

27 February 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 101 – 68 CRYSTAL DOWNS DRIVE, BLACKMANS BAY

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

Direction:

Following the hearing of Representations 239, 9, 253, 397, 222 and 258 the Planning Authority is to undertake a review and provide recommendations in relation to the application of the Priority Vegetation Area overlay to the following properties:

- 68 Crystal Downs Drive, Blackmans Bay (folio of the Register 55521/99).

Planning Authority's response:

At this site the overlay has been applied to capture three large eucalypts growing in the adjoining property at 64 Crystal Downs Road. Two of these eucalypts are exotic (not Tasmanian natives) which have obviously been deliberately planted and as such, do not meet the Scheme definition of native vegetation. The third tree is a large blue gum (*Eucalyptus globulus*) which may or may not have been planted. It meets the definition of a high conservation value tree, provides potential habitat for threatened species and is thereby vegetation of local importance.

It is proposed to revise the area of the overlay such that it only applies to those parts of the property at 64 Crystal Downs Road which are:

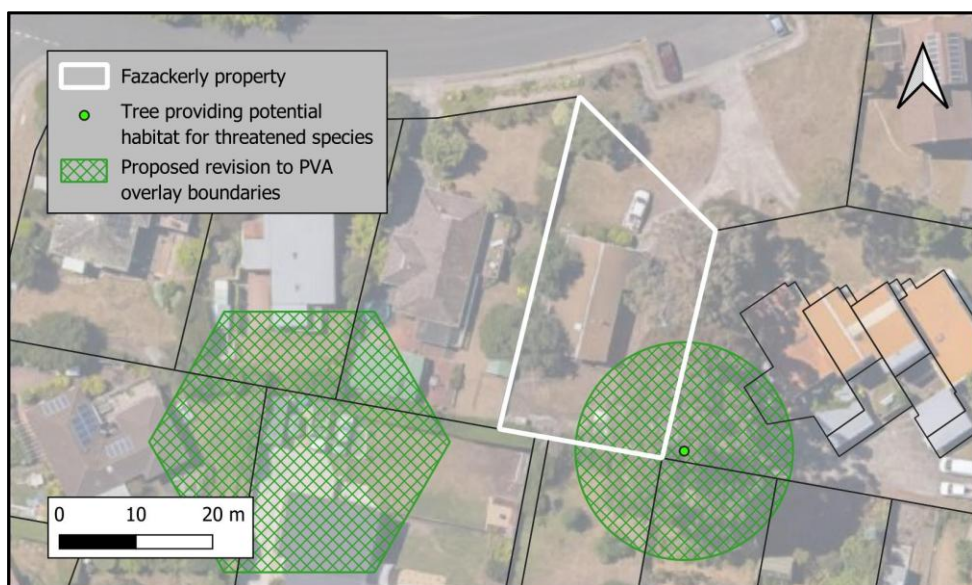
- affected by the defined tree protection zone for the large blue gum identified as potential habitat for threatened fauna species (vegetation of local importance).

Maps of the current proposed boundary of the PVA overlay at this site and the proposed revised boundary are shown in Figure 1 and 2.

Figure 1- Priority Vegetation Overlay as exhibited



Figure 2 - Proposed amended Priority Vegetation Overlay



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

Yours sincerely,

Deleeze Chetcuti
Director – Environment Development and Community