



# HUON VALLEY COUNCIL

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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 14**

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

Direction 14 requested the following information:

In relation to representation 330 (land at 103 Tongue Road, Hastings, folio of the Register 50720/1), the planning authority is to undertake an investigation as to what extent the Priority Vegetation Area overlay ought to apply to the land.

## **Response**

### Planning authority policy

The Priority Vegetation Area overlay should only apply to areas of native vegetation. This site has recently been cleared and developed for residential purposes, retaining only remnant native vegetation along the northern boundary and individual mature eucalypts on the southern and western boundaries.

### Priority vegetation and Regional Ecosystem Model (REM) output

- TASVEG maps the remnant vegetation near the northern boundary as stringybark dry forest and woodland (DOB).
- The REM picks up shrubby coastal heath (SCH) as a rare community in the bioregion, as well as general habitat for landscape-dependent threatened fauna species. The area mapped under TASVEG as SCH has been recently cleared in the development of the property.

- Google Street View indicates that retained mature eucalypts are stringybarks but are of a size and age that could support hollows and associated significant fauna habitat.

### Conclusions

- The Priority Vegetation Area overlay should apply to the remnant vegetation north of the access track and to the large mature eucalypts on the southern and western boundaries.
- 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 Zheng'.

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