



# HUON VALLEY COUNCIL

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Our Ref: 17/82  
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Mr J Ramsay  
Delegate (Chair)  
Tasmanian Planning Commission  
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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 6**

I write in response to the Commission's directions issued on 10 April 2024.

Direction 6 requested the following information:

Response to the submission received from Thomas Botha in relation to application of the Priority Vegetation Area overlay to land at 36 Waggs Road, Mountain River (FR 122929/4). A link to the submission published on the Commission website is included below:  
<https://www.planning.tas.gov.au/data/assets/pdf/0009/753687/Submission-Thomas-Botha-14-March-2024.pdf>

## Response

The submission made in response to the Direction asks that the Priority Vegetation Area (VPA) overlay not apply to the existing treed areas in the northeastern corner of the property. The submission includes a number of photos and maps providing details of the property and the areas of vegetation on the property.

It is noted that this property is one of the cluster of properties subject to a separate Direction issued on 21 February 2024 (Direction 16 – Mountain River) which the Planning Authority has responded to previously.

The materials provided by Mr Botha, have been review and considered by natural values expert Mr Mulcahy, the Planning Authority's recommendation is based on the advice received.

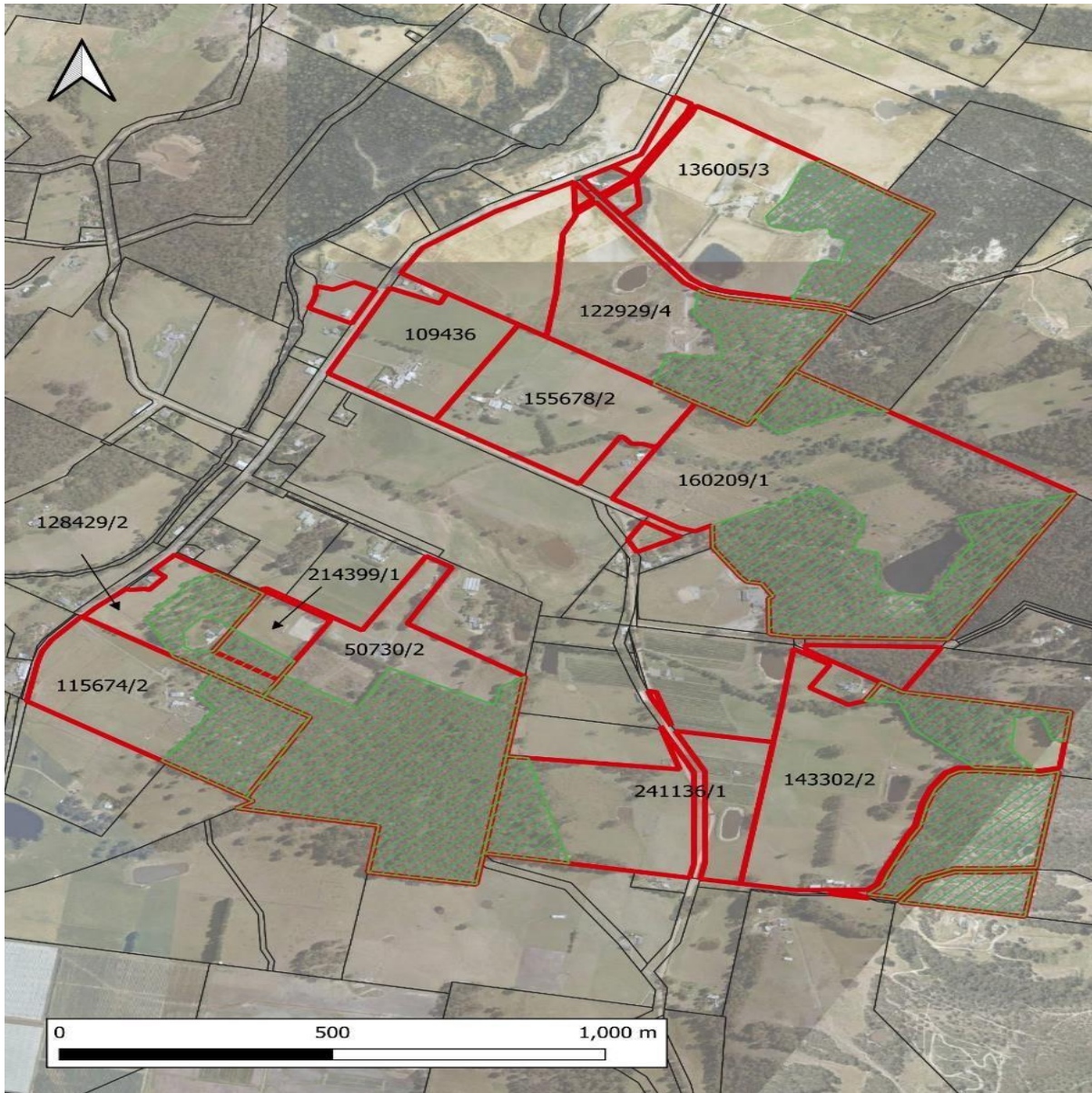
From the aerial and other photos provided, it can be seen that the areas of forest have different characteristics, as noted by Mr Botha. However, the forest shown and described located in the northeast corner of the property is typical of a healthy example of stringybark (*Eucalyptus obliqua*) dry forest on a mudstone substrate (DTO).

The open nature of the understory is natural and due to the low-nutrient soils and what is typically a shallow soil profile in DTO on ridges and spurs. The forest to the south is denser because it is towards, or on the flat, and a minor drainage line which runs further south.

As well as being less exposed to the drying influence of the northerly sun, this more low-lying area has probably accumulated more organic matter leading to better and deeper soils.

The area at the northeast Mr Botha wants excluded from the PVA overlay is not considered to be 'transformed land' and should therefore be retained under the overlay consistent with REM outputs and recommendations for other properties, including those directly adjoining.

The following figure, previously submitted as part of Planning Authority's response to Direction 16, includes the recommended Priority Vegetation Area overlay for the subject property.



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**