



HUON VALLEY COUNCIL

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15 December 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 12**

I write in response to the Commission's directions issued on 9 August 2023.

Direction 12 requested the following information:

In relation to representation 297 (land at 614 Lady Bay Road, Southport, folio of the Register 121159/1), the planning authority is to undertake an investigation:

- as to whether the Landscape Conservation Zone or the Rural Living Zone C ought to apply to the land; and
- to what extent the Priority Vegetation Area overlay ought to apply to the land.

Response

Priority vegetation and Regional Ecosystem Model (REM) output

- TASVEG maps areas of wet blue gum forest (WGL) along the coastal margin and in the northwest corner of this property.
- Mature blue gums in this area are known to provide significant foraging habitat for the critically endangered swift parrot (*Lathamus discolor*) when in flower, and nests for the species have also been recorded during Forestry assessments/activities in the Lady Bay area.
- The REM picks up WGL forest and associated foraging habitat for the swift parrot.

Conclusions regarding zoning

- The Planning Authority has recommended Rural Living D, relying on the Priority Vegetation Area (PVA) overlay to provide protection for natural values.

Conclusions regarding PVA overlay

- This property is completely forested and potentially provides both foraging and nesting habitat for swift parrots, as well as good habitat for a range of other threatened fauna species. As a result, the PVA overlay should apply to the whole property.

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