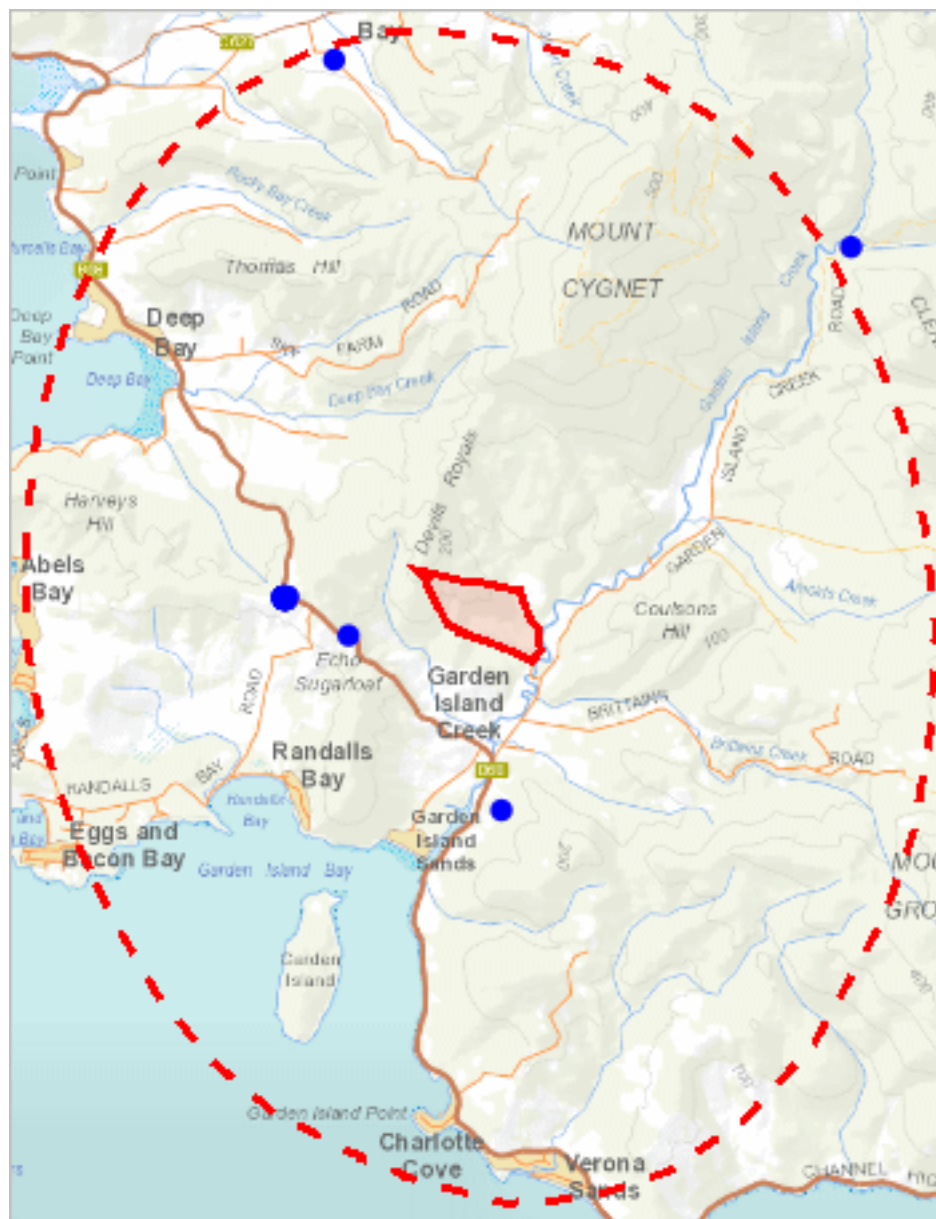
Property: 9403722

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

Threatened flora within 500 metres

Threatened flora within 5000 metres

516540, 5219291



507816, 5208081

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

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Juncus prismatocarpus</i>	branching rush	r		n	1	27-Aug-1970
<i>Ozothamnus floribundus</i>	flowery everlastingbush	e		e	53	07-Oct-2020
<i>Prasophyllum apoxychilum</i>	tapered leek-orchid	v	EN	e	1	01-Jan-2011
<i>Westringia angustifolia</i>	narrowleaf westringia	r		e	1	14-Nov-1991

Unverified Records

No unverified records were found!

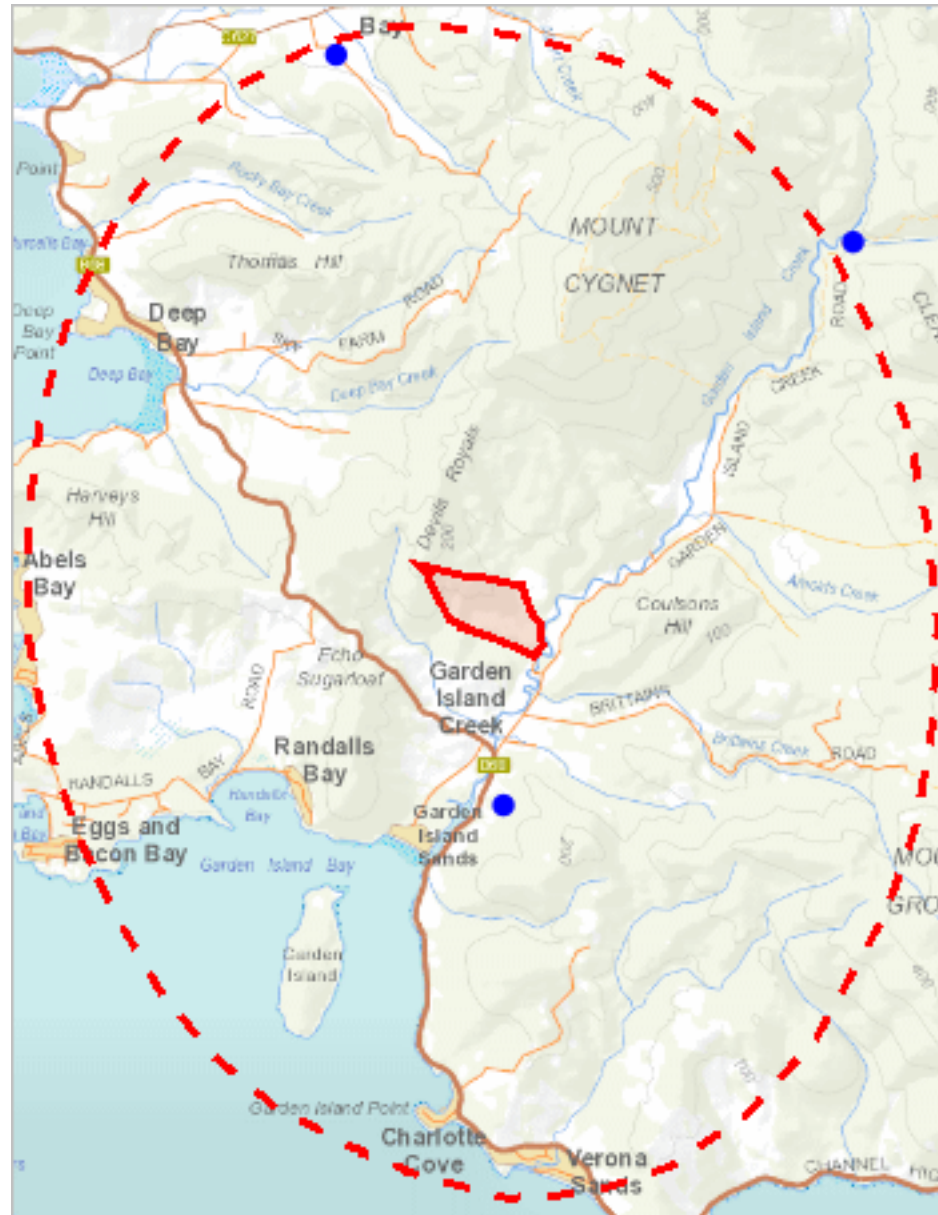
For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

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

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

*** No threatened flora with fuel reduction burning attributes found within 500 metres ***



507816, 5208081

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

Threatened flora with fuel reduction burning attributes 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 with fuel reduction burning attributes within 5000 metres

Verified Records

Species	Fuel reduction potential impact	Fuel reduction management recommendation	Category
<i>Juncus prismatocarpus</i>	This species is not likely to be significantly impacted by fuel reduction burning, including from peripheral activities such as track works.	No special management prescriptions are recommended.	1
<i>Westringia angustifolia</i>	This species is not likely to be significantly impacted by fuel reduction burning, including from peripheral activities such as track works.	No special management prescriptions are recommended.	1
<i>Prasophyllum apoxychilum</i>	While this species is unlikely to be deleteriously impacted by fire in the longer-term, due to the localised nature of known populations, fuel reduction burning may have a short-term impact if conduct...	Key recommendations for planned burning include: confirming the precise location of reported locations through specialist consultation to minimise the risk of inadvertent disturbance from peripheral a...	2

Unverified Records

No unverified records were found!

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

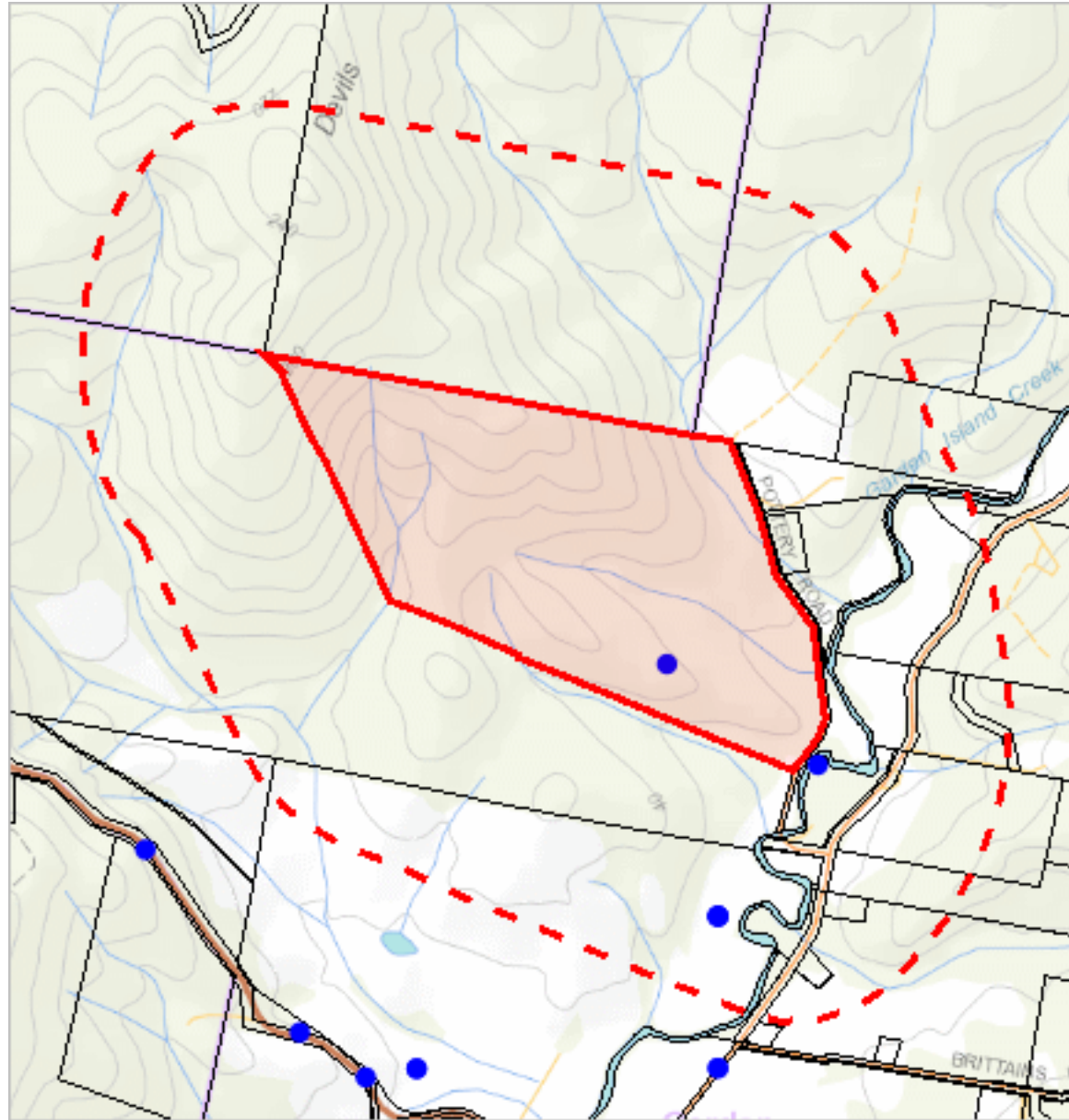
Telephone: 1300 368 550

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

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

Threatened fauna within 500 metres

513242, 5214798



511098, 5212575

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
Lathamus discolor	swift parrot	e	CR	mbe	2	07-Dec-1995
Lissotes menalcas	mount mangana stag beetle	v		e	4	03-Jul-1998

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

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

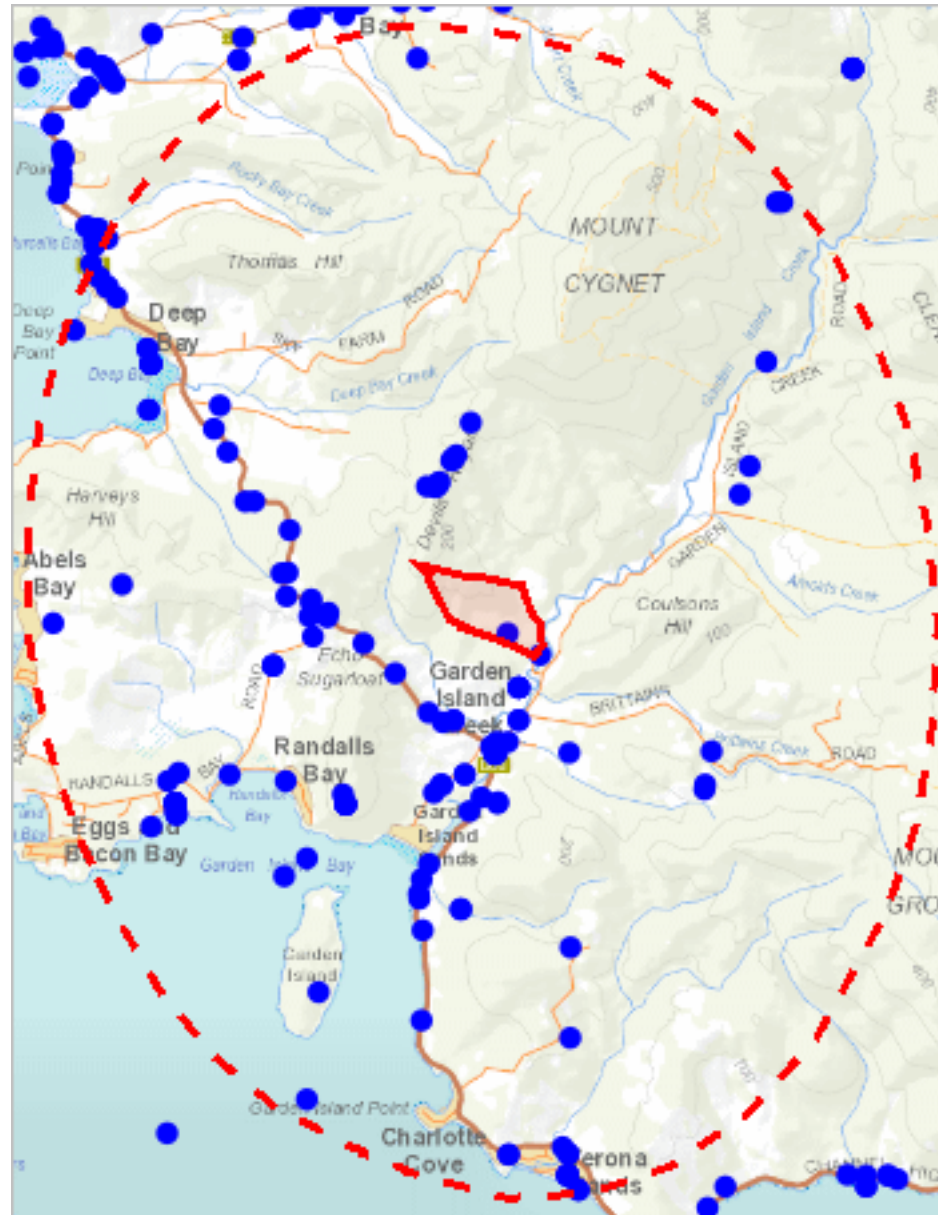
Telephone: 1300 368 550

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

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

Threatened fauna within 5000 metres

516540, 5219291



507816, 5208081

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>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	2	05-May-2010
<i>Ceyx azureus</i> subsp. <i>diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	1	06-Mar-2017
<i>Dasyurus maculatus</i>	spotted-tail quoll	r	VU	n	1	30-May-2004
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	19	31-May-2021
<i>Eubalaena australis</i>	southern right whale	e	EN	m	3	19-Jul-2020
<i>Gazameda gunnii</i>	Gunn's screw shell	v		ae	1	18-Feb-1999
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	3	12-May-2007
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	45	01-Dec-2019
<i>Lissotes menalcas</i>	mount mangana stag beetle	v		e	7	16-Sep-2009
<i>Mirounga leonina</i> subsp. <i>macquariensis</i>	southern elephant seal	pe	PVU	n	4	28-Oct-2005
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	8	15-Jan-2021
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	61	12-Dec-2020

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</i> subsp. <i>maculatus</i>	spotted-tail quoll	r	VU	n	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	2	0	0
<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	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	2	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>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

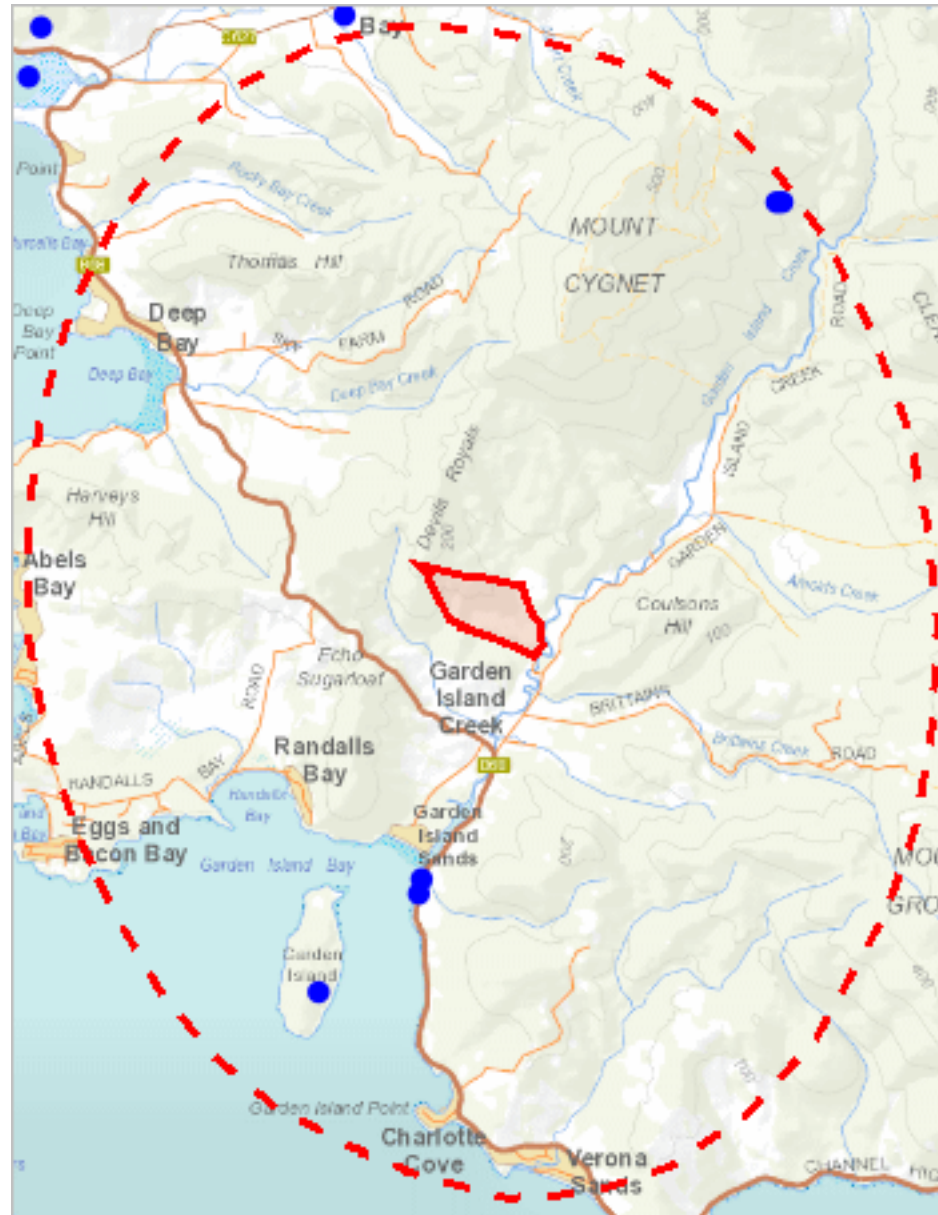
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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

*** No Raptor nests or sightings found within 500 metres. ***

Raptor nests and sightings within 5000 metres

516540, 5219291



507816, 5208081

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
1855	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	05-May-2010
1856	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	05-May-2010
428	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	01-Jan-1985
	Haliaeetus leucogaster	white-bellied sea-eagle	Roost site	1	12-May-2007
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	05-May-2007

Unverified Records

No unverified records were found!

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

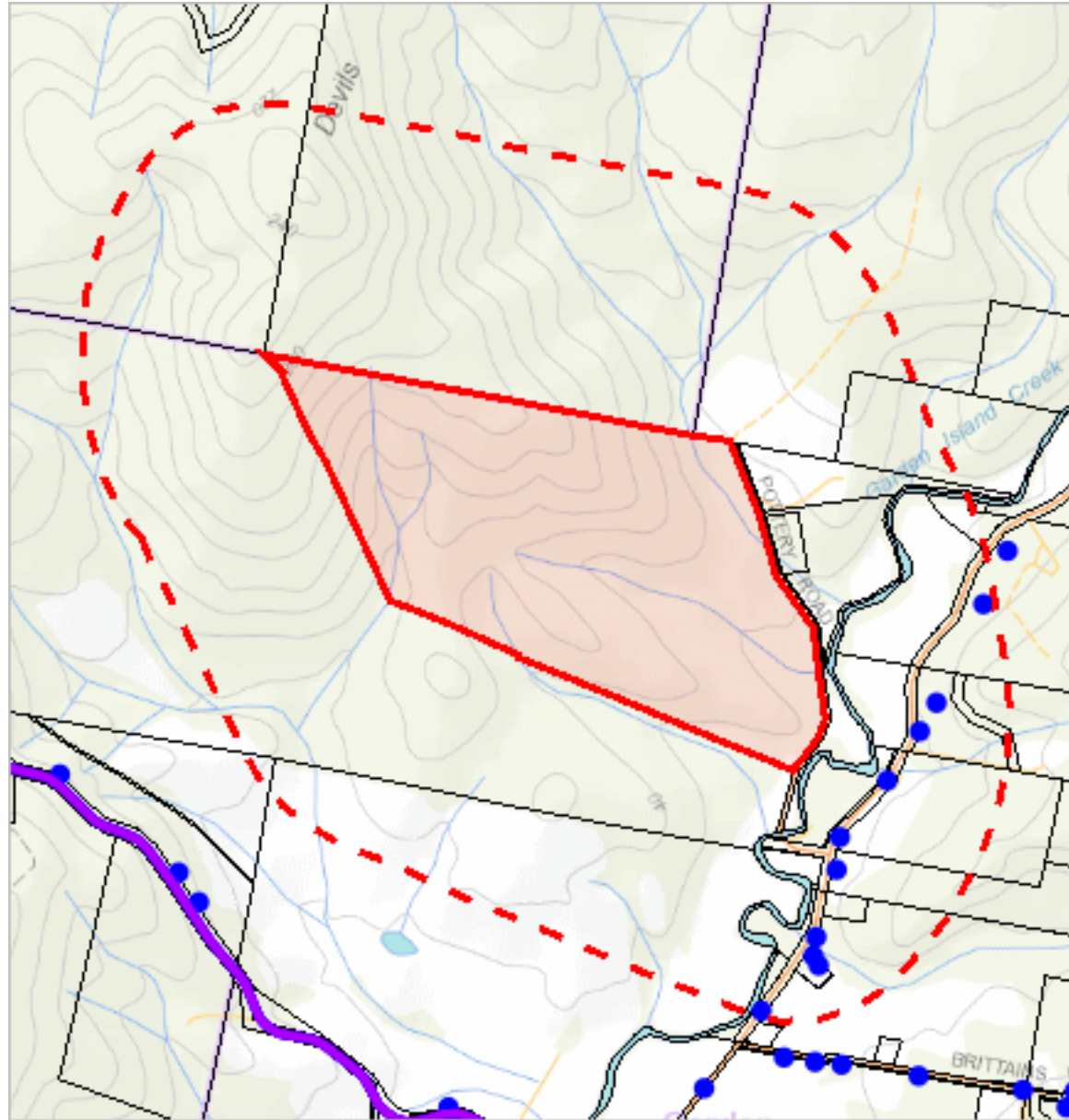
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		3	0	0

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



511098, 5212575

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

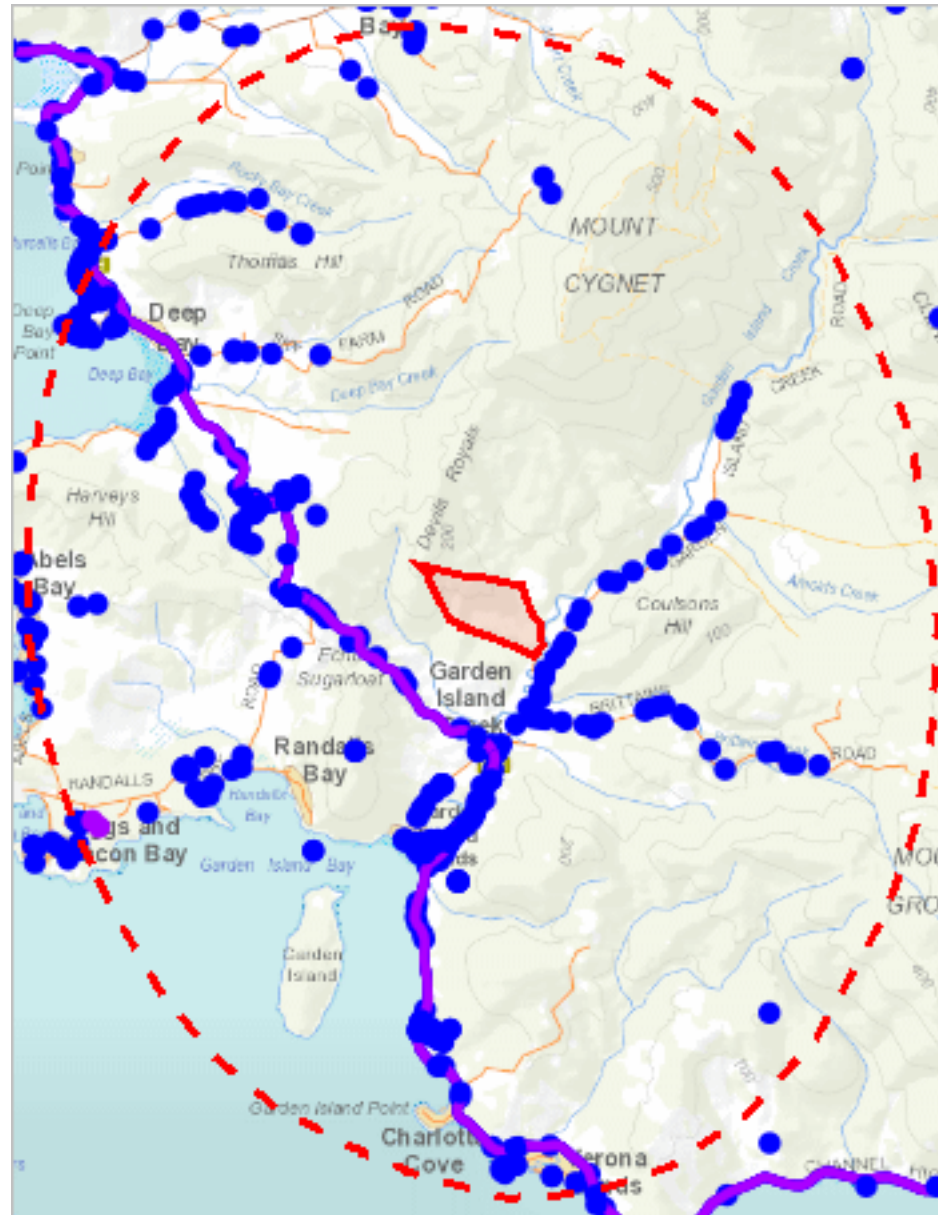
Verified Records

Species	Common Name	Observation Count	Last Recorded
Cortaderia sp.	pampas grass	2	01-Jan-2008
Genista monspessulana	montpellier broom or canary broom	3	15-Sep-2007
Leycesteria formosa	himalayan honeysuckle	1	15-Sep-2007
Rubus fruticosus	blackberry	2	15-Sep-2007
Salix matsudana x alba	tortured willow	1	15-Sep-2007
Ulex europaeus	gorse	2	15-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>



507816, 5208081

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

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	108	05-Jun-2013
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	1	22-Feb-2021
<i>Cortaderia</i> sp.	pampas grass	35	13-May-2020
<i>Cytisus scoparius</i>	english broom	9	24-Jan-2017
<i>Erica lusitanica</i>	spanish heath	46	24-Jan-2017
<i>Genista monspessulana</i>	montpellier broom or canary broom	91	10-Nov-2020
<i>Ilex aquifolium</i>	holly	1	07-Aug-2008
<i>Leycesteria formosa</i>	himalayan honeysuckle	4	24-Jan-2017
<i>Rubus anglocandicans</i>	blackberry	1	26-May-2021
<i>Rubus fruticosus</i>	blackberry	73	10-Nov-2020
<i>Rubus leucostachys</i>	blackberry	2	27-Dec-2007
<i>Salix matsudana</i> x <i>alba</i>	tortured willow	1	15-Sep-2007
<i>Salix</i> x <i>fragilis</i> nothovar. <i>fragilis</i>	crack willow	6	11-Feb-2010
<i>Ulex europaeus</i>	gorse	87	24-Jan-2017

Unverified Records

Species	Common Name	Observation Count
<i>Cortaderia selloana</i>	silver pampasgrass	1
<i>Erica lusitanica</i>	spanish heath	1

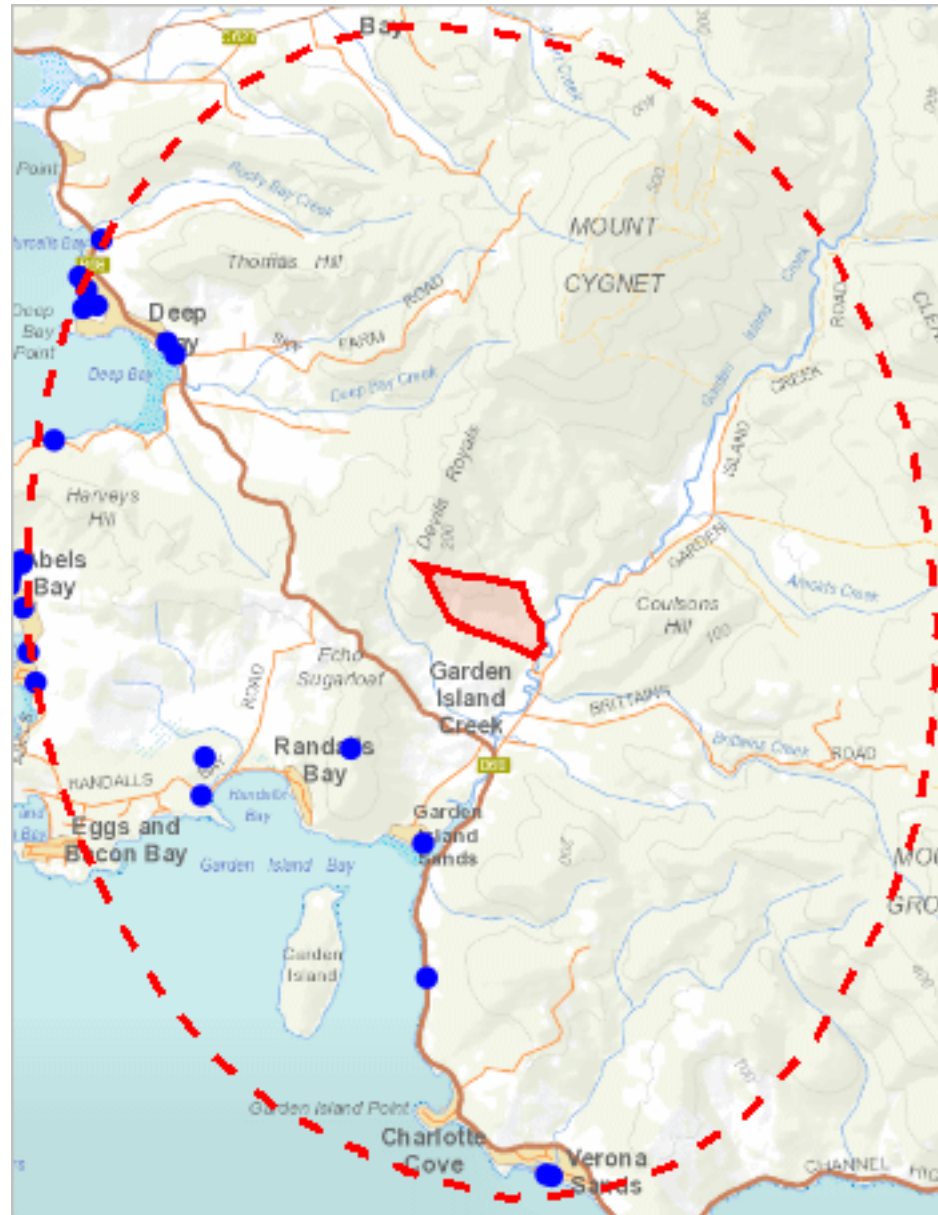
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

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

Priority Weeds within 5000 m

516540, 5219291



507816, 5208081

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

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Acacia baileyana</i>	cootamundra wattle	4	15-Sep-2007
<i>Billardiera heterophylla</i>	bluebell creeper	9	26-May-2021
<i>Grevillea rosmarinifolia</i>	rosemary grevillea	1	09-Nov-1998
<i>Pittosporum undulatum</i>	sweet pittosporum	8	22-Jul-2020
<i>Verbascum thapsus</i>	great mullein	1	11-Feb-2010
<i>Watsonia meriana</i> var. <i>bulbillifera</i>	bulbil watsonia	2	15-Sep-2007

Unverified Records

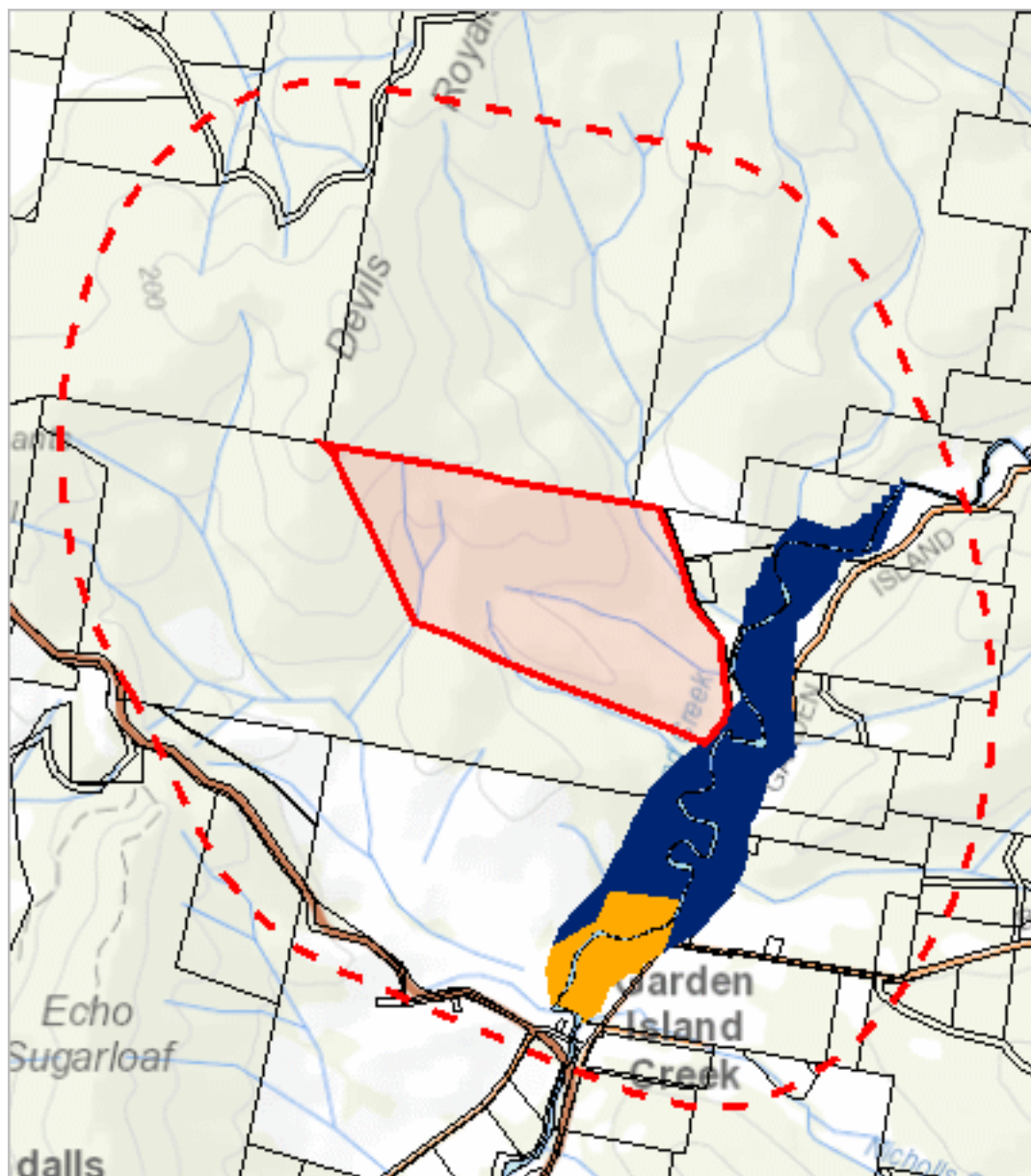
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

*** No Geoconservation sites found within 1000 metres. ***

Acid Sulfate Soils within 1000 metres

513609, 5215298






510733, 5212075




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

Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

 High  Low  Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

 High  Low  Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

 High (Intertidal)  High (Subtidal)

Legend: Cadastral Parcels



Acid Sulfate Soils within 1000 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Extremely Low	Cg(p3)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Floodplains >4m AHD, ASS generally below 3m from the surface.generally forests. Includes plains and levees. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Be(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bg(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Floodplains >4m AHD, ASS generally below 3m from the surface.generally forests. Includes plains and levees. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

Telephone: (03) 6777 2227

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

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250






























































510733, 5212075

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

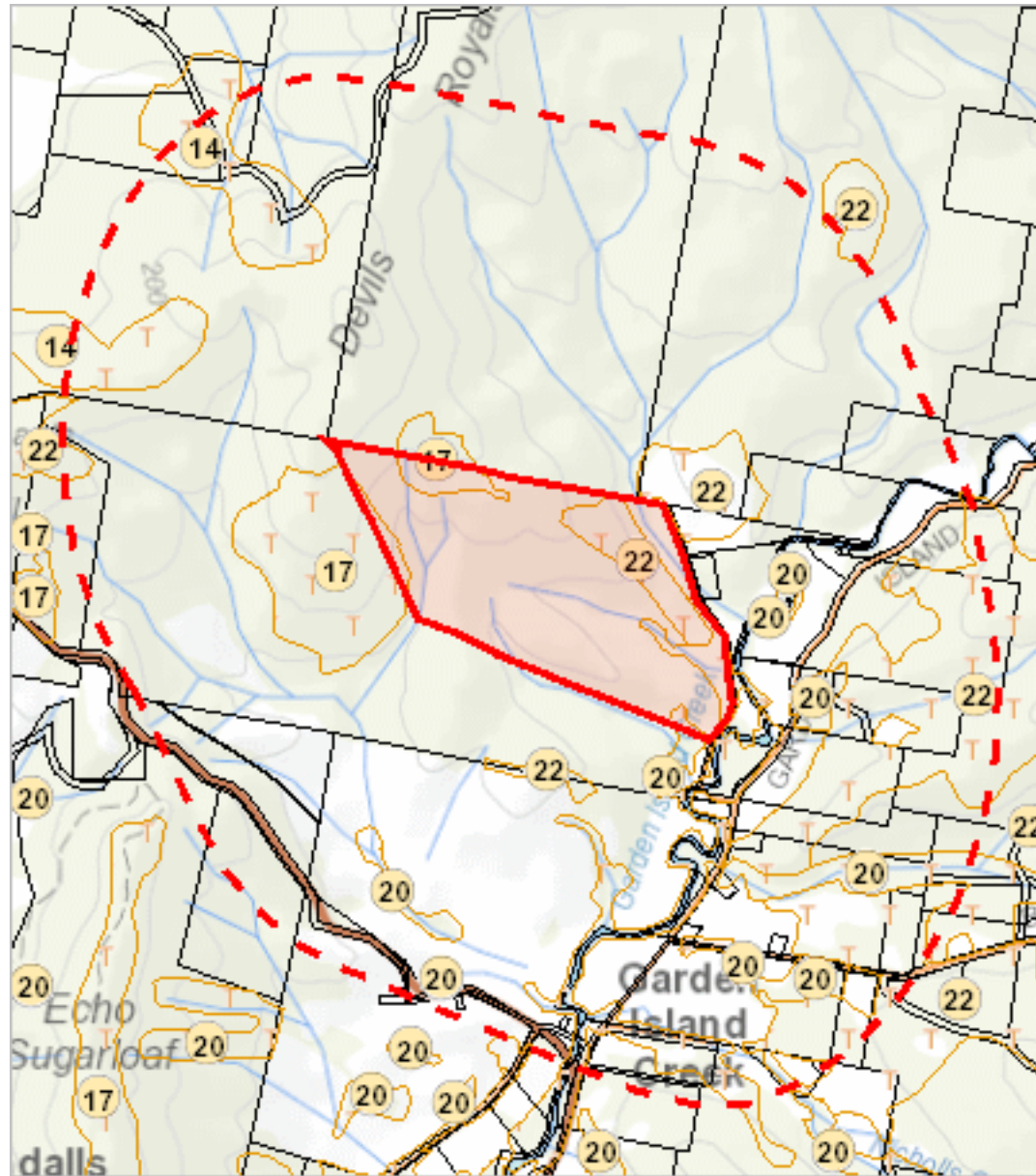
Code	Community	Canopy Tree
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
DGL	(DGL) Eucalyptus globulus dry forest and woodland	
DOB	(DOB) Eucalyptus obliqua dry forest	
DOV	(DOV) Eucalyptus ovata forest and woodland	
DPU	(DPU) Eucalyptus pulchella forest and woodland	EL
DPU	(DPU) Eucalyptus pulchella forest and woodland	
DTD	(DTD) Eucalyptus tenuiramis forest and woodland on dolerite	
DTO	(DTO) Eucalyptus tenuiramis forest and woodland on sediments	EL
DTO	(DTO) Eucalyptus tenuiramis forest and woodland on sediments	
DVG	(DVG) Eucalyptus viminalis grassy forest and woodland	
FAC	(FAC) Improved pasture with native tree canopy	EO
FAG	(FAG) Agricultural land	EL
FAG	(FAG) Agricultural land	EM
FAG	(FAG) Agricultural land	EO
FAG	(FAG) Agricultural land	
FPU	(FPU) Unverified plantations for silviculture	
FUM	(FUM) Extra-urban miscellaneous	EL
FUM	(FUM) Extra-urban miscellaneous	
NAD	(NAD) Acacia dealbata forest	
OAQ	(OAQ) Water, sea	
WGL	(WGL) Eucalyptus globulus wet forest	
WOB	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs	
WOL	(WOL) Eucalyptus obliqua forest over Leptospermum	
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



510733, 5212075

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
20	Eucalyptus ovata forest and woodland
22	Eucalyptus tenuiramis forest and woodland on sediments

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

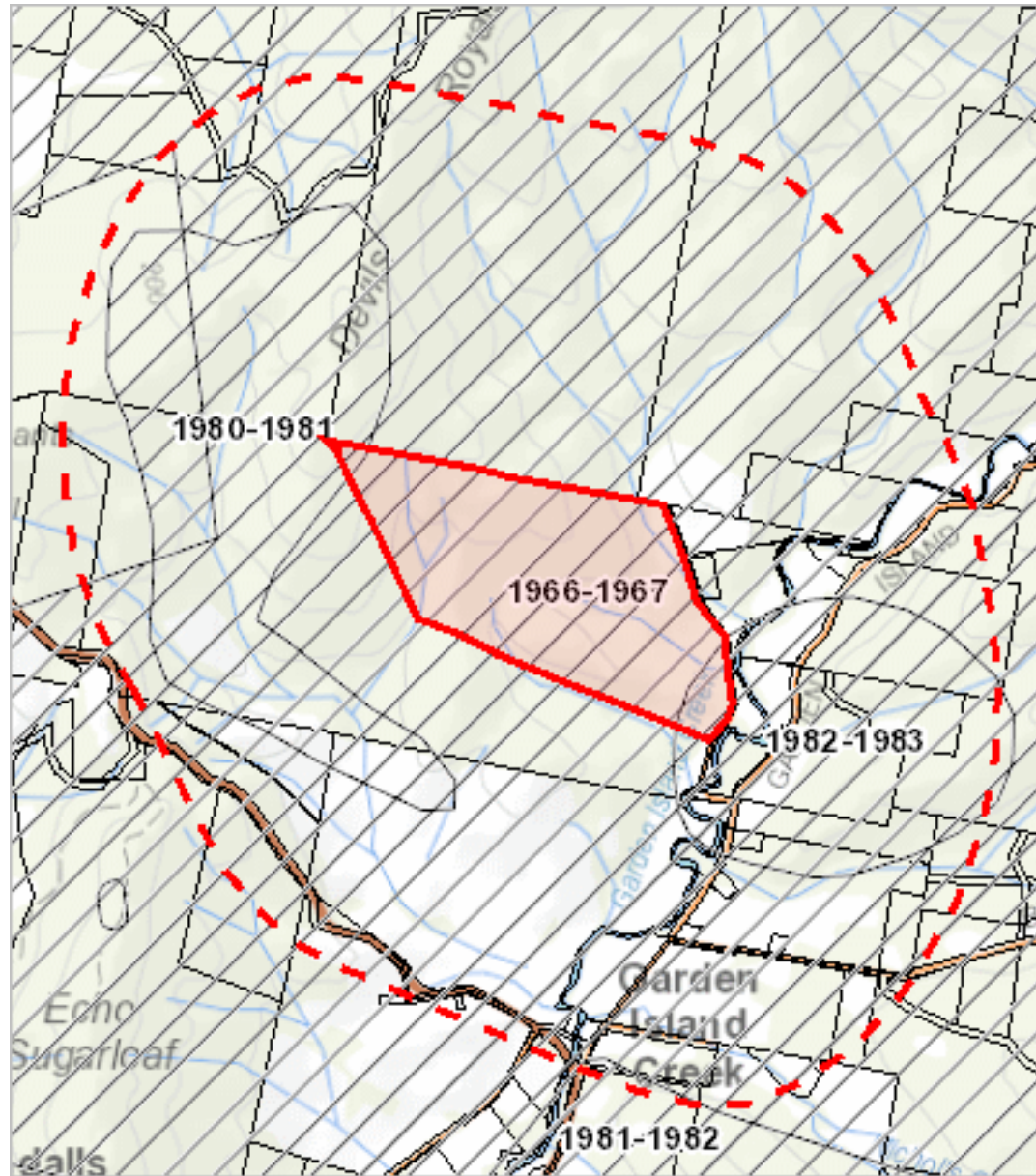
Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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

Fire History (All) within 1000 metres

513609, 5215298





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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)
1700	Garden Is Creek	01-Jan-1981	Bushfire	Undetermined	84.18760374
1703	Garden Is Creek	01-Jan-1982	Bushfire	Undetermined	2466.36346249
1704	Garden Is Creek	01-Jan-1983	Bushfire	Undetermined	56.2448875
	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.

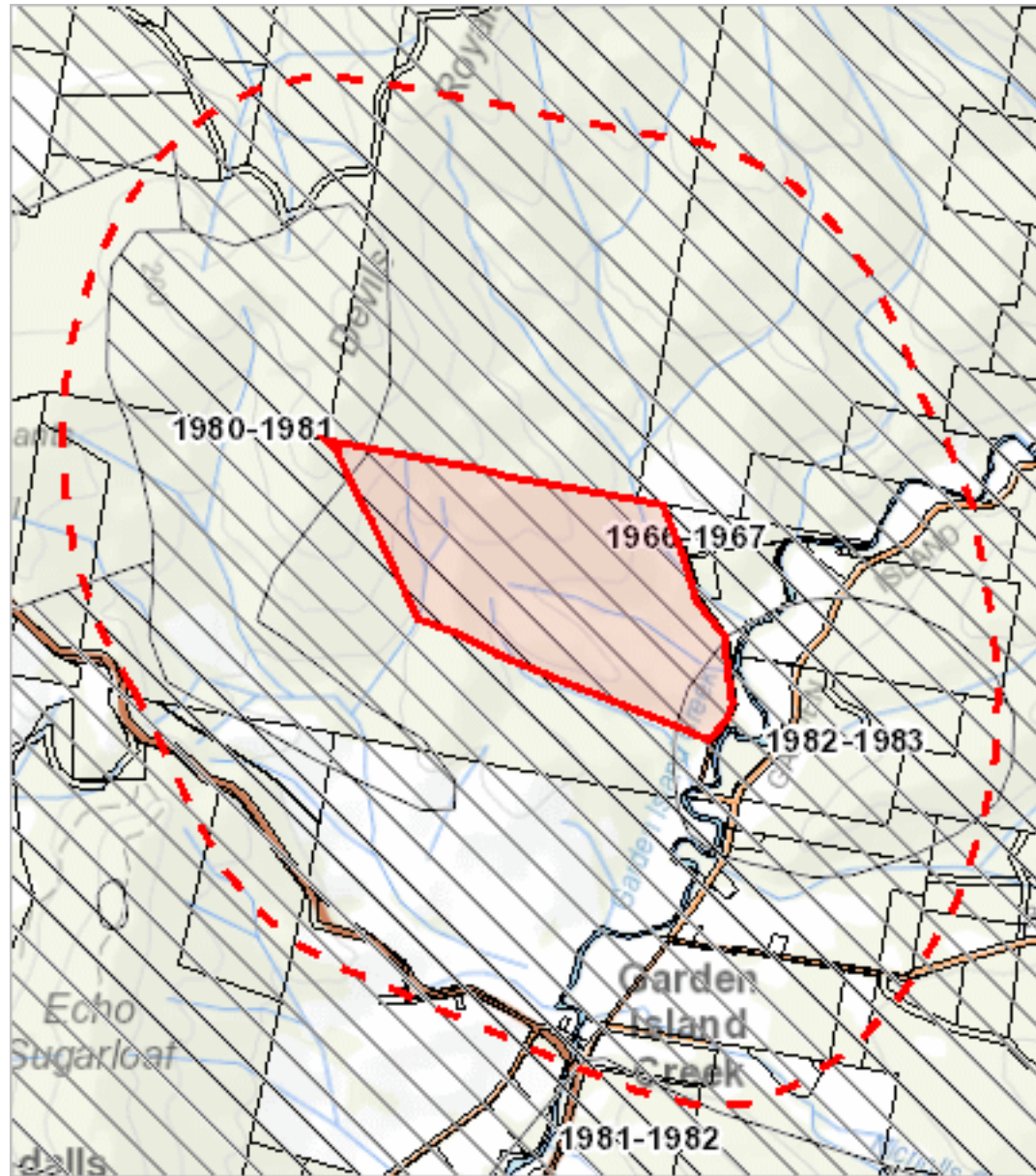
Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

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

Fire History (Last Burnt) within 1000 metres

513609, 5215298





510733, 5212075


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)
1700	Garden Is Creek	01-Jan-1981	Bushfire	Undetermined	84.18760374
1703	Garden Is Creek	01-Jan-1982	Bushfire	Undetermined	2466.36346249
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For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

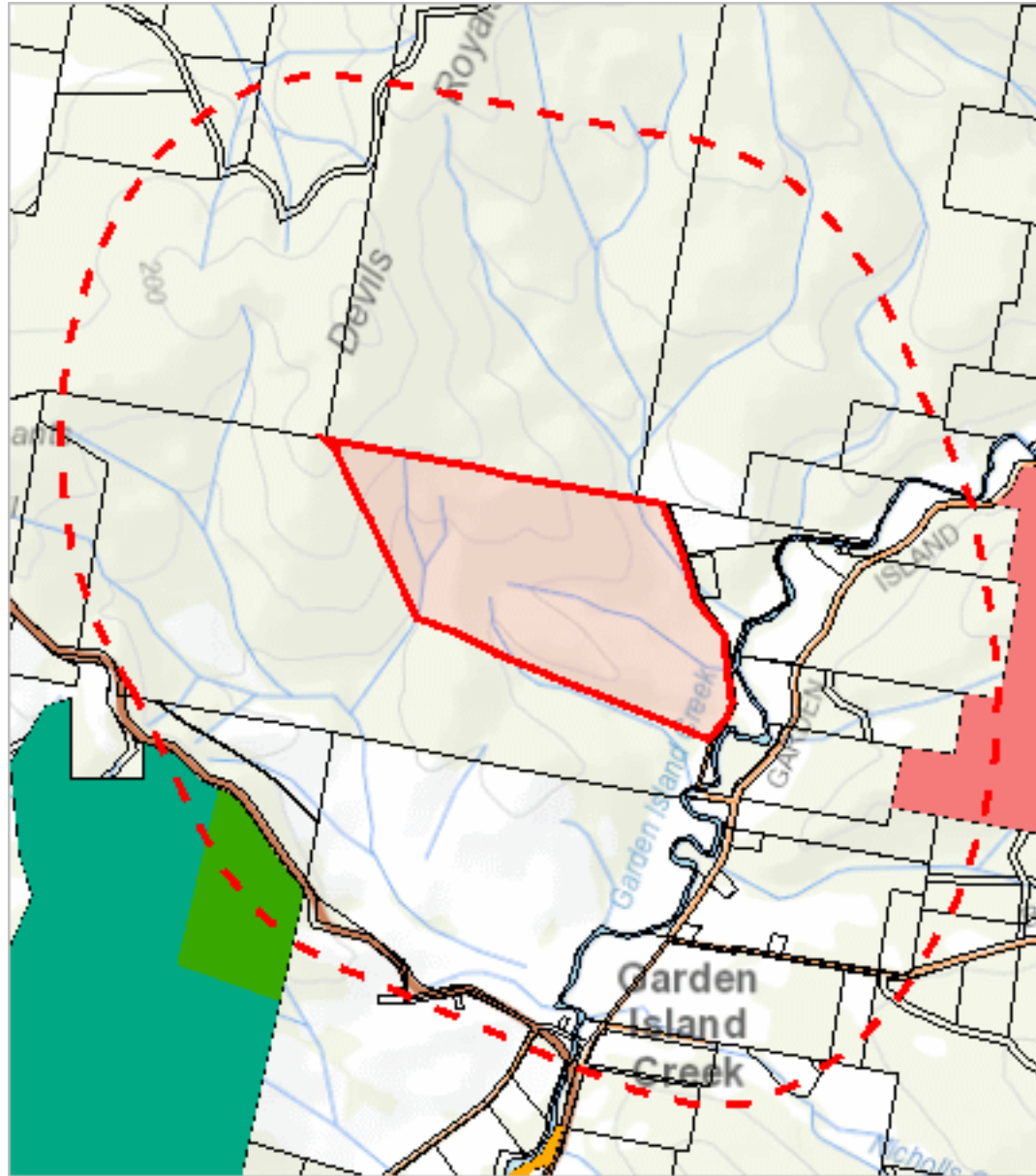
Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

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

Reserves within 1000 metres

513609, 5215298




























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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)
Echo Sugarloaf State Reserve	State Reserve	Dedicated Formal Reserve	119.3771518 1
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	12.17352432
	Future Potential Production Forest	Informal Reserve	228.6634218 5

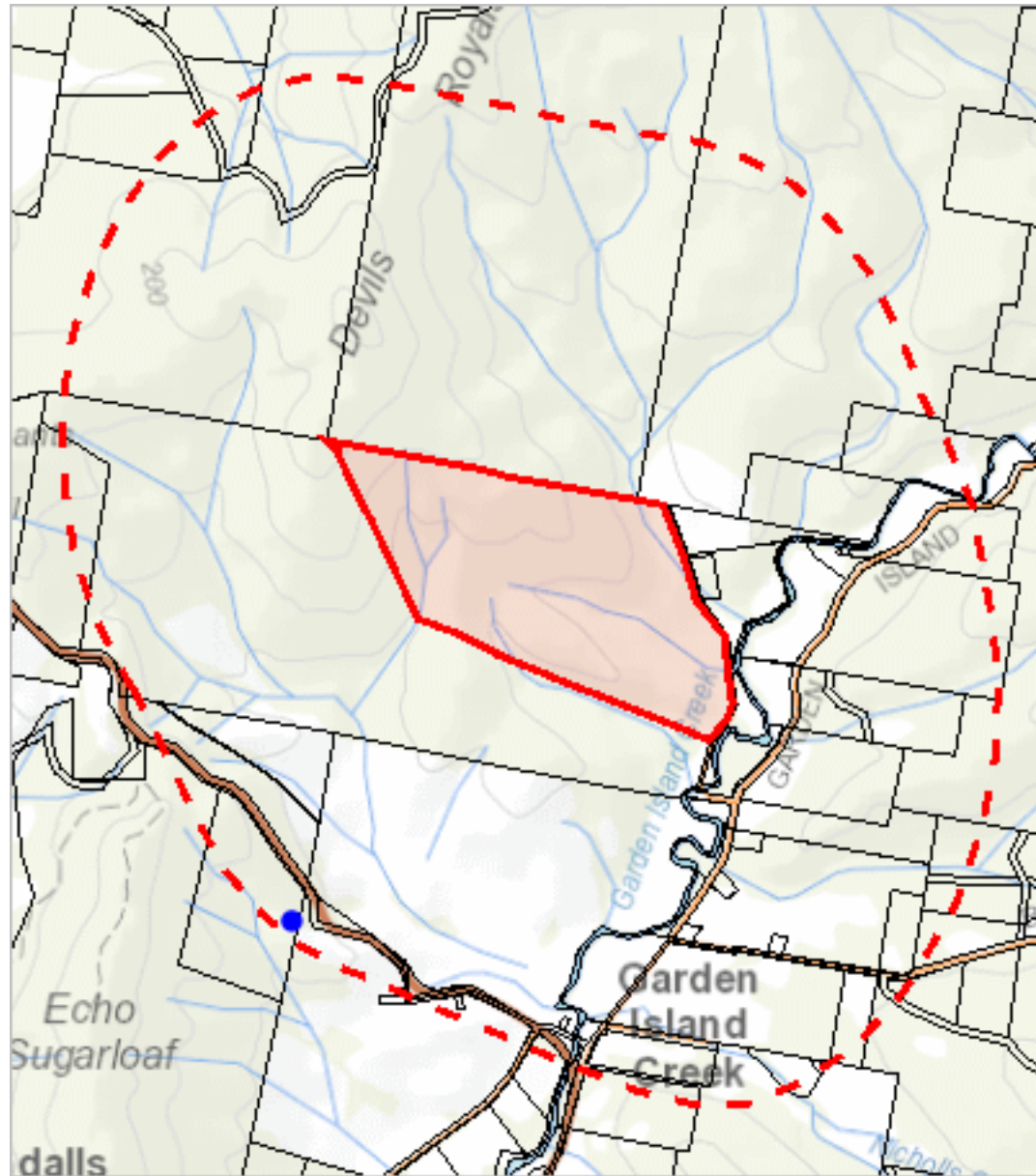
For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.

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

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

Known biosecurity risks within 1000 meters

513609, 5215298



510733, 5212075

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

Species Name	Common Name	Prescription	Observation Count	Last Recorded
Phytophthora cinnamomi	root rot or water mould		1	01-Jan-1900

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