

**From:** "Brett & Annette Carson" <bastech@bigpond.com>  
**Sent:** Mon, 23 May 2022 12:05:19 +1000 (AEST)  
**To:** hvc@huonvalley.tas.gov.au  
**Subject:** The General Manager - Reference: Draft Huon Valley Local Provisions Schedule  
**Attachments:** Landscape Conservation 80% Native Vegetation Cover.docx, LPS - LIST.docx, Threatened Species Vegetation & Tasmanian Devil.docx, Initial Letter LPS.docx

Dear General Manager

Re: Draft Huon Valley Local Provisions Schedule

**PID 7589268 - Property Address - 535 Mountain River Road, Mountain River 7109**

We have only just learned of the proposed zone changes being applied to our property. The proposed change is to be Landscape Conservation Zone. We believe that the more appropriate zone of **Rural Living** better fits our property.

Being that we have only just been made aware of this zone change (we had not received any correspondence via HVC or any other regulatory office until the 18<sup>th</sup> May) we have not had adequate opportunity to engage a planner nor the appropriate legal counsel to address the points on our behalf.

We have attached some information as to why we question the proposed change to Landscape Conservation Zone. It is a small rural block approx 1.4446 hectares, mostly cleared and with no defined conservation layers. It is on the low side of Mountain River Road and does not effect any ridge-line/skyline view. There are very similar sized properties directly opposite on the other side of the road with more vegetation cover that are not being effected by this zoning.

By submission of this email dated 23rd May 2022, we are requesting Council to accept our representation/submission to the LPS planning changes and that we now be included in the opportunity to provide more detail and undertake a face to face review with the Tasmanian Planning Commission in the near future to review any zone impacts or changes to our property.

Yours Sincerely,

Brett & Annette Carson

Land Owners

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Landscape Conservation should be applied to land that has 80% native vegetation coverage LCZ 1.

Please see in map below our property is predominantly cleared land Therefore we feel it does not meet the criteria of LCZ.

Zone Application Guidelines	Comments
<p><b>LCZ 1</b>  <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>



**Layers via The LIST, there are no areas of concern for conservation...**

**Via LIST**

No Swift Parrot Management Zones

No conservation Significance Flora line

No conservation Significance Fauna line

No Threatened Flora

No Threatened Fauna

No Weed Watch-list Lines

No Bird Breeding habitats or access recommendations - no current constraints

**Via HCC Website**

Less than 20% native vegetation

No threatened flora or fauna

No a Scenic Road Corridor

No Scenic protection overlay

Not a Scenic Protected Area

Not a Landslip Zone

Adjacent properties similar in area on the high side of Mountain River Road contain more native vegetation with protected flora and fauna...they are to be zoned Rural Living.

Similar blocks with less cleared land on the river side are being classed Rural Living.

Block is situated on the low side of road...does not effect the ridge-line/skyline view.



535 Mountain River Road, Mountain River via LIST showing area of cleared land.



535 Mountain River Road, Mountain River circa 1990 (approx).



Looking towards Mountain River Road. Cleared land primarily set to paddock.

## Threatened Species.

The vegetation priority map indicates (WVI) *Eucalyptus viminalis* wet forest. Whilst most of this species sits along the crown land and a small portioned is located close to our boundary if these are a rare species we are happy to protect them of course, however we do not need to be LCZ to support their protection. We would like someone to come out assess this and confirm this species please.

### Relative Reservation



Relative Reservation  
• (WVI) *Eucalyptus viminalis* 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 Tasmania Devil

The Tasmanian Devil has not been noted on our property in the 10 years we have lived here, however we are happy to have someone out and access this. We are more than happy to protect their habitat if they are proven to exist in this location, however we do not believe we need to be LCZ in having to protect this threatened species.

### 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

23rd May 2022  
General Manager  
Huon Valley Council  
Main Street  
Huonville  
7109

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