



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 33**

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

Direction 33 requested the following information:

Following the hearing of representations 160 and 275 (land at Cradoc):

- a diagram showing the planning authority's recommended application of the Rural Zone and the Priority Vegetation Area overlay to 100 Turners Road, Cradoc (folio of the Register 237651/1), 54 Turners Road, Cradoc (folio of the Register 9337/1) and 75 Turners Road, Cradoc (folio of the Register 149629/1); and
- contact details for the landowners of 75 Turners Road, Cradoc (folio of the Register 149629/1) including postal address and email address, 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.

Arguments for application of Priority Vegetation Area overlay to CT 9337/1

- Area of regenerating cleared land in the northwest of the lot is mapped as threatened black peppermint (*E. amygdalina*) forest on sandstone (DAS).
- Remnant/regrowth forest in the south of the lot 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*).
- Remnant forest and woodland provides general foraging habitat for a range of threatened fauna species, as highlighted by REM outputs.

Arguments against application of Priority Vegetation Area overlay

- Based on historic aerial imagery, the area of the lot mapped as DAS has been cleared since at least 2005, with the southern portion planted to exotic species since at least 2005. The northern portion of the DAS mapping appears to be currently occupied by scattered trees over bracken.
- Small areas of remnant/regrowth forest which are mapped as a low priority vegetation community.

Conclusions

- The northern portion of the DAS mapping has the potential to revert to healthy woodland or forest and should be subject to the Priority Vegetation Area overlay unless evidence is provided from a suitably qualified person that the area does not have the potential to revert to DAS.
- The forest remnant in the south of the lot should be subject to the Priority Vegetation Area overlay.

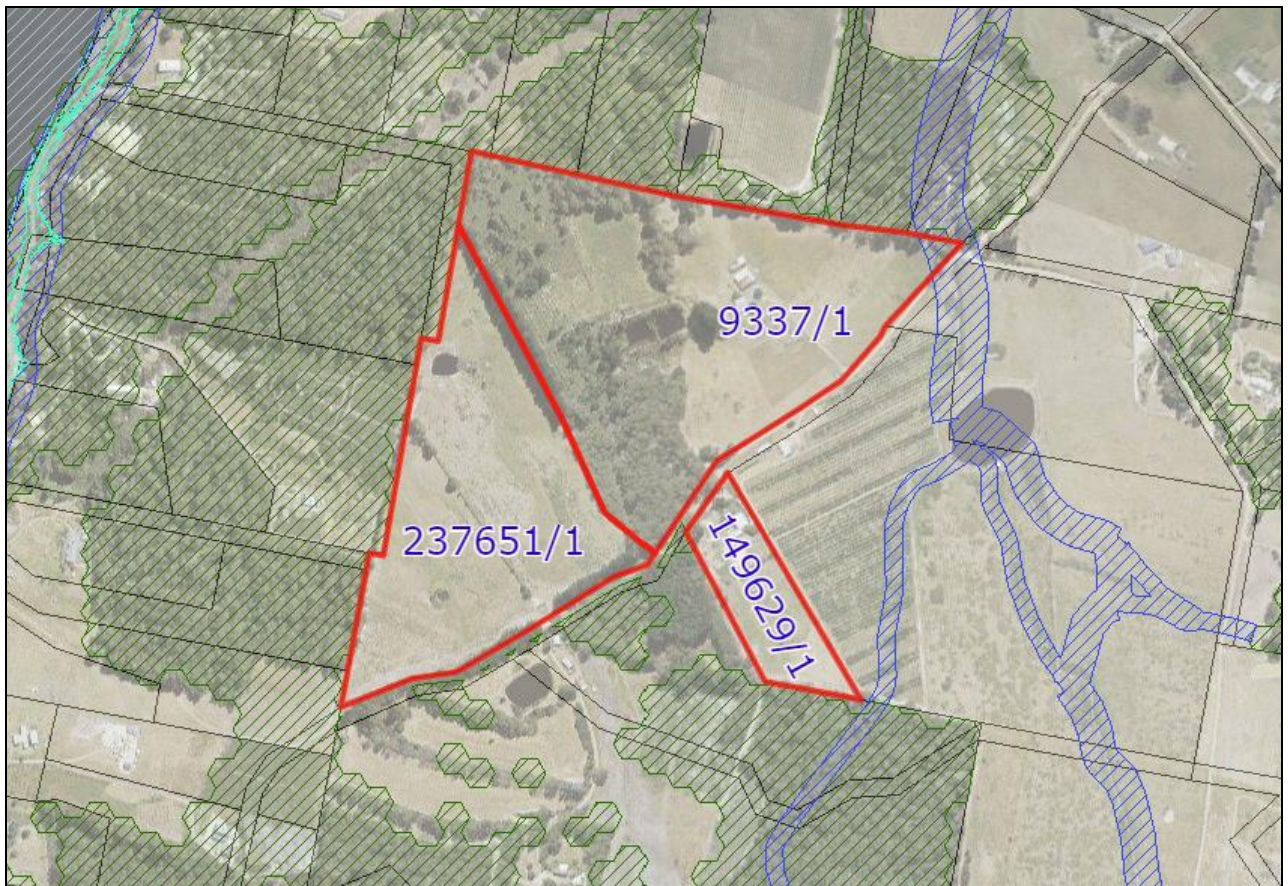


Figure 1. Current vegetation cover and application of the Waterway and Coastal Protection Area overlay (blue) and the Biodiversity Protection Area overlay (green)

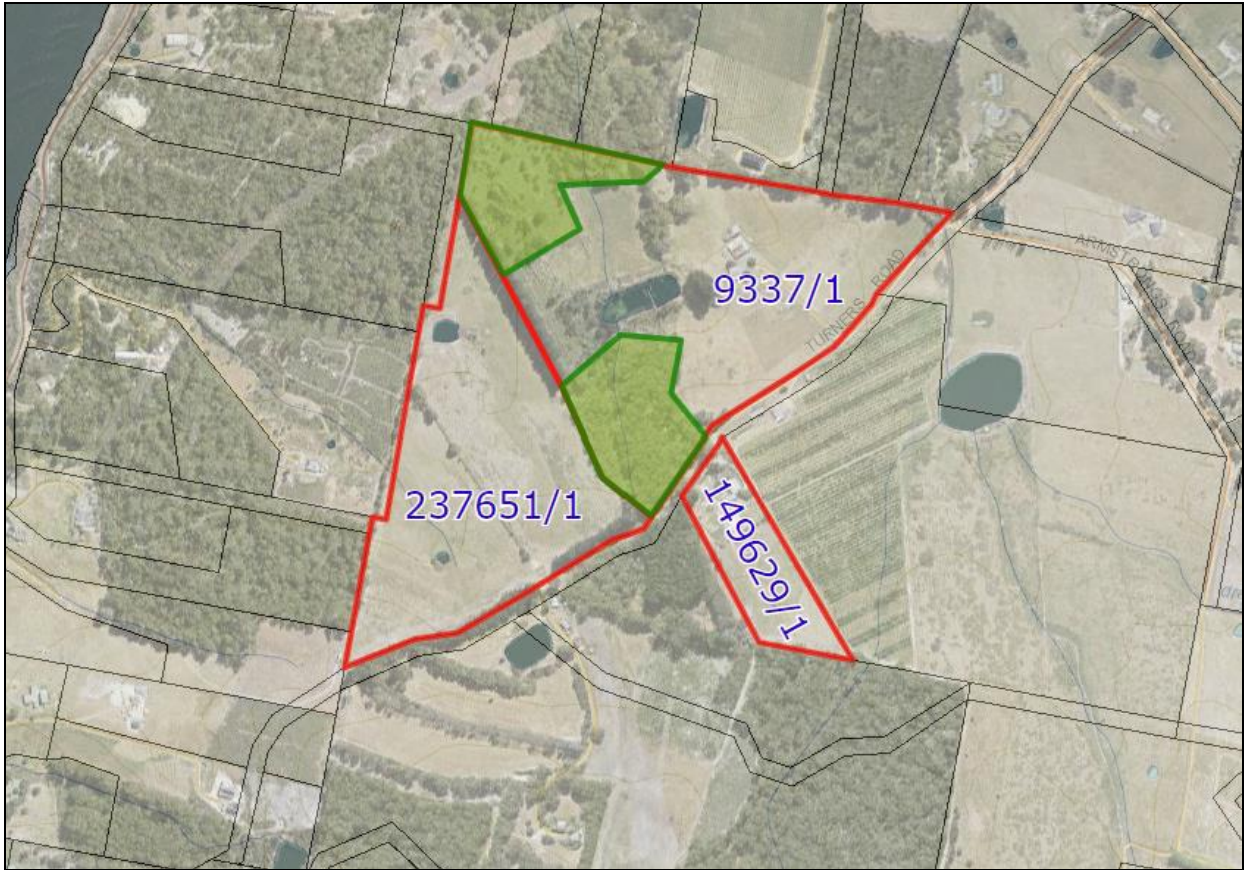


Figure 2. Suggested application of Priority Vegetation Area overlay (green hatching)

Street addresses, title details and contact details

Rep	Title	Note	Street Address	Postal Address	Email
160 & 275	149629/1	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