



29 June 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](mailto:tpc@planning.tas.gov.au)

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –  
DIRECTION 63**

I write in response to the Commission's directions issued on 30 May 2023.

Direction 63 requested the following information:

Clarify if the Priority Vegetation Area overlay should be applied to 259 Bakers Creek Rd Lucaston folio of the Register 52828/3 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 43). If so, submit written evidence that the owners of the land would support application of the Priority Vegetation Area overlay.

Planning authority policy

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

Regional Ecosystem Model (REM) output

- A small area of threatened silver peppermint (*Eucalyptus tenuiramis*) dry forest is mapped in the northwest of the block and aerial photography supports the presence of this community. The DTO forest is likely to grade into adjoining stringybark forest and ground-truthing would be required to confirm boundaries.
- The REM has also picked up general habitat for landscape-dependent threatened fauna species.

Conclusions

- The Priority Vegetation Area overlay should apply to all areas of native vegetation mapped on the affected title. 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).

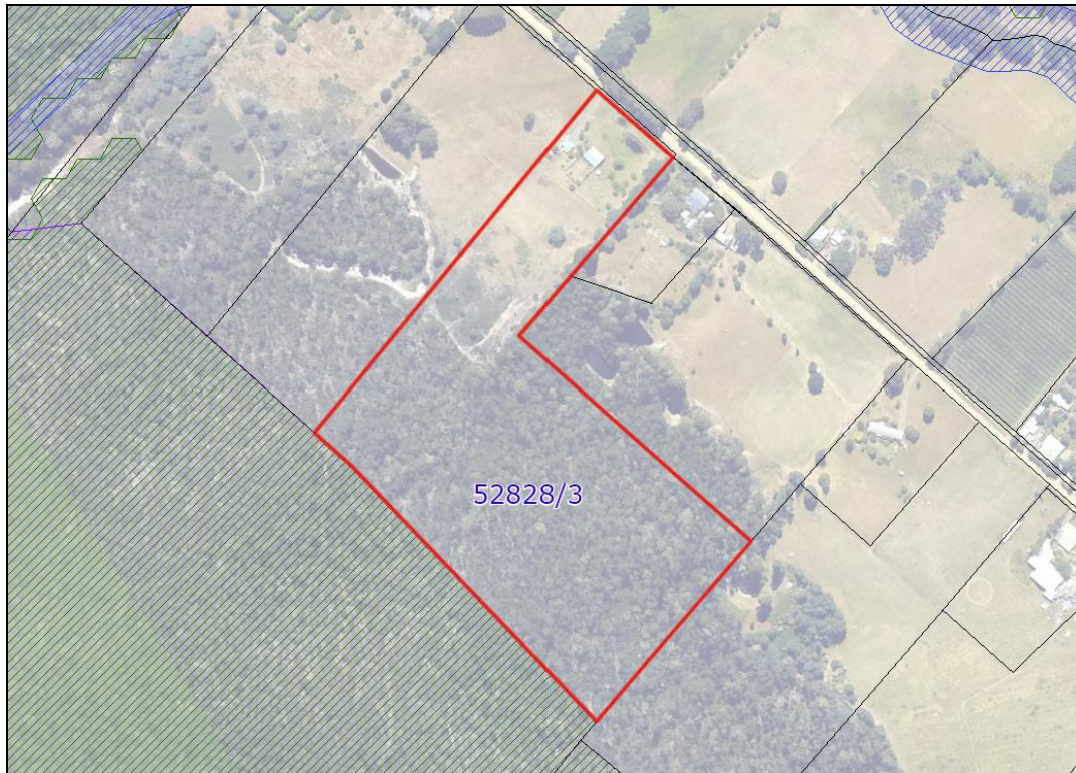


Figure 1. Current vegetation cover and application of the Waterway and Coastal Protection Area overlay (blue) and the Biodiversity Protection Area overlay (green)



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

Communication with landowner

An email with an official letter was sent to the owner of CT 52828/3 on 28 March to ask if they were in support of the application of the Priority Vegetation Area overlay on their land. No response has been received so far.

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

Kind Regards



**RONG ZHENG**  
**PROJECT MANAGER – STRATEGIC LAND USE**