

23 September 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 138

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

Direction

Upon notification of a response to Direction 139 the provision of advice in relation to the application of the Priority Vegetation Area overlay. If the advice is that the Priority Vegetation Area overlay should be modified, as it applies to this land, the provision of modified mapping with appropriate justification.

Planning Authority's response

The Planning Authority notes that the above-mentioned direction refers to Direction 139; however, it is understood that this should instead reference Direction 137.

The environmental advice provided by the representor's environmental consultant maps small areas of threatened *Eucalyptus ovata* (DOV) forest and woodland on the property (Figure 12a in their response), albeit of limited extent and in generally poor condition. The advice also acknowledges the presence of Black Gum (*E. ovata*) trees that may provide foraging habitat for Swift Parrots, although it considers that the current foraging value is limited. In other words, the consultant accepts that environmental values are present on the site but concludes that those values are insufficient to meet their interpretation of Priority Vegetation.

The Planning Authority notes the consultant's position that the overlay should only be applied to vegetation that is presently recognisable as Priority Vegetation, and that the current condition and extent of vegetation should determine the application of the overlay.

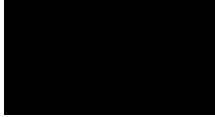
The Planning Authority's methodology for applying the Priority Vegetation Area overlay has previously been provided to the Commission. The methodology includes recognition that further assessment at the development application stage may be warranted where environmental values present on a site indicate an actual likelihood that the relevant criteria could be met within the timeframe in which the overlay is considered current. The Planning Authority will continue to have regard to its existing approach, together with any further guidance or alternative approach that may emerge through the Commission's consideration of the draft LPS.

Notwithstanding the above, the Planning Authority acknowledges the consultant's view that a more targeted application of the overlay to the parts of the site containing identified environmental values may be a reasonable alternative. This approach could provide a balance between the broader application identified through the Planning Authority's methodology and the narrower application proposed by the

consultant. Ultimately, the appropriateness and extent of the overlay are matters for the Tasmanian Planning Commission to determine.

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