

From: no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>
Sent: Wed, 27 Apr 2022 09:22:10 +1000
To: hvc@huonvalley.tas.gov.au;rowan.alden@hotmail.com
Subject: Planning Representation - Rowan Alden Hull and Craig Hull - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

I/We (name)
Rowan Alden Hull and Craig Hull
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
6929 Huon Hwy
Town or Suburb
Dover
Postcode
7117
Email
rowan.alden@hotmail.com
Phone Number
0421074487
References
See Representation
Comments
Please find attached our Representation.
File
<ul style="list-style-type: none">HVC-LPS-submission.docx
Submit Application
<ul style="list-style-type: none">Yes Submit

Ms Rowan Alden Hull and Dr Craig Hull
Rowan.alden@hotmail.com
0421 074 487
6929 Huon Hwy Dover Tasmania 7117

25 April 2022

To General Manager, Huon Valley Council

Re: Draft Huon Valley Local Provisions Schedule

Thank you for providing the opportunity to make a Representation on the draft Huon Valley Local Provisions Schedule (hereafter referred to as LPS). We appreciate your consideration of this Representation and its inclusion in the Huon Valley Council (hereafter referred to as HVC) report to the Tasmanian Planning Commission (hereafter referred to as TPC) as required under Section 35F of the *Land Use Planning and Approvals Act 1993* (hereafter referred to as LUPAA).

Our Representation is in relation to a block of land in Dover of which we hold tenure via Freehold Title:

- Title Reference: 227734/1
- Parcel Address: Huon Hwy
- Property ID (PID): 5264187
- Coordinates: lon 147.018803; lat -43.309441

As outlined in the LPS, this Title is proposed to be split-zoned, with Environmental Management and Landscape Conservation zones (hereafter referred to as EMZ and LCZ respectively) applied.

Our Representation, in accordance with Section 35E(3b) of the LUPAA, is that the draft LPS has applied the State Planning Provisions (hereafter referred to as SPPs) erroneously and as such, the EMZ should not be applied to this area of land. We propose that LCZ be applied across the whole Title.

Guideline Number 1, issued by the Tasmanian Planning Commission under Section 8A of the LUPAA issues guidance for the purpose of assisting planning authorities to prepare the draft LPS. Guideline No.1 specifies that the EMZ should be applied to land with significant ecological, scientific, cultural or scenic values. The EMZ is generally applied to public lands such as world heritage areas, national parks, reserves and crown land. This Title appears to be the only land, with tenure held as private Freehold Title in the whole HVC Local Government Area, to have had the EMZ applied under the LPS. Below we outline why we believe the EMZ has been applied erroneously, in relation to each of the criteria for EMZ land – significant ecological, scenic, cultural and scientific values.

The Priority Vegetation Report (hereafter referred to as PVR) developed by the HVC is for the whole Title, so it is unclear why the EMZ has been applied only to some parts. The PVR has identified, based on modelling by the Regional Ecosystem Model, potential for the Title to be habitat for the following threatened fauna – Swift Parrot, Eastern Barred Bandicoot, Eastern Quoll and Tasmanian Devil. However, the adjacent property (31 Kent Beach Road; PID 7460296; CT 101364/2) which is proposed to have LCZ applied, is also identified in the PVR as potential habitat for three species of threatened fauna. As such, the EMZ does not appear to have been applied on the grounds that the area has significant ecological value.

The draft LPS has identified Reeves Hill as a Scenic Protection Area (reference number HUO-C8.1.22). The EMZ proposed area is located on the lower slopes of Reeves Hill, but it has not been included in the application of the Scenic Protection Area Code. As such, the EMZ does not appear to have been applied on the grounds that the area has significant scenic value.

We recognise that the Title, along with the rest of the Huon Valley and indeed Australia was traditionally Aboriginal land and that all Country has important Cultural value for Indigenous Peoples. However, we are not aware of any particular cultural value of the area that would deem the EMZ appropriate. Similarly, we are not aware that the area has any particular scientific value.

As such, we have concluded that the EMZ has been applied to this area of the Title, erroneously in the draft LPS.

We propose that the LPS be modified so that the LCZ is applied to the whole Title. Under the SPPs, the LCZ has been created for a similar purpose to the EMZ - protection, conservation and management of landscape values. Applying the LCZ to the whole Title would achieve similar outcomes to the application of the EMZ, while reducing unnecessary split-zoning and aligning the Title with adjacent blocks of land which are proposed to have the LCZ applied. The LCZ is more appropriate for private lands and this modification would ensure that the EMZ is applied consistently, and only to public lands, throughout the HVC.

We appreciate your consideration of this issue and are very willing to discuss this further to find a way forward.

Kind regards

Rowan Alden Hull and Craig Hull