From:	"Brett & Annette Carson" <bastech@bigpond.com></bastech@bigpond.com>
Sent:	Mon, 23 May 2022 12:05:19 +1000 (AEST)
То:	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

Mobile: 0447 049 690

Email: bastech@bigpond.com

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	
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	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.	
development may be appropriate.	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. 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.	



## 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

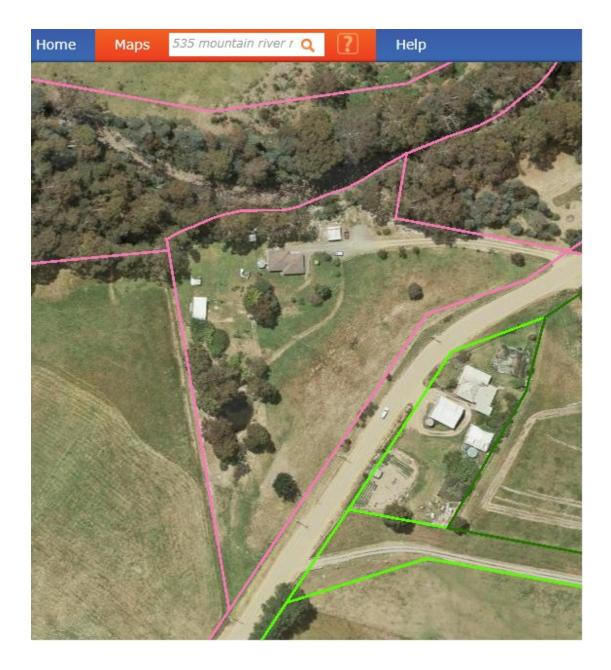
- Less than 20% native vegetation
- No threatened flora or fauna
- No a Scenic Road Corridor
- No Scenic protection overlay
- Not a Scenic Protected Area

Not a Landslip Zone

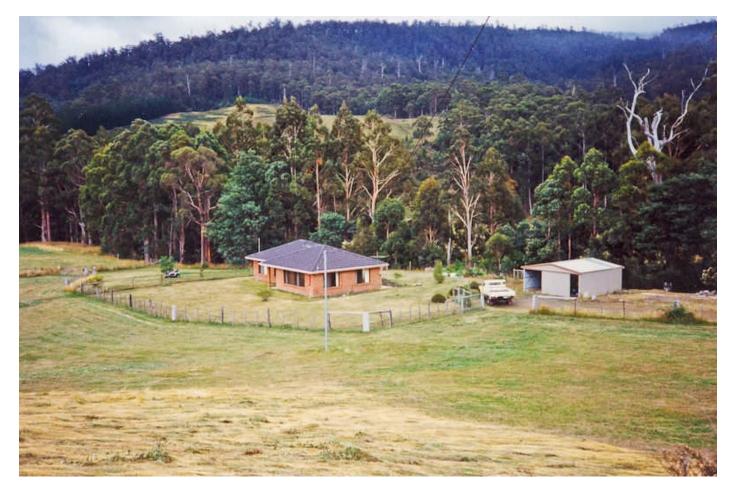
Adjacent properties similar in area on the high side of Mountain River Road contain more native vegetation with protected flora and fauna...they are to be zoned Rural Living.

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).

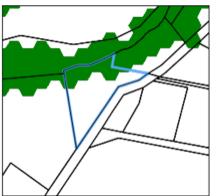


Looking towards Mountain River Road. Cleared land primarily set to paddock.

# **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:

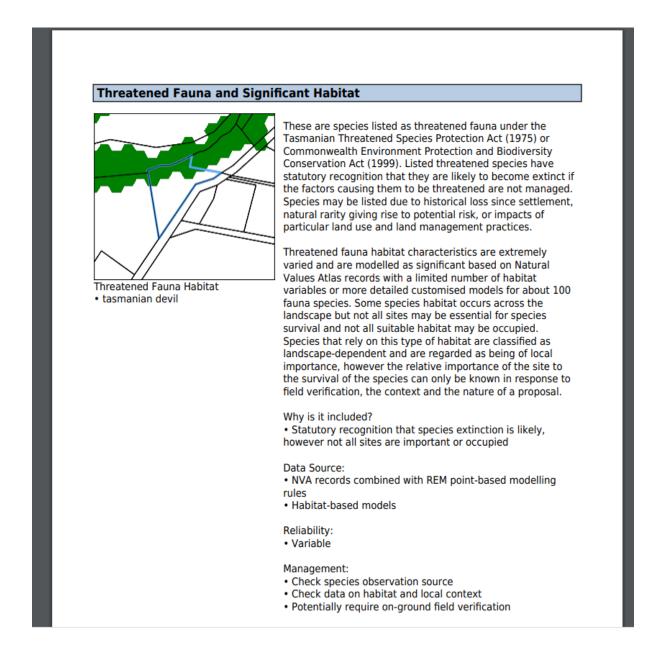
Highly variable

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.



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

Dear General Manager

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