



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 35**

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

Direction 35 requested the following information:

Following the hearing of representation 316 (land at Grove):

- a diagram showing the recommended application of the Rural Zone and the Priority Vegetation Area overlay, including the potential for split zones between the Rural Zone and the Agriculture Zone to that land abutting the Huon Highway, between 2125 Huon Highway, Grove (folio of the Register 180709/1) to Basin Road;
- advice in relation to the attribute upon which any zone boundary has been determined;
- street addresses and title details for all land identified in the diagram; 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.

Arguments for extension of Priority Vegetation Area overlay to CT 180709/1, CT 44369/1 and CT 157340/3

- Most of the forest on the ridgeline is threatened silver peppermint on sediments (DTO) and areas of DTO may extend to the lower slopes on these lots.
- Small areas of threatened DTO forest are mapped on CT 180709/1 and CT 157340/3.
- Remnant forest and woodland provides general foraging habitat for a range of threatened fauna species, as highlighted by REM outputs.

Arguments against extension of Priority Vegetation Area overlay

- The areas of potential extension are relatively small and mostly mapped under TASVEG 4.0 as well reserved dry stringybark forest (DOB)

Conclusions

- The forest remnants on the lower slopes of CT 180709/1 and CT 157340/3 should be included in the Priority Vegetation Area overlay.

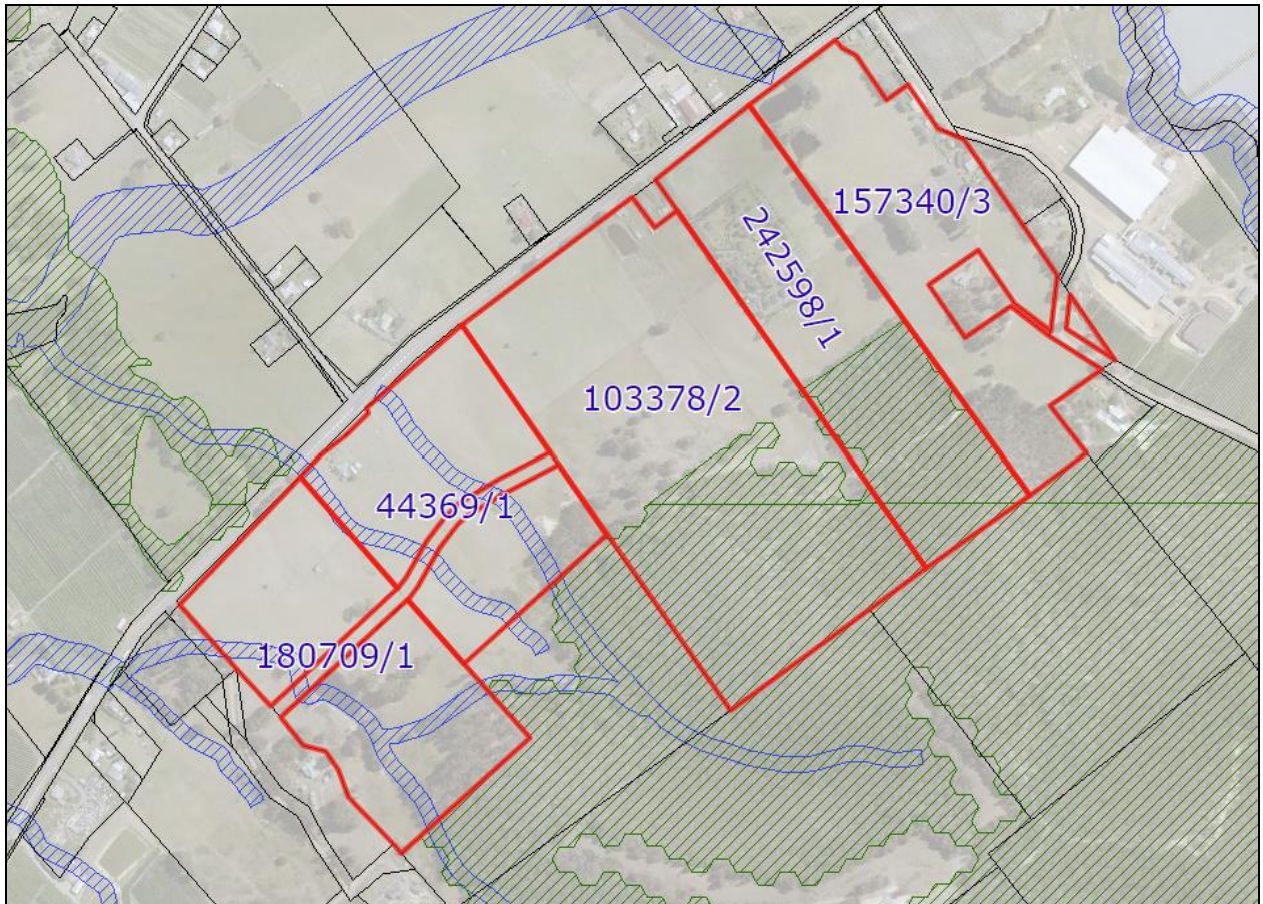


Figure 1. Current vegetation cover and application of the Waterway and Coastal Protection Area overlay (blue) and the Biodiversity Protection Area overlay (green)

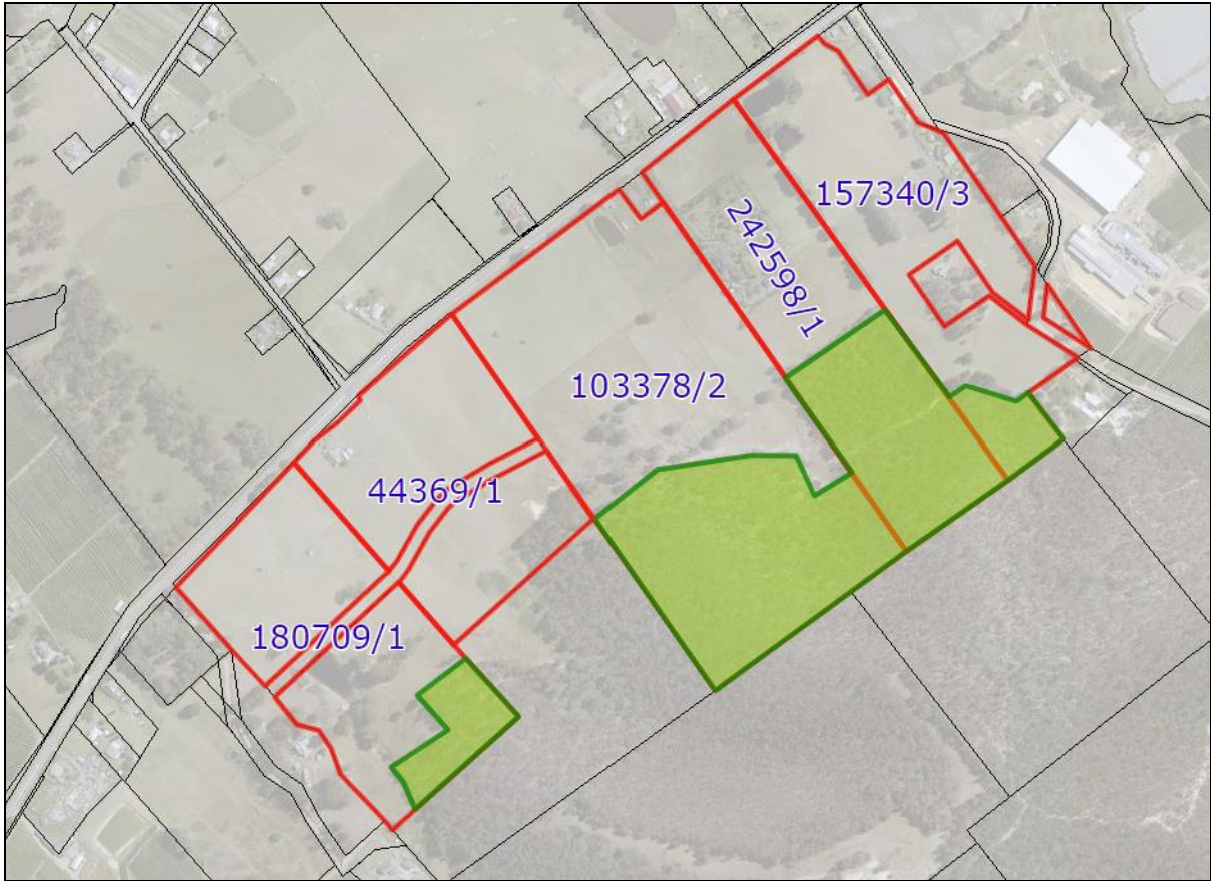


Figure 2. Suggested application of Priority Vegetation Area overlay (green hatching) to titles under consideration

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

Title	Street Address	Postal Address	Email
180709/1	██████████ ██████████	██████████ ██████████ ██████████ ██████████	██████████ ██████████
44369/1	██████████ ██████████	██████████ ██████████ ██████████ ██████████	██████████ ██████████
103378/2	██████████ ██████████	██████████ ██████████ ██████████ ██████████	██████████
242598/1	██████████ ██████████	██████████ ██████████ ██████████ ██████████	██████████

Title	Street Address	Postal Address	Email
157340/3	██████████ ██████	██████████ ██████████ ██████████	████████████████████

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**