



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 59**

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

Direction 59 requested the following information:

Clarify if the Priority Vegetation Area overlay should be applied to 3 Slaters Road, Cradoc FR 125503/1 and 25 Slaters Road, Cradoc FR 28992/4 in accordance with the Regional Ecosystem Model if the land was zoned Rural as recommended in the section 35F report (representation 5). If so, submit written evidence that the owners of the land would support application of the Priority Vegetation Area overlay.

Planning authority position

- The Priority Vegetation Area overlay should only apply to native vegetation and should be removed where it can be demonstrated that no native vegetation community is present.

Arguments for application of Priority Vegetation Area overlay to CT 28992/4

- Remnant/regrowth forest in the northeast corner 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*).
- Remnants provide general foraging habitat for a range of landscape-dependent threatened fauna species, as highlighted by REM outputs.

Arguments against application of Priority Vegetation Area overlay to CT 28992/4

- Small areas of remnant/regrowth which are mapped as a low priority vegetation community.
- Most of the affected area is already afforded protection under the Waterway and Coastal Protection Area overlay.

Conclusions

- CT 125503/1 is occupied entirely by pasture with some 'paddock trees' near the dwelling in the southeast of the block and as such the Priority Vegetation Area overlay should not apply to any part of this title.
- The Priority Vegetation Area overlay should apply to the remnant/regrowth forest in the northeast corner of CT 28992/4. 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).

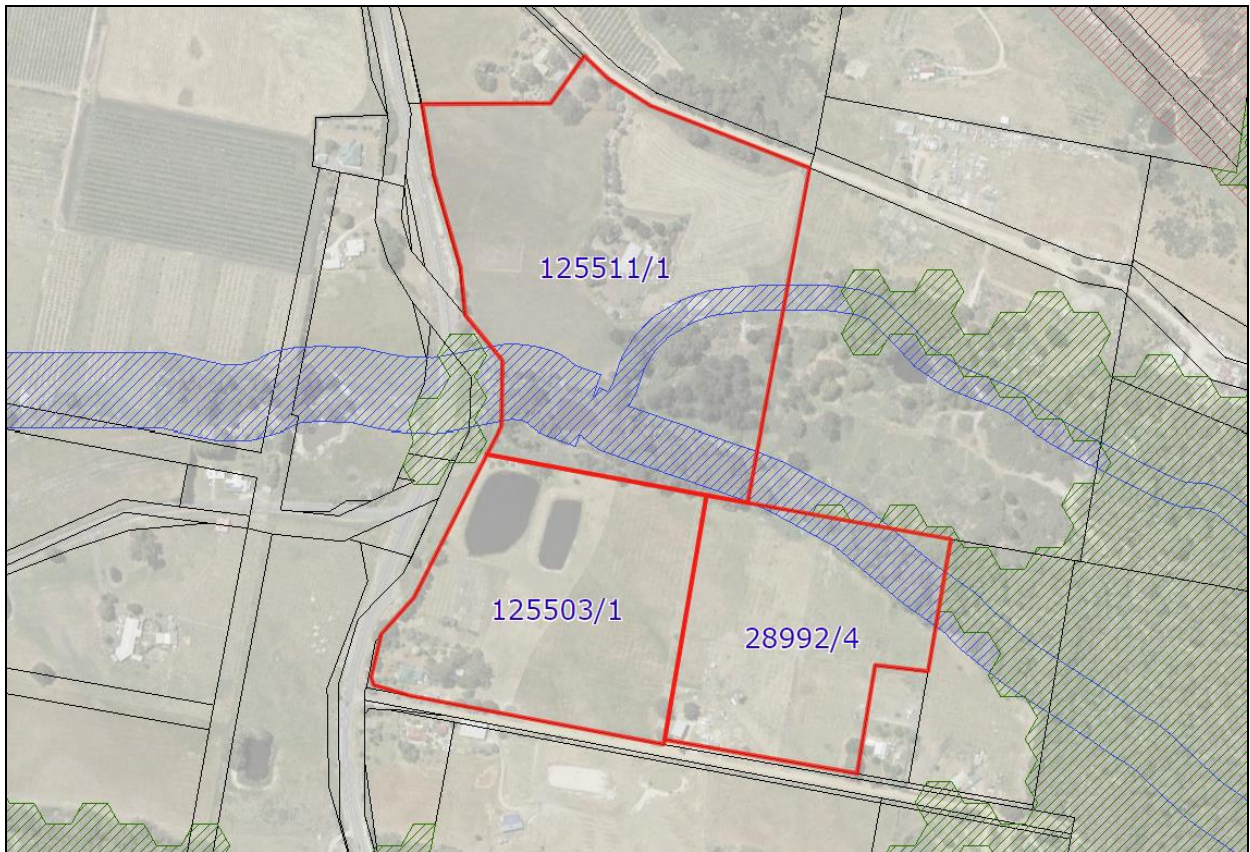


Figure 1. Current vegetation cover and application of the Waterway and Coastal Protection Area overlay (blue) and the Biodiversity Protection Area overlay (green)

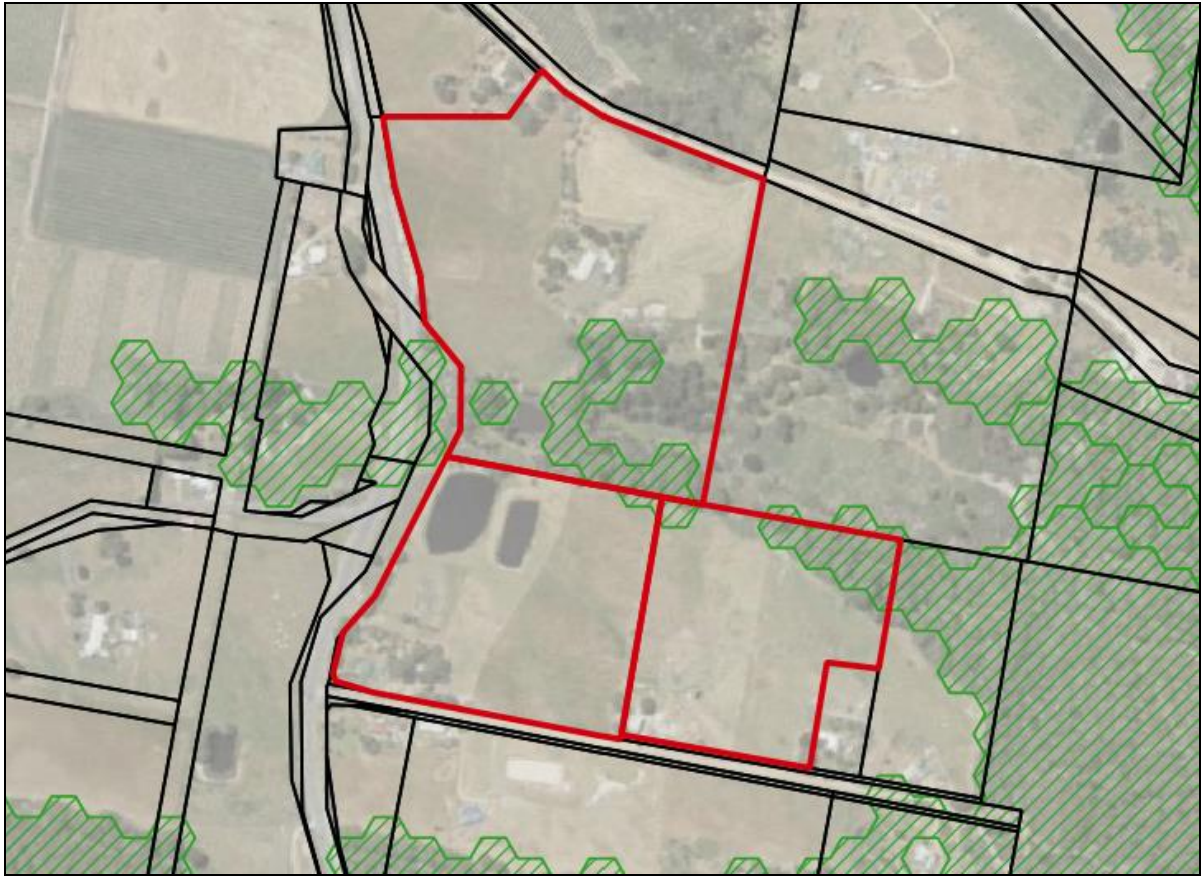


Figure 2. REM output (reflecting modelled habitat for Tasmanian devil, spotted tail quoll, eastern quoll and eastern barred bandicoot)

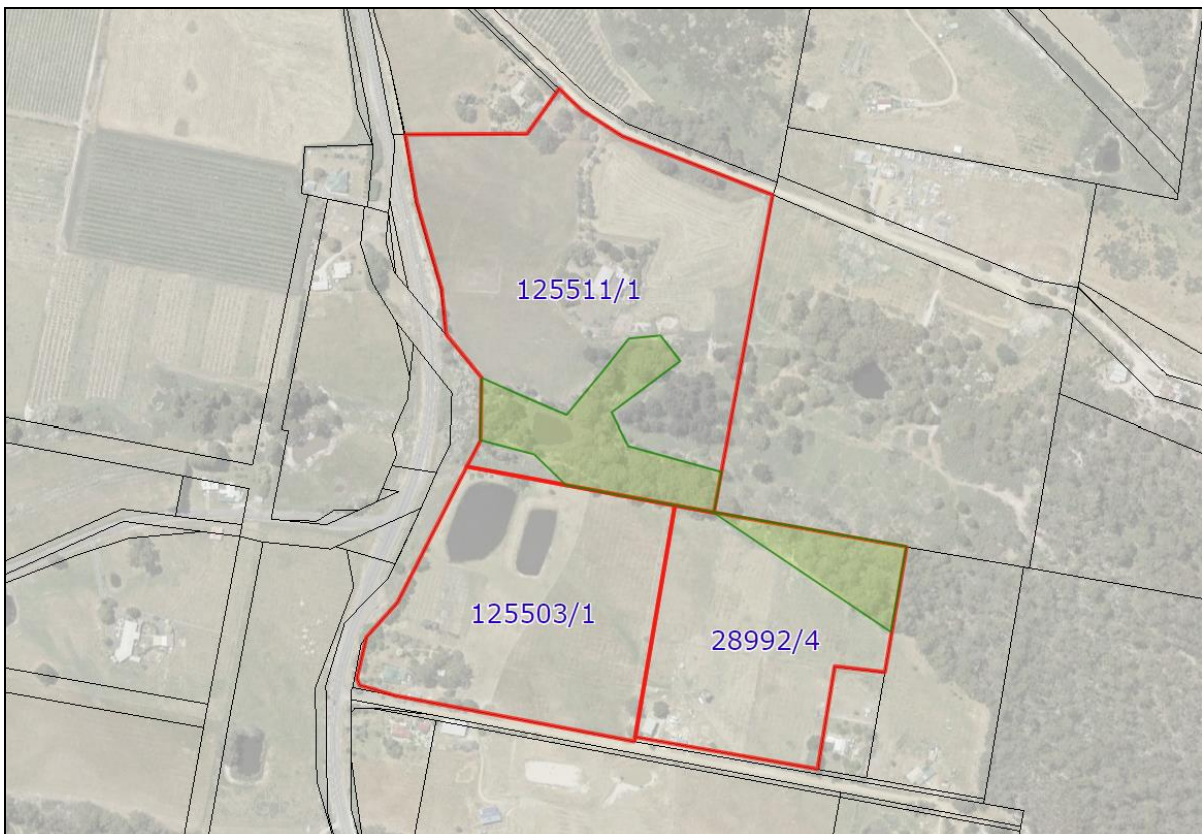


Figure 3. Suggested application of Priority Vegetation Area overlay (green hatching)

Communication with landowner

An email with an official letter was sent to the owner of CT 28992/4 on 28 March to ask if they were in support of the application of the Priority Vegetation Area overlay on their land. No response has been received so far.

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