



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 50**

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

Direction 50 requested the following information:

In relation to representation 131 (land at 6757 Channel Highway, Deep Bay (folio of the Register 60781/2), preparation of a modified Priority Vegetation Area overlay to accord with the planning authority's recommendation in the section 35F report. The modified overlay must be supported by written advice from the planning authority's biodiversity consultant.

The planning authority's biodiversity consultant provides the below comments:

35F report recommendation

Amend the priority vegetation overlay of the draft LPS to reflect the existing structures and converted areas on the property, applying to native vegetation only, as far as practicable.

Arguments for application of overlay on parts of the title

- The forest mapped in the area is threatened black gum (*Eucalyptus ovata*) forest (DOV). While the structure and integrity of the forest cannot be maintained on residential lots of this scale, individual mature black gums (*Eucalyptus ovata*) retained on developed residential blocks provide potentially significant foraging habitat for the critically endangered swift parrot (*Lathamus discolor*).

Conclusions

- While the interpretation from aerial photography is not particularly accurate, there is at least one mature tree west of the dwelling and there appear to be mature trees on or near the northern boundary to the east of the dwelling.
- The Priority Vegetation Area overlay should apply to a small area of land west of the dwelling and to the land along the northern boundary north of the driveway.
- The Priority Vegetation Area overlay should not apply on the adjoining property to the south (CT 60781/1) which has been entirely cleared.

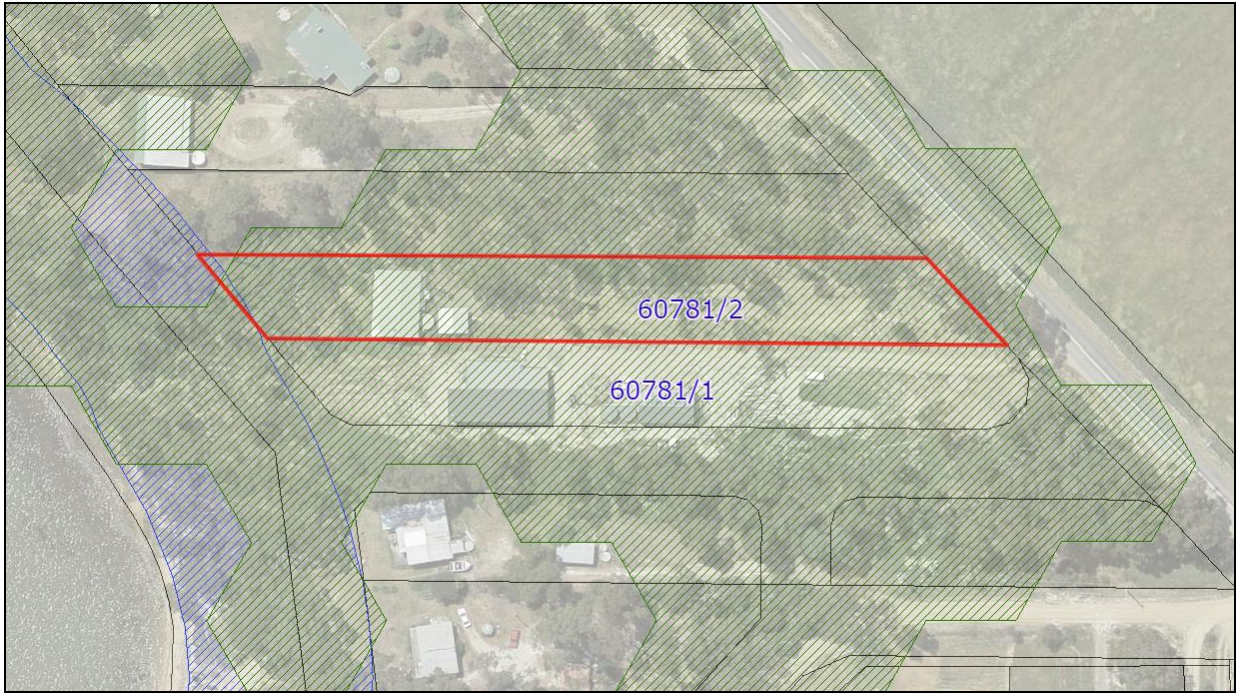


Figure 1. Current vegetation cover and application of the Waterway and Coastal Protection Area overlay (blue) and the Biodiversity Protection Area overlay (green)

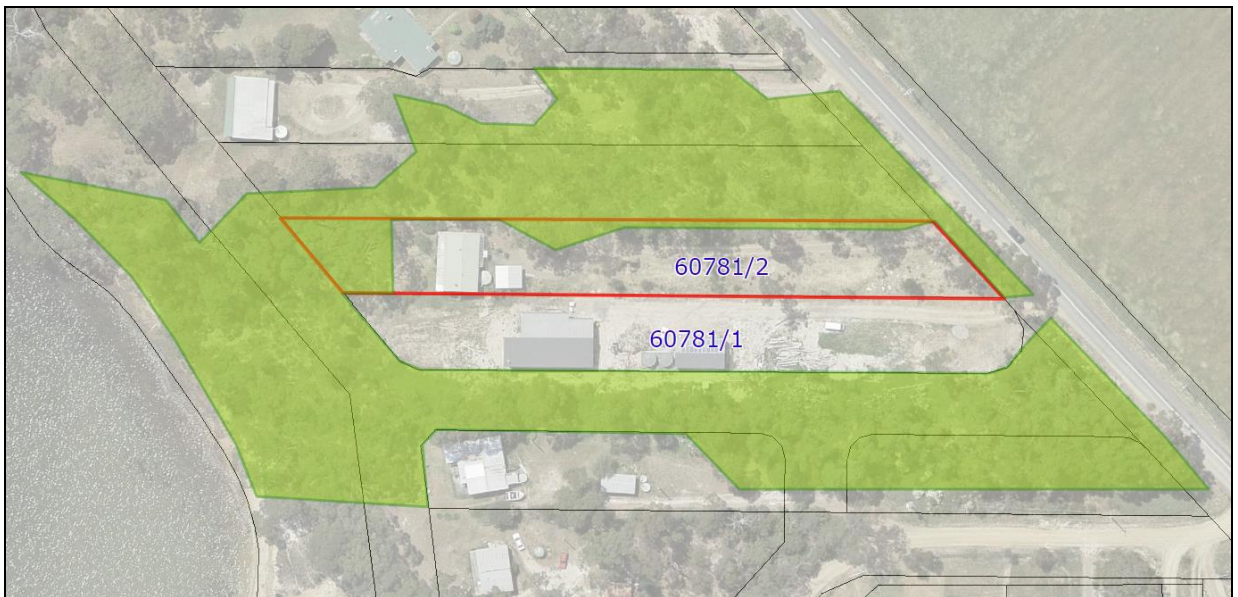


Figure 2. Suggested application of Priority Vegetation Area overlay (green hatching) to title under consideration and surrounding properties

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'.

**RONG ZHENG**  
**PROJECT MANAGER – STRATEGIC LAND USE**