

From: [Adriaan Stander](#)
To: [TPC Enquiry](#)
Cc: [Deleeze Chetcuti](#); [jimsplanning](#)
Subject: Response to Directions 136 and 140 - Kingborough Draft LPS
Date: Wednesday, 5 August 2026 4:24:33 PM
Attachments: [Response to Direction 136 \(properties on Manuka Road, Kettering\).pdf](#)
[Response to Direction 140 \(415 Woodbridge Hill Road, Woodbridge \).pdf](#)

Good afternoon,

Please find attached the Planning Authority's responses in relation to the above.

As with similar responses provided previously, we understand that some representors may hold a different view regarding the application of the overlay. Should the TPC choose to provide them with an opportunity to comment on the mapping submitted, we would have no objection.

Kind regards,

Adriaan Stander | Lead Strategic Planner | Kingborough Council

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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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5 August 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 136 (PROPERTIES ON MANUKA ROAD, KETTERING)

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

Direction

Following the hearing of Representation 322, 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

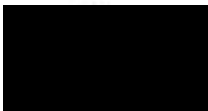
The site visit confirmed that no native vegetation communities are present at a scale that warrants mapping, although the regenerating cleared land in the southeast corner of CT 115585/1 is approaching that threshold. It was found that some mature trees have been planted by the current owners and do not meet the Scheme definition of native vegetation.

Some mature eucalypts are present on each of the four lots that meet the Planning Authority's working definition of a 'high conservation value tree' or have the potential to do so within the life of the overlay (located mostly around the lot boundaries).

Maps of the current proposed boundary of the PVA overlay at this site and the proposed revised boundary are shown in Attachment 1. The background and process for reviewing the overlay is 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,



Deleeze Chetcuti
Director – Environment Development and Community

ATTACHMENT 1

Figure 1. Current proposed PVA overlay boundary at Rep 322 properties on Manuka Road, Kettering



Figure 2. Proposed revision to PVA overlay boundary at Rep 322 properties on Manuka Road, Kettering



ATTACHMENT 2

Background - application of the Priority Vegetation Area overlay

- The modelling which has underpinned the application of the 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.

- Consistent with the understanding that individual mature eucalypts can provide habitat for threatened fauna species such as swift parrots, forty-spotted pardalotes and masked owls, the Planning Authority considers that mature eucalypts which provide potential habitat for threatened fauna species are, in and of themselves, examples of 'native vegetation' and 'priority vegetation.'
- It is acknowledged that application of the overlay relies on modelled data and aerial imagery and the resulting hexagonal grid pattern output delivers inaccuracies in terms of the extent of any native vegetation cover.
- The Planning Authority supports further refinement of the overlay boundary on a case-by-case basis where the opportunity arises. Where possible, this should occur through ground-truthing by a suitably qualified person.
- The Priority Vegetation Area overlay only applies to native vegetation and should be removed where it can be demonstrated that there is no native vegetation present with the potential to be priority vegetation.

Because native plants which have been deliberately planted do not meet the definition of native vegetation under the Scheme, where owners can demonstrate that vegetation was planted, the Planning Authority supports its exclusion from the overlay.

Process for reviewing the application of the PVA overlay

After consulting with the owners and gaining their 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.

Considering some valid criticisms of the methodology used in recent assessments and the costs of assessments under that methodology, the Planning Authority has taken a more pragmatic and less conservative approach to this assessment. Rather than measuring all 'mature trees' (DSH 0.25 m or more), the Planning Authority's working definition of a 'high conservation value tree' has been adopted as the basis for defining trees which provide potential habitat for threatened species.

- Where a native vegetation community is identified, the whole area of that community is recommended for inclusion in the overlay.
- Where mature trees meets the Planning Authority's working definition of a 'high conservation value tree' or have the potential to do so within the life of the overlay, they are considered to provide potential habitat for threatened species (vegetation of local importance) and 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.
- To cater for the growth of trees within the life of the overlay:
 - all trees with a current diameter at standard height (DSH) that is within 0.1 m of the thresholds for various species described under the Planning Authority's working definition of a high conservation value tree are considered relevant, and
 - 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)*.

5 August 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 140 (415 WOODBRIDGE HILL ROAD, WOODBRIDGE)

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

Direction

Following the hearing of Representation 4, 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.

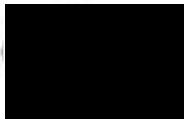
Planning Authority's response

The site visit confirmed the presence of wet eucalypt forest over most of the property and the presence of four eucalypts in proximity to cleared land of a scale that meet the Planning Authority's working definition of a 'high conservation value tree' or have the potential to do so within the life of the overlay.

Maps of the current proposed boundary of the Priority Vegetation Area (PVA) overlay at this site and the proposed revised boundary are shown in Attachment 1. The background and process for reviewing the overlay is provide 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,



Deleeze Chetcuti
Director – Environment Development and Community

ATTACHMENT 1

Figure 1. Current proposed PVA overlay boundary at the Lehmensich property at 415 Woodbridge Hill Road, Woodbridge (CT 7494/2)

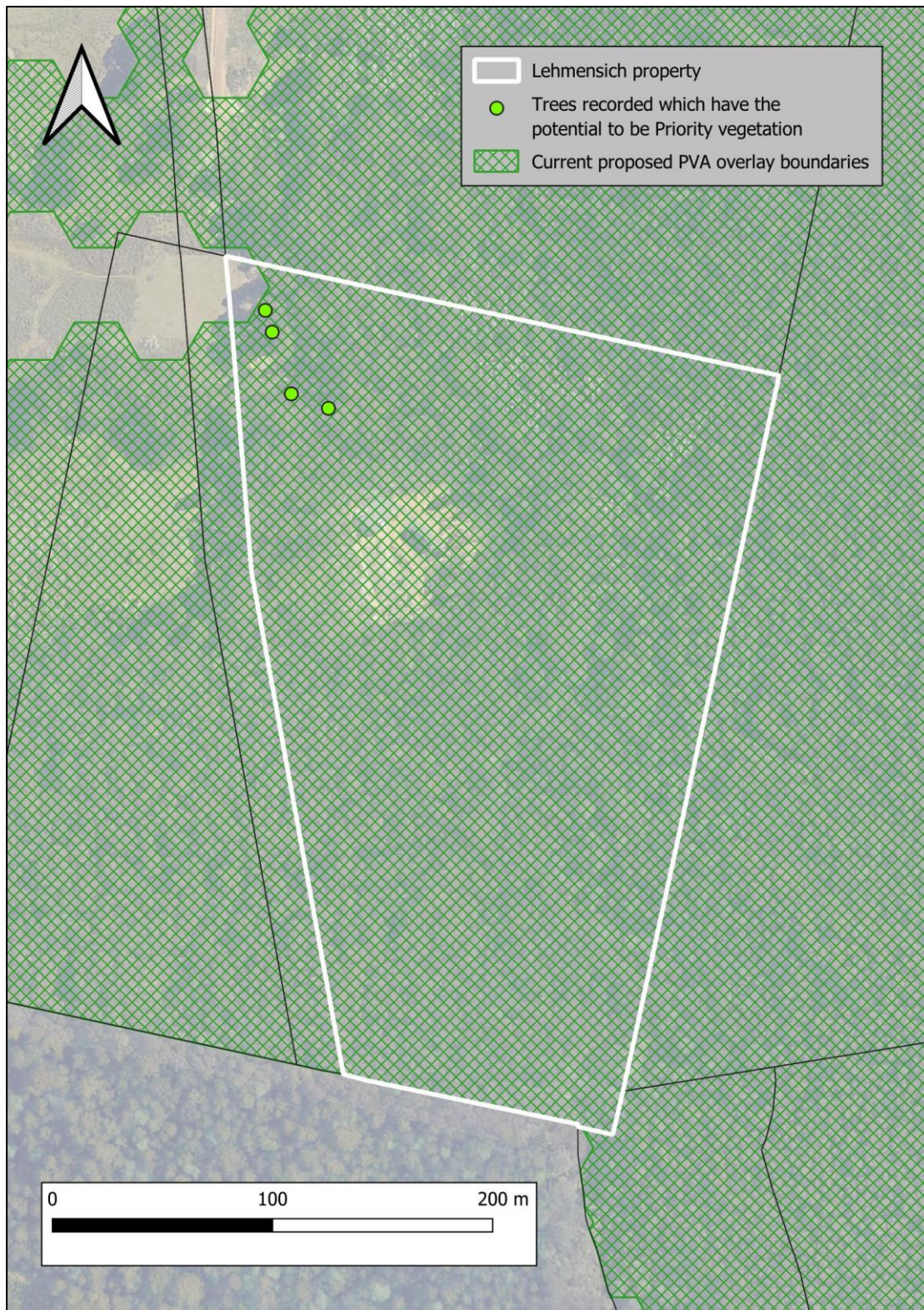
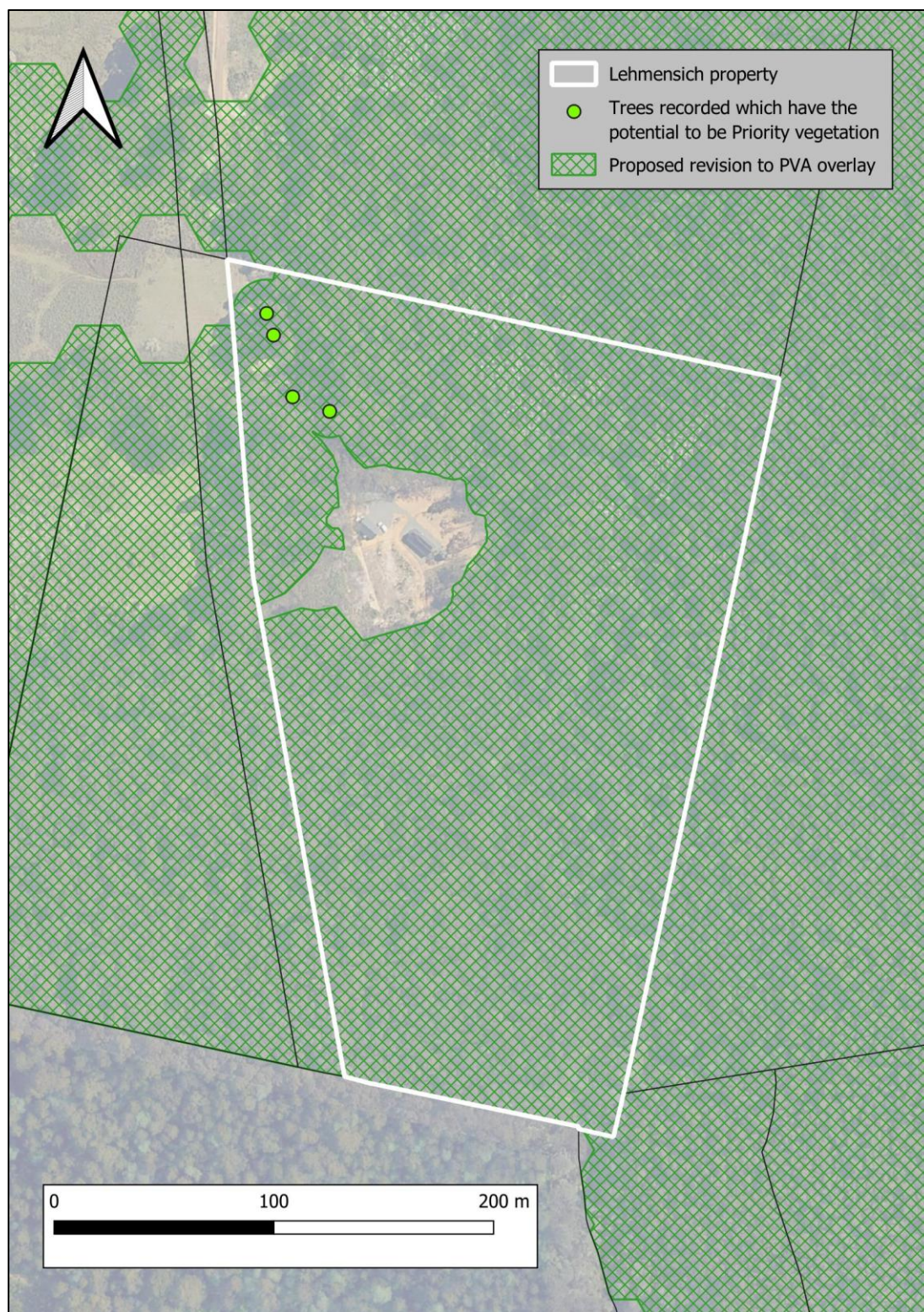


Figure 2. Proposed revision to PVA overlay boundary at the Lehmensich property at 415 Woodbridge Hill Road, Woodbridge (CT 7494/2)



ATTACHMENT 2

Background - application of the Priority Vegetation Area overlay

- The modelling which has underpinned the application of the 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.

- Consistent with the understanding that individual mature eucalypts can provide habitat for threatened fauna species such as swift parrots, forty-spotted pardalotes and masked owls, the Planning Authority considers that mature eucalypts which provide potential habitat for threatened fauna species are, in and of themselves, examples of 'native vegetation' and 'priority vegetation.'
- It is acknowledged that application of the overlay relies on modelled data and aerial imagery and the resulting hexagonal grid pattern output delivers inaccuracies in terms of the extent of any native vegetation cover.
- The Planning Authority supports further refinement of the overlay boundary on a case-by-case basis where the opportunity arises. Where possible, this should occur through ground-truthing by a suitably qualified person.
- The Priority Vegetation Area overlay only applies to native vegetation and should be removed where it can be demonstrated that there is no native vegetation present with the potential to be priority vegetation.

Because native plants which have been deliberately planted do not meet the definition of native vegetation under the Scheme, where owners can demonstrate that vegetation was planted the Planning Authority supports its exclusion from the overlay.

Process for reviewing the application of the PVA overlay

After consulting with the owner and gaining his 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.

Considering some valid criticisms of the methodology used in recent assessments and the costs of assessments under that methodology, the Planning Authority has taken a more pragmatic and less conservative approach to this assessment.

Rather than measuring all 'mature trees' (DSH 0.25 m or more), the Planning Authority's working definition of a 'high conservation value tree' has been adopted as the basis for defining trees which provide potential habitat for threatened species.

- Where a native vegetation community is identified, the whole area of that community is recommended for inclusion in the overlay.
- Where mature trees meets the Planning Authority's working definition of a 'high conservation value tree' or have the potential to do so within the life of the overlay, they are considered to provide

potential habitat for threatened species (vegetation of local importance) and 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.
- To cater for the growth of trees within the life of the overlay:
 - all trees with a current diameter at standard height (DSH) that is within 0.1 m of the thresholds for various species described under the Planning Authority's working definition of a high conservation value tree are considered relevant, and
 - 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)*.