

From: Adriaan Stander <astander@kingborough.tas.gov.au>

Sent: Friday, 1 May 2026 1:35 PM

To: Graham, Linda <Linda.Graham@planning.tas.gov.au>; TPC Enquiry <tpc@planning.tas.gov.au>

Subject: Response to outstanding directions - Kingborough draft LPS

Good afternoon,

Please find attached, the planning authority's responses in relation to a number of outstanding directions.

Kind regards,

Adriaan Stander | Lead Strategic Planner | Kingborough Council

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Kingborough

Kingborough Council acknowledges and pays respect to the Tasmanian Aboriginal Community as the traditional owners and continuing custodians of this land and acknowledge Elders – past, present, and emerging

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1 May 2026

Our Ref: 17.228

For attention: Ms Linda Graham

The Executive Commissioner
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Dear Linda,

KINGBOROUGH DRAFT LOCAL PROVISIONS SCHEDULE – DIRECTION 92

Please find below the Planning Authority's responses to the above-mentioned direction.

Direction

Following the hearing of Representation 358 regarding land at [REDACTED], Kettering, the provision of a map showing the recommended application of the C7.0 Natural Assets Code's – Priority Vegetation Area overlay at [REDACTED], Kettering.

Planning Authority's response

It is proposed to revise the area of the PVA overlay such that it only applies to those parts of the property at [REDACTED], Kettering which are affected by the defined nominal Tree Protection Zones for the individual mature eucalypts recorded (which are considered to be, or which have the potential to be, vegetation of local importance). The proposed revised mapping is provided in Attachment 1 with the justification provided in Attachment 2.

If you wish to discuss the above, please contact the Council's Lead Strategic Planner, Adriaan Stander on (03) 6211 8210.

Yours sincerely,

A black rectangular box redacting the signature of Deleeze Chetcuti.

Deleeze Chetcuti
Director – Environment Development and Community

ATTACHMENT 1

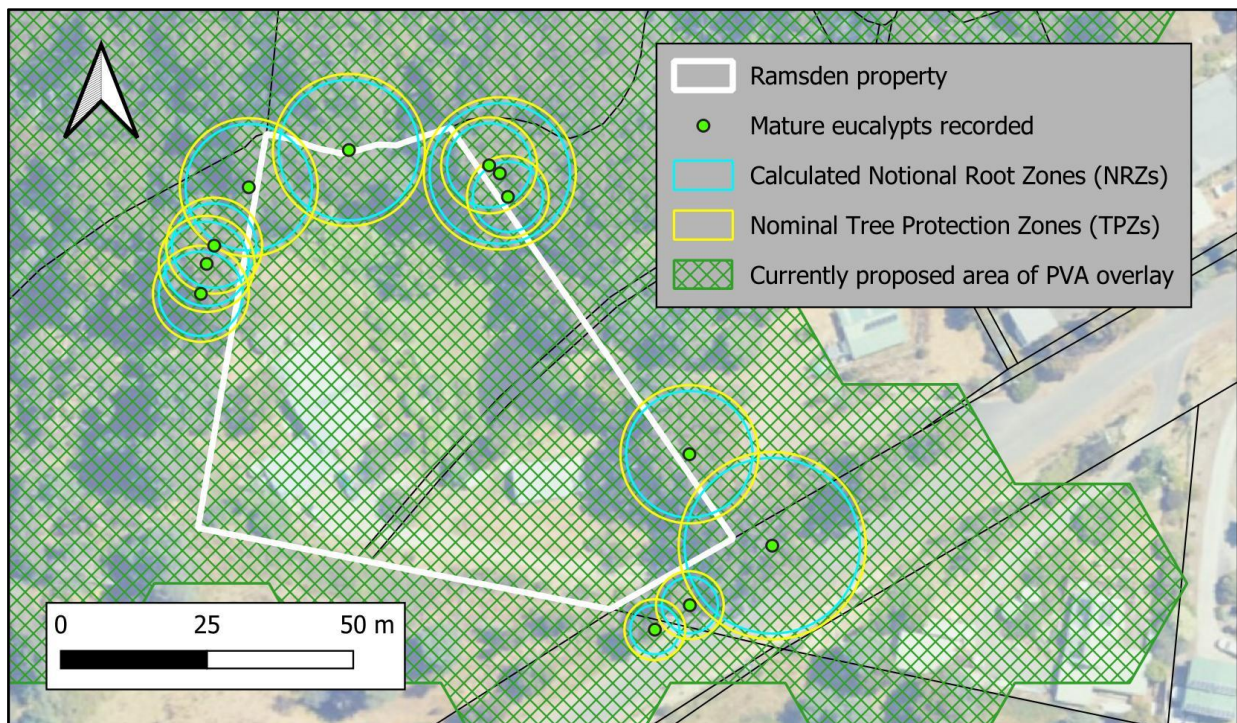


Figure 1. Currently proposed PVA overlay boundary at [REDACTED], Kettering

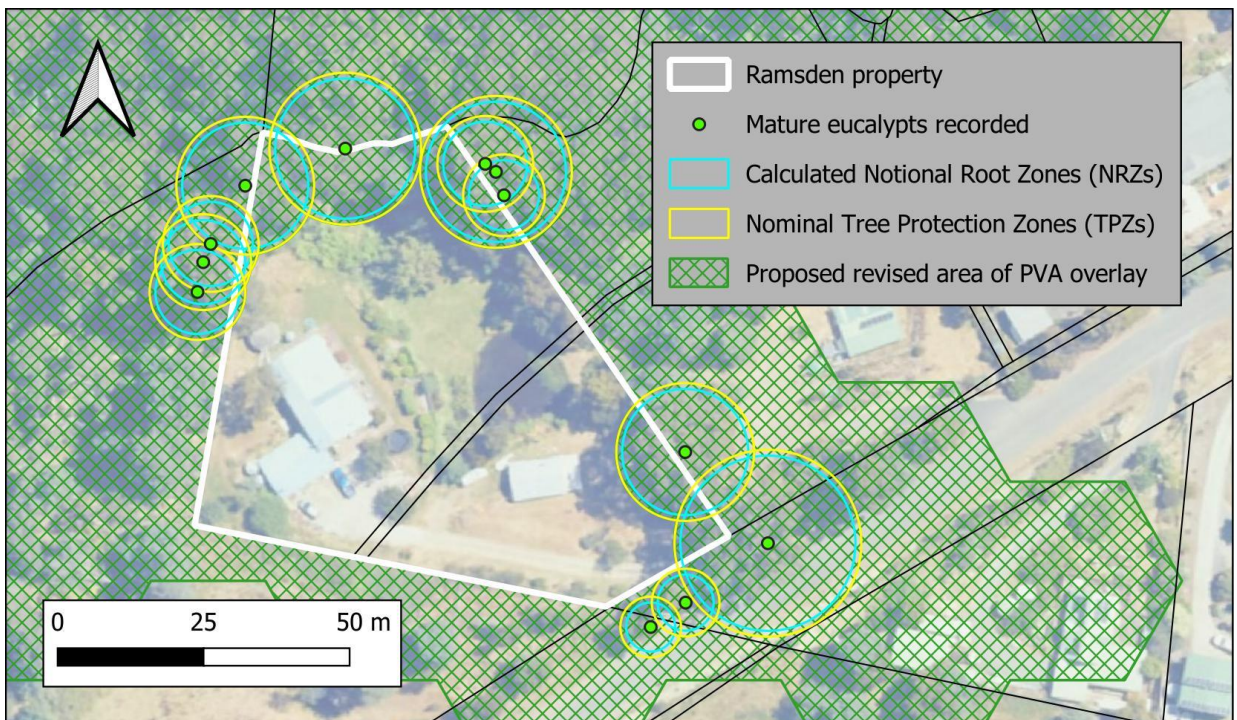


Figure 2. Proposed revision to PVA overlay boundary at [REDACTED], Kettering

ATTACHMENT 2

Background - application of the Priority Vegetation Area (PVA) overlay

- The modelling which has underpinned the application of the PVA overlay in Kingborough has already been discussed at some length.

The broad approach to application of the PVA overlay and the definition the Planning Authority has adopted for 'vegetation of local importance' have also been provided to the Panel in previous responses.

- The methodology employed by the Planning Authority in application of the PVA overlay and any ground-truthing of that application has been well described in previous responses (see for example the response to D 107_Rep 248).

Process for reviewing the application of the PVA overlay

After consulting with the owner and gaining her consent, a site visit was conducted by Mr Jim Mulcahy to assess the presence and extent of native vegetation and priority vegetation in the area proposed for the overlay.

No native vegetation communities are present on the property at 30 Oxleys Road, Kettering.

There are some mature eucalypts on the property running parallel to the eastern boundary, but these trees have been planted and as such, do not meet the Scheme definition of native vegetation.

There are some mature eucalypts on adjoining land close to the property boundary and the modelled Notional Root Zones for these trees extend into the property.

In respect of the mature eucalypts recorded on adjoining land close to the property boundary, the following methodology has been adopted to define the area of the overlay:

- a nominal Tree Protection Zone around each relevant tree is included in the overlay as well as the tree itself, and
- to cater for the growth of trees within the life of the overlay, the area adopted as a nominal Tree Protection Zone for each tree has a diameter 1 m greater than the calculated Notional Root Zone under the methodology described in the *Australian Standard for Protection of Trees on Construction Sites (AS 4970-2025)*.