

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 – SPRING FARM ESTATE

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:

- *properties within the Springfarm Estate Development (land to the north of 68 Maddocks Road, Kingston folio of the Register 181920/1000)*

Planning Authority's response:

The site visit confirmed the presence of the following priority vegetation within the boundary of two residential lots in the north of the estate:

- four (4) trees with a current DBH that is within 0.05 m of the thresholds for various species described under the Planning Authority's working definition of a high conservation value tree (potential habitat for threatened species and thereby vegetation of local importance).

The site visit also confirmed the presence of the following priority vegetation within Public Open Space lots within and surrounding the residential estate and close to boundaries of residential lots:

- one hundred and fifty-six (156) trees with a current DBH that is within 0.05 m of the thresholds for various species described under the Planning Authority's working definition of a high conservation value tree (potential habitat for threatened species and 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 residential properties in the Whitewater Estate which are:

- affected by the defined tree protection zones for the trees which provide 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

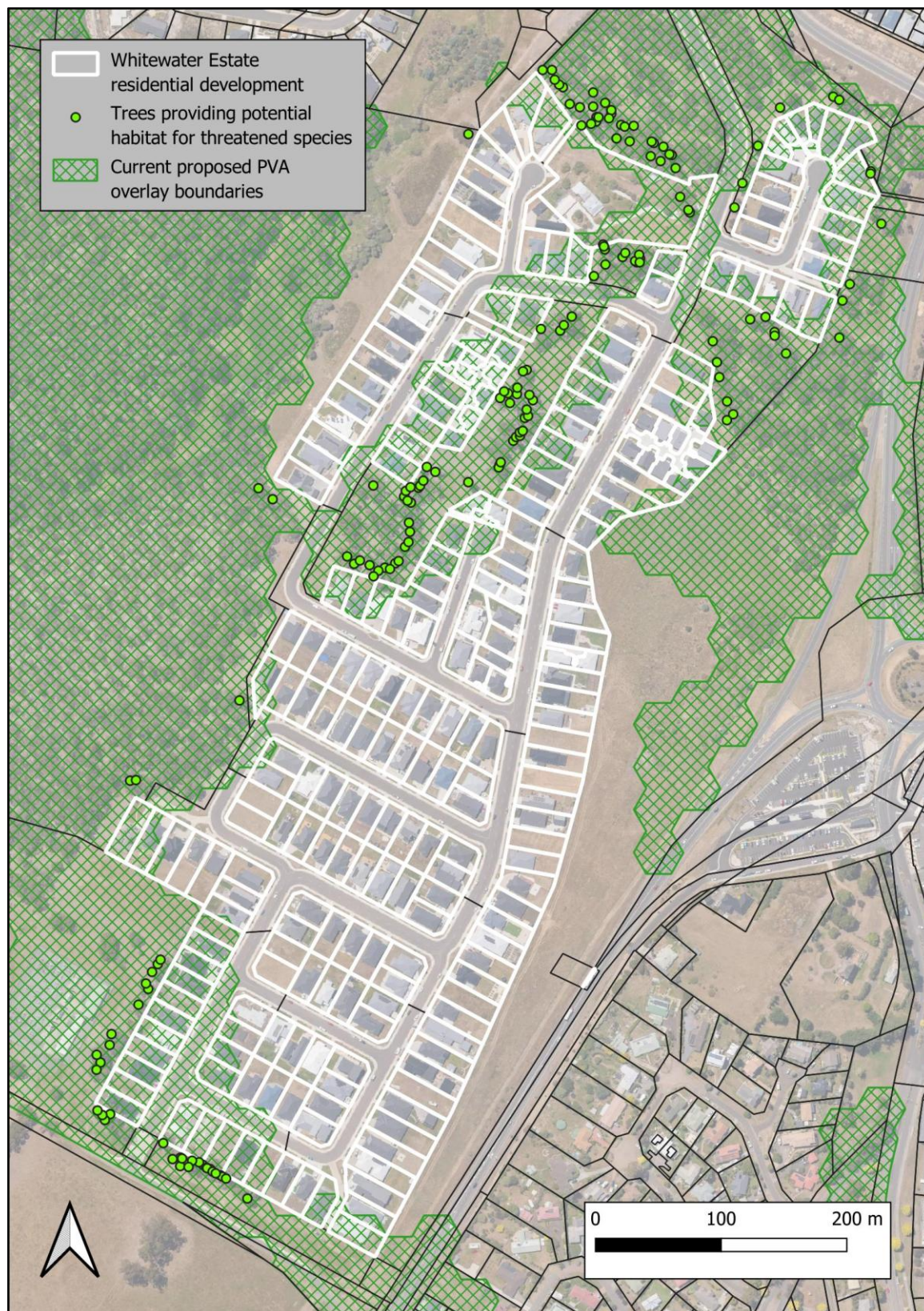
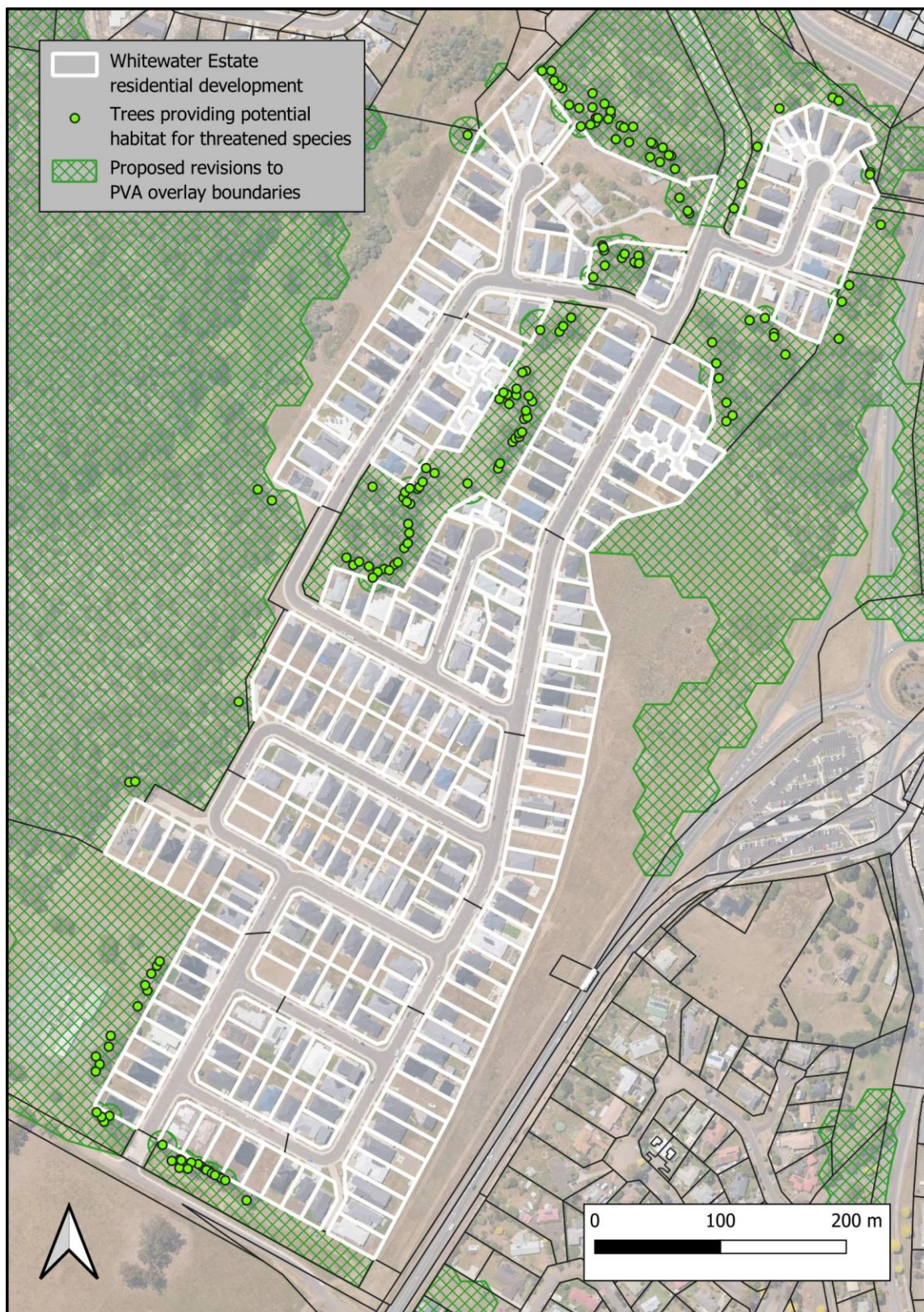


Figure 2 - Proposed amended Priority Vegetation Overlay



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