



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](mailto:tpc@planning.tas.gov.au)

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –  
DIRECTION 68**

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

Direction 68 requested the following information:

Clarify if the Priority Vegetation Area overlay should be applied to Lady Bay Road, Southport FR 209347/1 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 164). If so, submit written evidence that the owners of the land would support application of the Priority Vegetation Area overlay.

Planning authority policy

The Priority Vegetation Area overlay should only apply to areas of native vegetation.

Priority vegetation and Regional Ecosystem Model (REM) output

- TASVEG maps the eastern end of the lot as dry stringybark (*Eucalyptus obliqua*) forest (DOB) and the REM has responded to this mapping and picked up general habitat for the Tasmanian devil.
- Historic aerial photography on Google Earth Pro indicates that this area of the lot has been cleared and maintained since at least 2005, retaining only one or two mature eucalypts. As such, it should be mapped as agricultural land (FAG).
- Individual mature eucalypts could provide significant foraging habitat for the endangered swift parrot when in flower if they are blue gums (*E. globulus*) or black gums (*E. ovata*).
- Google Street View indicates that the mature eucalypts along the road frontage to Lady Bay Road are all stringybarks. The author is also familiar with this location where the remnant forest is DOB and the canopy is comprised almost entirely of stringybarks.

Conclusions

- The Priority Vegetation Area overlay should not apply to any part of this title.

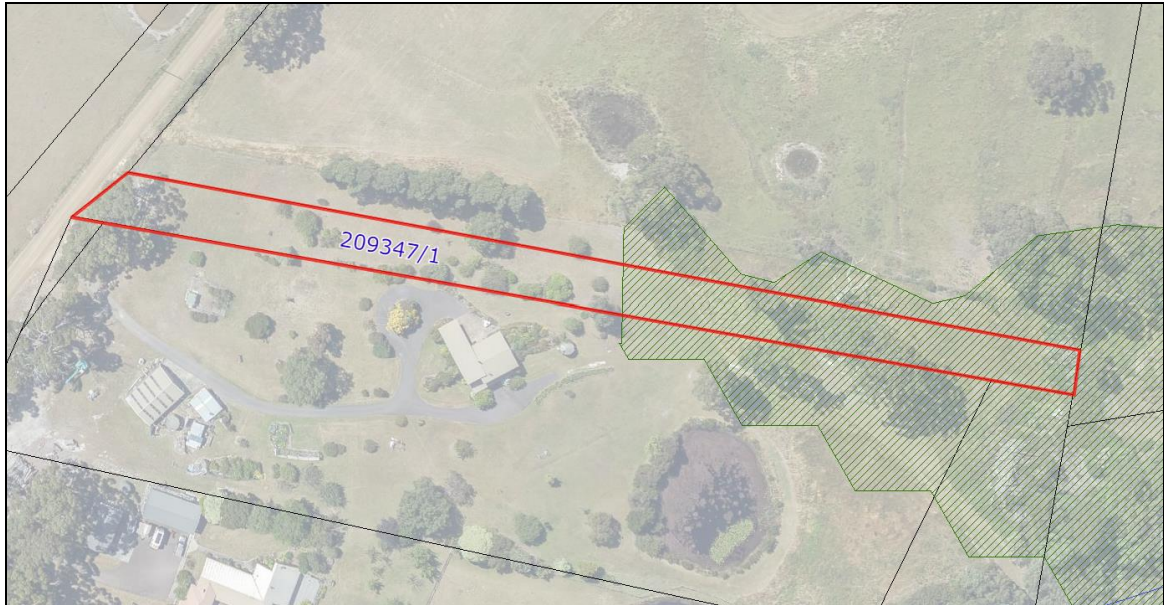


Figure 1. Current vegetation cover and application of the Biodiversity Protection Area overlay (green)



Figure 2. REM polygons

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**