



HUON VALLEY COUNCIL

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19 April 2024

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 7**

I write in response to the Commission's directions issued on 10 April 2024.

Direction 7 requested the following information:

Response to the submission received from Jennifer Hadaway in relation to application of the Priority Vegetation Area overlay to land at 283 Kent Beach Road, Dover (FR 176601/1). A link to the submission published on the Commission website is included below:

https://www.planning.tas.gov.au/_data/assets/pdf_file/0003/753069/Submission-Jennifer-Hadaway-response-to-direction-18-issued-on-21-December-8-March-2024.pdf

Response

Following the submission of the additional information including site photos by Mr & Mrs Hadaway, a site visit to the property was undertaken by Ecology Consultant Jim Mulchy to further clarify the ground extent of the various vegetation communities present.

As a result of this site visit the Planning Authority recommended a further adjustment to the Priority Vegetation Area overlay as it relates to the property, described below. The extent of the recommended PVA overlay excludes areas as follows:

- The fenced area immediately surrounding the dwelling (the house paddock),

- A regularly mown area immediately surrounding the house paddock, the outbuilding and the associated trafficable areas,
- The area of the wastewater absorption trenches to the south of the house paddock,
- The BAL-12.5 HMA specified under the BHMP for the property, and

The ridgeline running north from the built infrastructure to the property boundary, which is assessed as currently more closely fitting the definition of cleared agricultural land (FAG) than GCL.



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