
From: Adriaan Stander <astander@kingborough.tas.gov.au>
Sent: Tuesday, 20 October 2026 1:20 PM
To: TPC Enquiry
Cc: Graham, Linda
Subject: Response to Direction 151 - Kinborough Draft LPS
Attachments: Response to Direction 151.pdf

Good afternoon,

Please find attached the Planning Authority's response in relation to the above-mentioned direction.

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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20 October 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 151

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

Direction

Following the hearing of Representation 238, 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

Zoning

The Planning Authority maintains the zoning outcomes previously recommended through its submission, which supported the application of the Rural Living Zone and Rural Zone as alternatives to the Landscape Conservation Zone for the precinct, consistent with the recommendations of the Ireneinc Report.

However, the Planning Authority notes that, during the recent hearing concerning this precinct, the owner of [REDACTED], Margate expressed support for the application of the Rural Zone to the property and sought the application of that zone to the entirety of the title.

Having regard to the matters raised at the hearing, the Planning Authority has undertaken further consideration of the property and observes that it operates as a single landholding with land use characteristics that are more closely aligned with the purpose and outcomes of the Rural Zone than the Rural Living Zone. The Planning Authority also considers that the rural use and management of the land is best reflected through the application of a consistent zoning framework across the whole title.

Accordingly, while the Planning Authority's broader recommendations for the precinct remain unchanged, it supports the application of the Rural Zone to the entirety of 135 Fehres Road, Margate, including the land east of [REDACTED] currently proposed to be zoned Rural Living.

Priority Vegetation Overlay

With respect to the Priority Vegetation Area Overlay, the Planning Authority notes that the overlay is proposed to apply to native vegetation within the area, but also extends into portions of developed residential land and adjoining pasture. Of the affected properties, CT [REDACTED] appears to be the most substantially affected by the inclusion of cleared pasture within the overlay extent.

The vegetation mapped across the affected properties is predominantly identified as comprising the threatened native vegetation communities Dry Blue Gum Forest (DGL) and Dry Silver Peppermint Forest

on Sediments (DTO). While the Planning Authority cannot conclusively verify all mapped DGL vegetation without field assessment, the DTO mapping is generally consistent with aerial imagery, canopy characteristics and underlying geology, and appears to accurately reflect the vegetation values present within the locality.

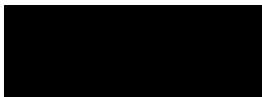
Importantly, the presence of DGL vegetation raises the possibility that mature blue gum trees occurring within pasture and residential areas may provide potential foraging habitat for the critically endangered Swift Parrot. Similarly, poorly drained areas associated with drainage lines and farm dams may support mature black gums that provide habitat values for threatened fauna species. Consequently, the overlay has been applied in a manner that seeks to capture individual mature habitat trees, in addition to larger areas of native vegetation

The extension of the overlay beyond the boundaries of mapped native vegetation is largely a consequence of the Regional Ecosystem Model (REM) mapping methodology, including the use of hexagonal mapping units, together with the objective of capturing individual mature trees that may provide habitat for threatened fauna species.

Notwithstanding the above, the Planning Authority acknowledges that a more targeted application of the Priority Vegetation Area Overlay to those parts of the precinct containing identified environmental values may be a reasonable alternative. However, given the operation of the relevant exemptions within the State Planning Provisions, the Planning Authority does not consider that there is a compelling basis to modify the exhibited overlay extent at this time. Ultimately, the appropriateness and extent of the overlay remain matters for determination by the Tasmanian Planning Commission.

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

Yours sincerely,



DAVE STEWART
CHIEF EXECUTIVE OFFICER