



20 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 6**

I write in response to the Commission's directions issued on 15 August 2023.

Direction 6 requested the following information:

Provide a statement on the merits of the submission made by Gray Planning in relation to representation 103 (land at 149 Narrows Road, Strathblane, folio of the Register 2000986/1), dated 28 July 2023.

Note: The submission is published on the Commission Huon Valley draft LPS assessment page as Submission - Gray Planning response to Direction 13 issued on the 14 July 2023 - 28 July 2023.

Response

Gray Planning's argument for excluding the vegetation along the boundaries is that:

- the narrow strips of vegetation do not constitute examples of a native vegetation community, and
- most of the trees in these strips could be removed under a Scheme exemption for establishment and maintenance of boundary fences which allows clearance within 1.5 m either side of the fence-line, making the application of the overlay redundant.

There are several complicating factors in adopting this argument to define the overlay, as outlined below.

- Based on theLIST cadastral parcels, it appears that property fencing along the southeastern boundary may be well inside the actual property boundary, thereby capturing a strip of vegetation that is contiguous with intact native forest to the southeast.
- Many of the individual mature trees shown in the photos provided are more than 1.5 m inside the boundary fences, including the entire strip running southeast of the property access.
- The policy adopted by Council is that the PVA overlay should not apply to 'transformed land'. During the hearings it is accepted that this means cleared pasture.

The strips of vegetation on this property have been identified by the REM as capturing small areas of DOV (threatened) and DAM (rare in the bioregion and locally significant vegetation), and as potential habitat for landscape-dependent threatened fauna species (locally significant vegetation).

While the evidence provided by the representors suggests that DOV and DAM are not present, there is little doubt that the strips of vegetation do provide potential habitat for landscape dependent threatened fauna species, albeit that in isolation they are unlikely to provide significant habitat for any of these species.

Conclusion

- Based on the evidence provided, it is accepted that there are not any threatened, under-reserved or rare vegetation communities on the property, but a site-assessment would be required to be sure.
- The strip of trees along the northwestern boundary can be treated as individual trees within pasture and appropriately captured by the term 'transformed land.'
- If the southeastern boundary fence is on the boundary, then any vegetation along this boundary as individual trees within pasture and appropriately captured by the term 'transformed land.'
- If the southeastern boundary fence is inside the property boundary as suggested by theLIST cadastral parcels, then the strip of vegetation along this boundary as a narrow strip of native forest and not 'transformed land.'
- The main potential habitat value for landscape-dependent threatened fauna species in the remnant vegetation on the property is probably potential nesting habitat provided by mature trees, which appear from the photos to all be large stringybarks (*Eucalyptus obliqua*). An on-site assessment could confirm whether any of these

trees support nests or hollows or have the potential to do so, but no conclusions can be drawn based on the evidence provided.

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