



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 21**

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

Direction 21 requested the following information:

Following the hearing of representation 246 (land at 283 Kent Beach Road, Dover, folio of the Register 176601/1), the planning authority is to undertake an investigation as to whether the Priority Vegetation Area overlay which applies to the land ought to be modified.

Response

Planning authority policy

The Priority Vegetation Area overlay should only apply to areas of native vegetation. Areas on this site mapped under TASVEG has forest/woodland appear to have recently been cleared, while an area mapped as agricultural land (FAG) appears to have regenerated to the point it is more appropriately mapped as regenerating cleared land (FRG).

Priority vegetation and Regional Ecosystem Model (REM) output

- TASVEG maps a very small area of threatened blue gum dry forest and woodland (DGL) along the northern boundary and a very small area of threatened black peppermint dry forest and woodland on sandstone (DAS) in the southwestern corner.
- TASVEG also maps a large area of white peppermint/white gum/blue gum dry forest and woodland (DPU) through the centre of the property, which is considered under-

reserved in the Southern Ranges Bioregion and locally significant. Much of the area mapped as DPU has been cleared and is now occupied by open grassy vegetation.

- There is insufficient information available to know whether the open grassy areas are dominated by native grasses and should be mapped as lowland grassland complex (GCL), which would have some conservation priority, or are dominated by exotic species and should be mapped as agricultural land (FAG).
- The REM picks up DGL and DAS (threatened), DPU (under-reserved in bioregion and locally significant), *Leptospermum scoparium* heathland and scrub - SLS (rare in the bioregion and locally significant), and general habitat for wide-ranging threatened fauna species.

Conclusions

- There is insufficient information about the nature of the open grassy areas to conclude that they are FAG and that the Priority Vegetation Area should be removed from these areas.
- The overlay should remain as currently mapped.

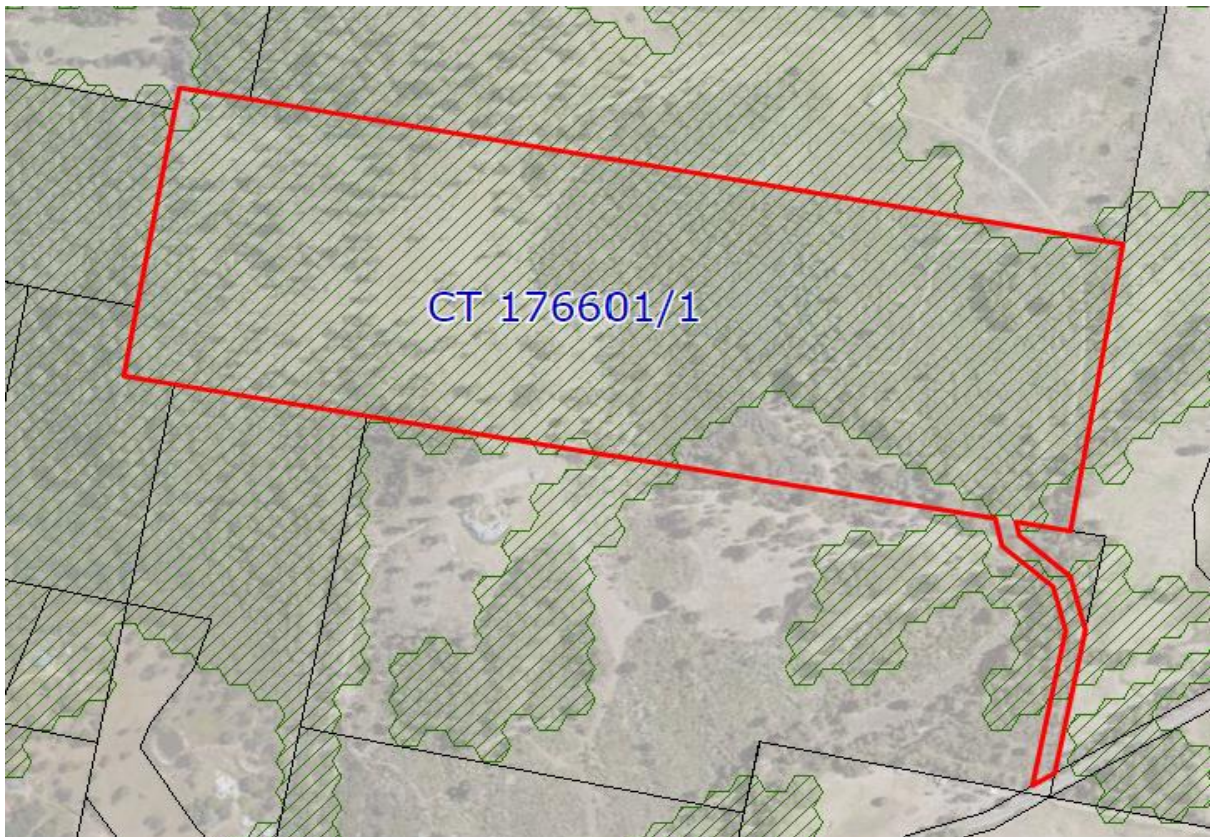


Figure 1 Current vegetation cover and application of the Biodiversity Protection Area overlay (green)

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' followed by a stylized surname.

RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE