



HUON VALLEY COUNCIL

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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

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –
DIRECTION 32**

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

Direction 32 requested the following information:

Following the hearing of representation 5 (land at 30 Cowmeadows Road, Cradoc, folio of the Register 125511/1):

- a diagram showing the planning authority's recommended application of the Rural Zone and the Priority Vegetation Area overlay to 30 Cowmeadows Road, Cradoc (folio of the Register 125511/1), 3 Slaters Road, Cradoc (folio of the Register 125503/1) and 25 Slaters Road, Cradoc (folio of the Register 28992/4); and
- contact details for all affected landowners (including postal addresses and email addresses, if available).

It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zone change to Rural and subsequent application of the Priority Vegetation Area overlay.

Planning authority position

- The Priority Vegetation Area overlay should only apply to native vegetation and should be removed where it can be demonstrated that no native vegetation community is present.

Arguments for application of Priority Vegetation Area overlay

- Remnant/regrowth forest is mapped as dry stringybark forest (DOB) but given the riparian context, there may be some endangered black gum (*E. ovata*) forest (DOV) at the site, or the forest may contain individual black gums which are potential foraging habitat for the critically endangered swift parrot (*Lathamus discolor*).
- Remnants provide general foraging habitat for a range of landscape-dependent threatened fauna species, as highlighted by REM outputs.

Arguments against application of Priority Vegetation Area overlay

- Small areas of remnant/regrowth which are mapped as a low priority vegetation community.
- Most of the affected area is already afforded protection under the Waterway and Coastal Protection Area overlay.

Conclusions

- CT 125503/1 is occupied entirely by pasture with some 'paddock trees' near the dwelling in the southeast of the block and as such the Priority Vegetation Area overlay should not apply to any part of this title.
- The Priority Vegetation Area overlay should apply to the remnant/regrowth forest in the northeast corner of CT 28992/4 and in the southeast corner of CT 125511/1. 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).

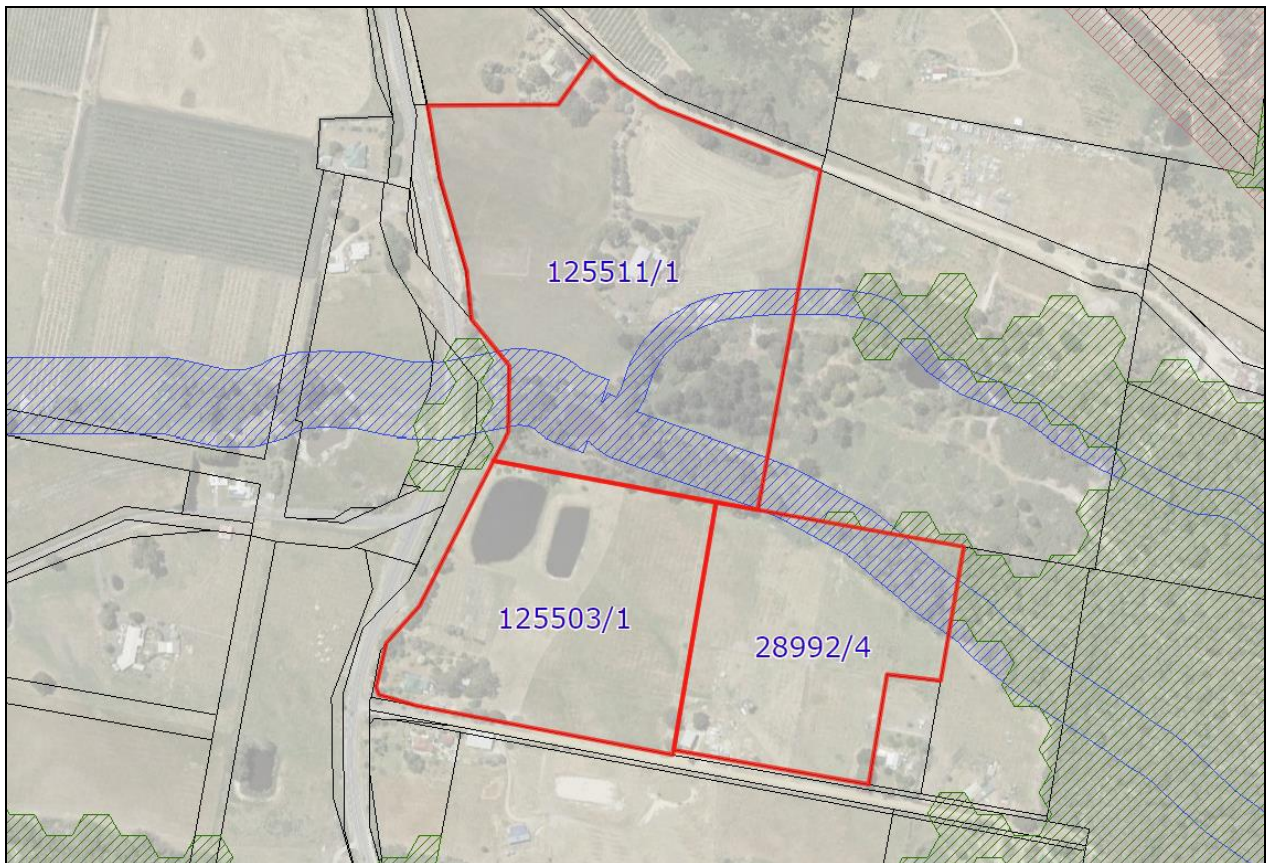


Figure 1. Current vegetation cover and application of the Waterway and Coastal Protection Area overlay (blue) and the Biodiversity Protection Area overlay (green)

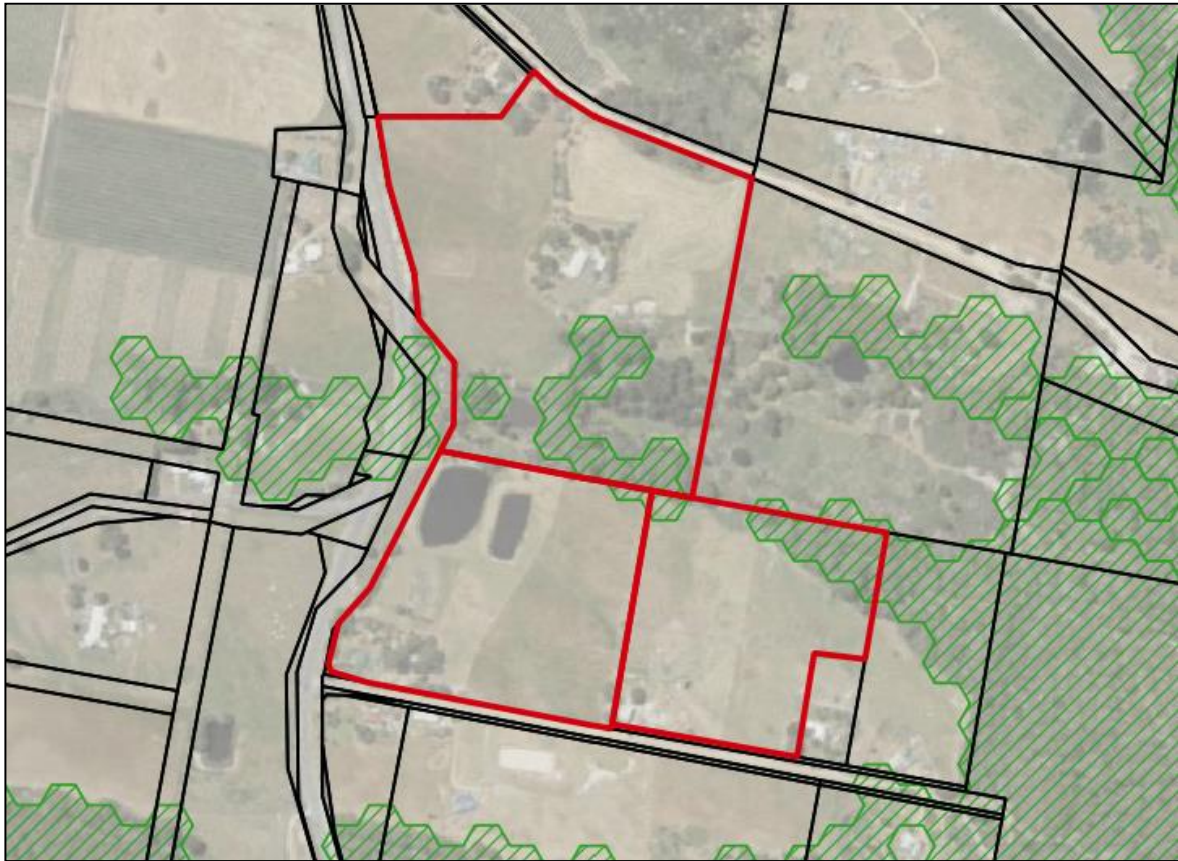


Figure 2. REM output (reflecting modelled habitat for Tasmanian devil, spotted tail quoll, eastern quoll and eastern barred bandicoot)

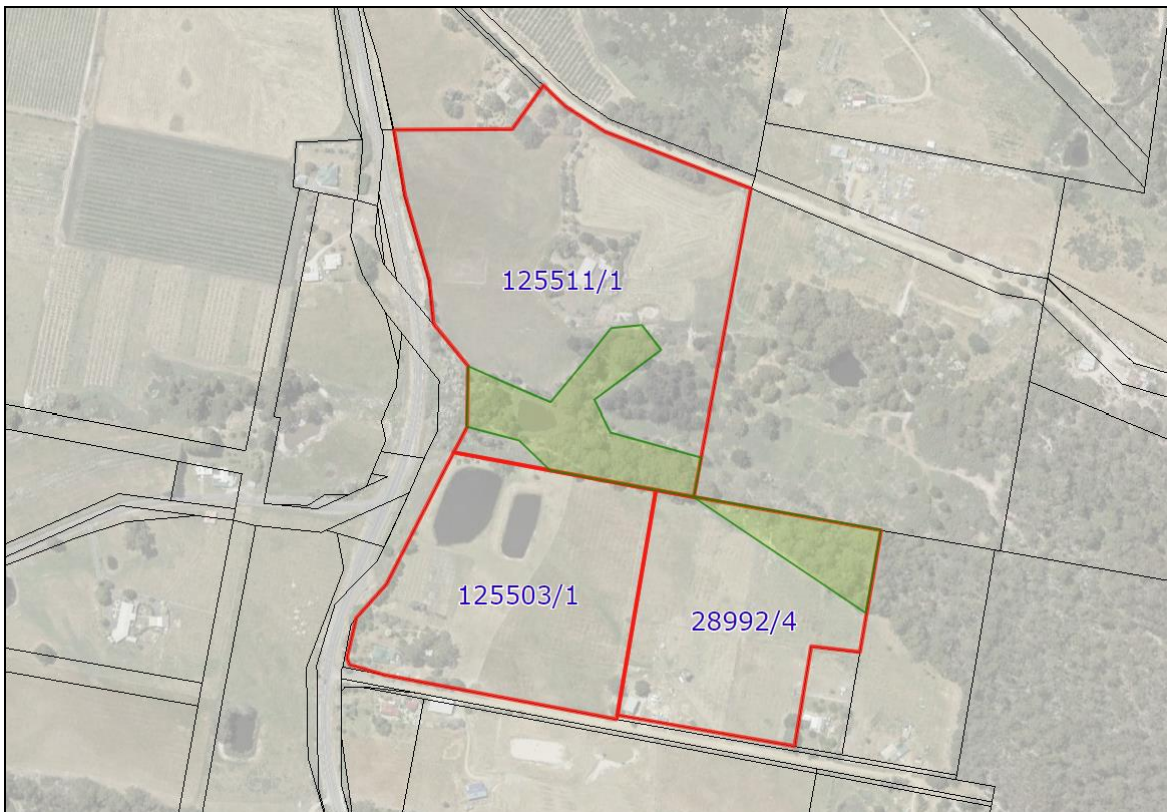


Figure 3. Suggested application of Priority Vegetation Area overlay (green hatching)

Street addresses, title details and contact details

Rep	Title	Note	Street Address	Postal Address	Email
5	125511/1	S35	██████████ ██████████	██████████ ██████████ ██████████	██████████ ██████████
5	125503/1	S35	██████████ ██████████	██████████ ██████████ ██████████ ██████████	██████████ ██████████
5	28992/4	S35	██████████ ██████████	██████████ ██████████ ██████████	██████████ ██████████

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