



15 December 2023

Our Ref: 17/82
Enquiries to: Rong Zheng

Mr J Ramsay
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Email: tpc@planning.tas.gov.au

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –
DIRECTION 4**

I write in response to the Commission's directions issued on 9 August 2023.

Direction 4 requested the following information:

Following the hearing of representation 180 (land at 98 Maxfields Road, Franklin), the Planning Authority is to review the hearing submission made by the representor and provide advice in relation to any modification of the Priority Vegetation Area overlay as it applies to 98 Maxfields Road, Franklin.

Note: The hearing submission is published on the Commission assessment page for the Huon Valley draft LPS as Hearing submission R65.

Response

Planning authority policy

The Priority Vegetation Area overlay should only apply to areas of native vegetation.

Priority vegetation and Regional Ecosystem Model (REM) output

- TASVEG maps a small area of endangered black gum (*E. ovata*) forest (DOV) along the northwestern boundary. Aerial photography and photos provided by the owners suggest there may be no vegetation in this area that would constitute a native vegetation community, but there may be mature black gums in this area or in other developed parts of the property. Any mature black gums could provide significant foraging habitat for the critically endangered swift parrot (*Lathamus discolor*) when in flower.
- Figures 9, 10 and 12 provided by the owners suggest that mature black gums may be present.

- The REM picks up DOV forest and associated foraging habitat for the swift parrot, as well as general habitat for landscape-dependent threatened fauna species.

Conclusions

- Even if it the vegetation is a well-reserved forest community, young regrowth and affected by weeds, the forested areas on CT 95394/1 should be subject to the Priority Vegetation Area overlay to trigger a proper assessment of natural values at the time of any development application for the site.
- Unless evidence is provided that no mature black gums or blue gums (*E. globulus*) occur, the Priority Vegetation Area overlay should apply to those parts of the title that support mature eucalypts.
- In the absence of more detailed geospatial information, the boundary of the overlay should be defined by the apparent vegetation boundary as informed by the State Aerial Photo Basemap and the Hillshade Basemap (theLIST, 2023) (see Figure 2).



Figure 1 Current vegetation cover and application of the Biodiversity Protection Area overlay (green)



Figure 2 Suggested application of Priority Vegetation Area overlay (green hatching)

If you would like to discuss this matter further, please do not hesitate to contact Rong Zheng direct on 6264 9467.

Kind Regards

A handwritten signature in blue ink, appearing to read 'Rong'.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE