



# HUON VALLEY COUNCIL

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29 August 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 52**

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

Direction 52 requested the following information:

In relation to representations 343 and 344 (land at Port Huon):

- a diagram showing the planning authority's recommended modification of the Priority Vegetation Area overlay to land at 34 Evans Road, Port Huon (folio of the Register 224515/1) and Lot 2, Sorell Street, Port Huon (folio of the Register 117161/2); and
- contact details for all affected landowners (including postal addresses and email addresses, if available). The diagram is to be prepared in consultation with representor 343 and 344, Amy Robertson.

It is the intention of the Commission to contact affected landowners in relation to the planning authority's recommended overlay change and seek evidence of support

## **Response**

### 35F report recommendation

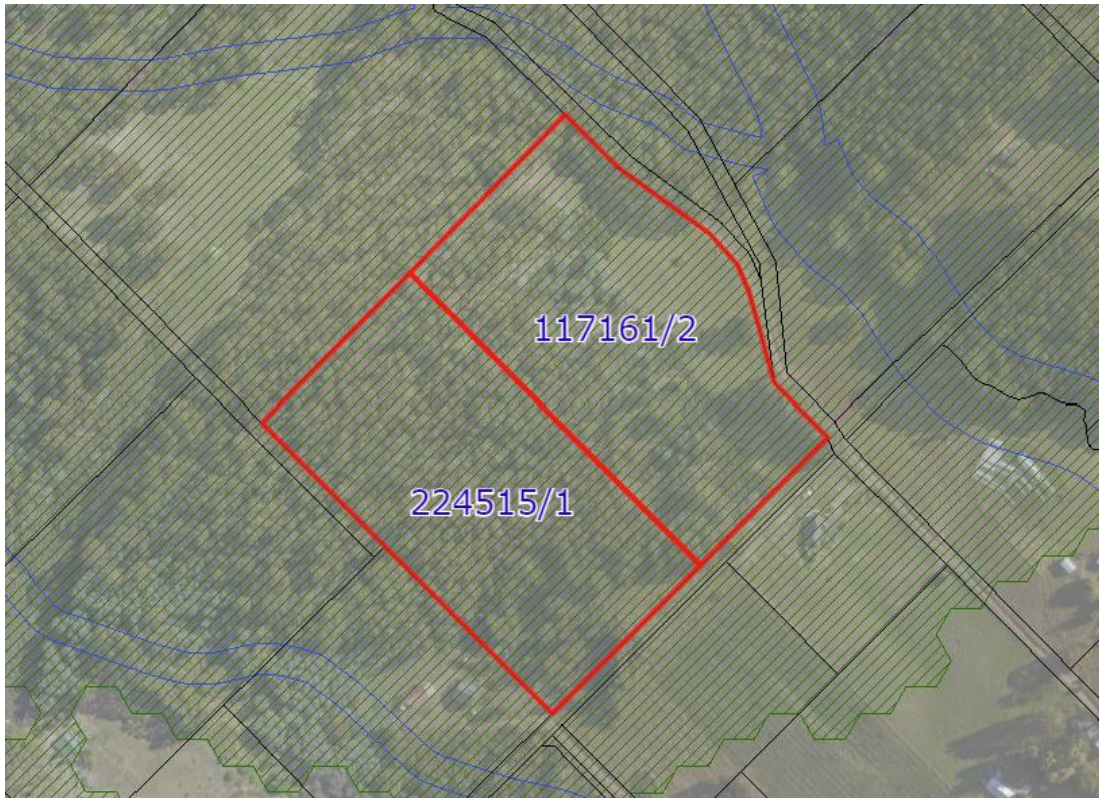
The Priority Vegetation Area overlay should only apply to areas of native vegetation.

### Conclusions

- The representors' feedback in relation to areas of pasture and gorse on CT 117161/2 is accepted and it is considered appropriate that the overlay does not apply to these areas.
- The representors' feedback in relation to pasture and dams on CT 224515/1 is accepted. It is considered appropriate that the trees in the southwest corner of the

block around the dams are treated as 'paddock trees' over pasture and that this area and other areas of identified pasture be excluded from the overlay.

- Weed infestation within native forest does not provide a justification for removal of that native forest from the overlay.
- The Priority Vegetation Area overlay should apply to all areas of native vegetation mapped on the affected titles. 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** Suggested application of Priority Vegetation Area overlay (green hatching) to the affected titles.

**Street addresses, title details and contact details**

Rep	Title	Note	Street Address	Postal Address	Email
343	224515/1	S35F	34 Evans Road, Port Huon TAS 7116	Mr N R Clements, 4478 Huon Highway, Port Huon TAS 7116	
343	117161/2	S35F	Sorell Street, Port Huon TAS 7116	Mr E P Davoren- Britton, 206/9 Village Avenue, Brunswick East VIC 3057	

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**