

From: "Carly Robson" <carly.robson1@gmail.com>
Sent: Mon, 30 May 2022 14:17:06 +1000
To: hvc@huonvalley.tas.gov.au
Subject: Representation to the proposed Landscape Conservation Zoning
Attachments: Representation to LPS - Carly Robson.docx

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Hi Huon Valley Council

Please find attached my representation that objects to the proposed Landscape Conservation zoning as put forward by the council as part of the advertised draft Local Provisions Schedule submission.

Regards

Carly Robson
45 Graces Road
Glaziers Bay 7109

Monday, May 30, 2022

General Manager
Huon Valley Council
Main Street
Huonville TAS 7109

**RE: Representation for the Huon Valley Council's Local Provisions Schedule
for 45 Graces Road, Glaziers Bay Title: 129215/1
Proposed: Landscape Conservation**

Dear General Manager

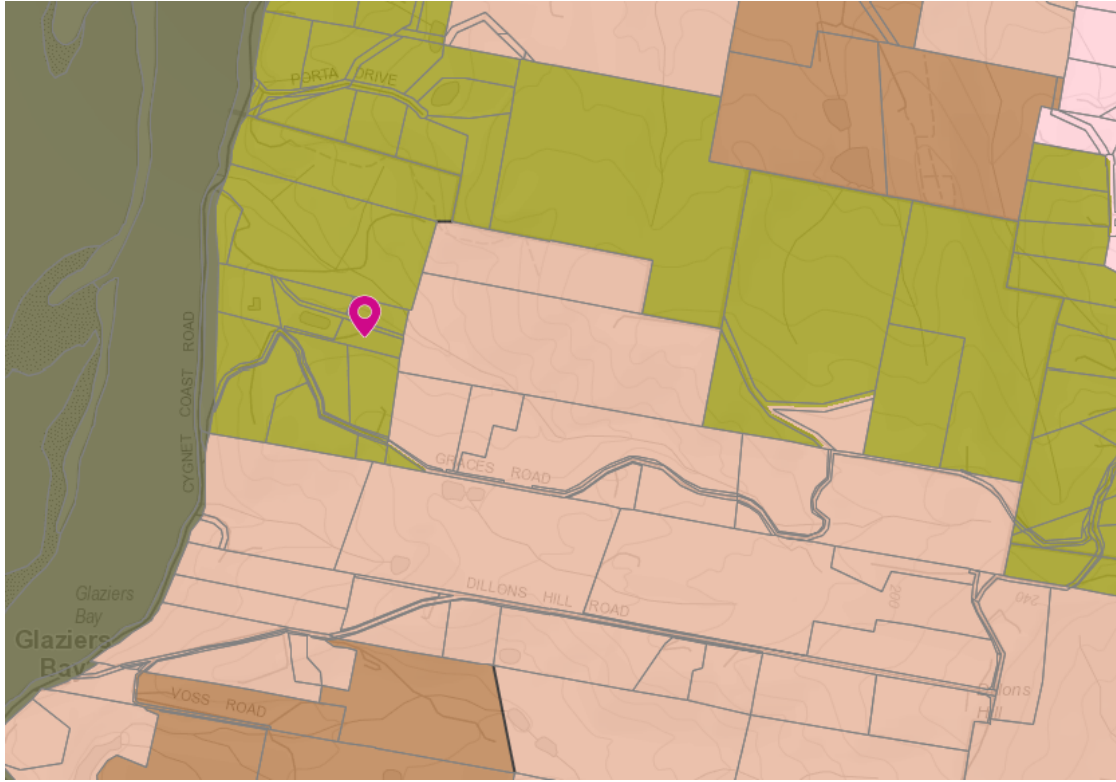
As the owner of the above property I am submitting the following representation that objects to the proposed **Landscape Conservation** zoning as put forward by the council as part of the advertised draft Local Provisions Schedule submission.

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

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

From what I can ascertain I am very concerned about the many impacts of this zone on my property. I am also of the view the priority vegetation report as provided by Council is incorrect.

I am therefore abstaining from making further comment other than notifying my objection to the proposed zone and I invoke my right to be afforded an opportunity to have our matter heard at the Tasmanian Planning Commission's hearing, and should further information be required to speak to my objections. I also reserve the right to bring further objections to this hearing should they arise following any engagement I may have with appropriate counsel.



Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
1835210	129215/1	45 GRACES RD	GLAZIERS BAY	DWELLING	20008

Priority Vegetation Overview

PRIORITY VEGETATION OVERVIEW MAP



This Priority Vegetation Area overlay report shows a subset of the Regional Ecosystem Model. The overlay contained in the planning scheme is shown only over zones to which it can apply.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The subsets of information that are included are:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
 - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
 - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- Native vegetation of local importance includes:
 - a subset of threatened fauna species habitat models,

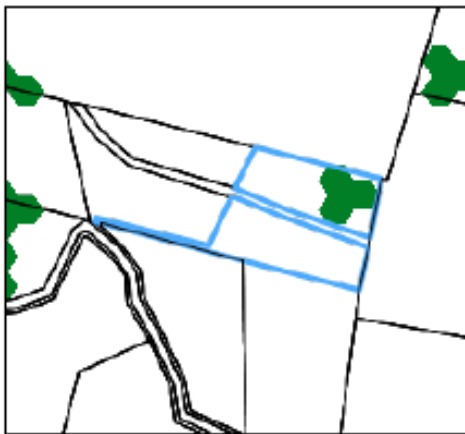
- native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

Each local area contributes to the survival of threatened vegetation communities, threatened flora and threatened fauna within a State wide mosaic that enables the distribution of species to be maintained and provides for mobility of fauna through connected habitat.

Each subset of data that is identified on the property is described below.

Priority Vegetation Details

Relative Rarity



- (NAD) *Acacia dealbata* forest

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

Why is it included?

- Less than 2000 hectares of the community in the bioregion

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

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

Threatened Fauna and Significant Habitat



Threatened Fauna Habitat
• tasmanian devil

These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999). Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat variables or more detailed customised models for about 100 fauna species. Some species habitat occurs across the landscape but not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.

Why is it included?

- Statutory recognition that species extinction is likely, however not all sites are important or occupied

Data Source:

- NVA records combined with REM point-based modelling rules
- Habitat-based models

Reliability:

- Variable

Management:

- Check species observation source
- Check data on habitat and local context
- Potentially require on-ground field verification

Contacts

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Regards

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