
From: Danielle Gray [REDACTED] >
Sent: Friday, 1 May 2026 2:09 PM
To: Kingborough LPS
Cc: [REDACTED]
Subject: Response to TPC regarding [REDACTED] KC LPS Ireneinc report
Attachments: TPC response letter to Ireneinc recommendations LCZ [REDACTED] Rep 608
01.05.2026.pdf; Kingborough draft LPS - Commission letters to Justin Bresnehan 2 April
2026.pdf

To the Chair Mr Nick Heath, Tasmanian Planning Commission

Dear Mr Heath,

In response to your letter dated 2 April 2026 (attached) sent to the landowners, please find attached a letter from Gray Planning acting for the owners that seeks further involvement, as required, in the LPS hearing process for [REDACTED] (rep #608) regarding the recommendations in the Ireneinc report commissioned by Council.

Further involvement in the hearings is also sought regarding the extent of the application of the Priority Vegetation Area overlay on [REDACTED].

If you wish to discuss please get in touch with the undersigned.

Regards
Danielle

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1 May 2026

Mr Nick Heath, Chair and Delegate
Tasmanian Planning Commission
GPO Box 1691
Hobart TAS 7001
Via: KingboroughLPS@planning.tas.gov.au

Dear Mr Heath,

KINGBOROUGH LPS IRENEINC REPORT RECOMMENDATIONS

Your ref: DOC/26/36829

I refer to correspondence from the Commission dated 2 April 2026 regarding the recommendations in the report prepared by Ireneinc commission by Kingborough Council recently submitted to the Commission as part of the LPS process.

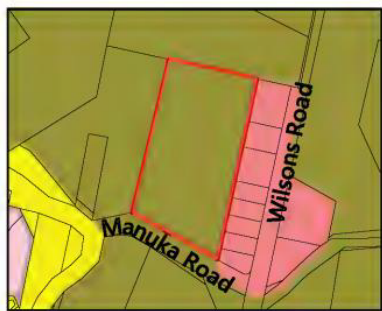
Gray Planning has been engaged by the owners of [REDACTED] (CT-[REDACTED]) to act on their behalf regarding the Kingborough LPS hearing process.

I have reviewed the Commission's letter and the Ireneinc report which has recommended a change to Rural Living zone as follows:

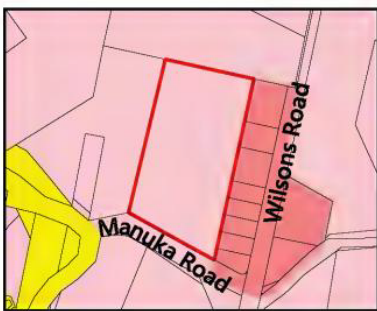


Under the draft LPS, your property was exhibited within the Landscape Conservation Zone and is recommended in the Ireneinc report to instead be included within the Rural Living Zone as shown below.

Title:	Address:	Exhibited:	Proposed:
[REDACTED]	[REDACTED]	Landscape Conservation	Rural Living



Draft LPS zone



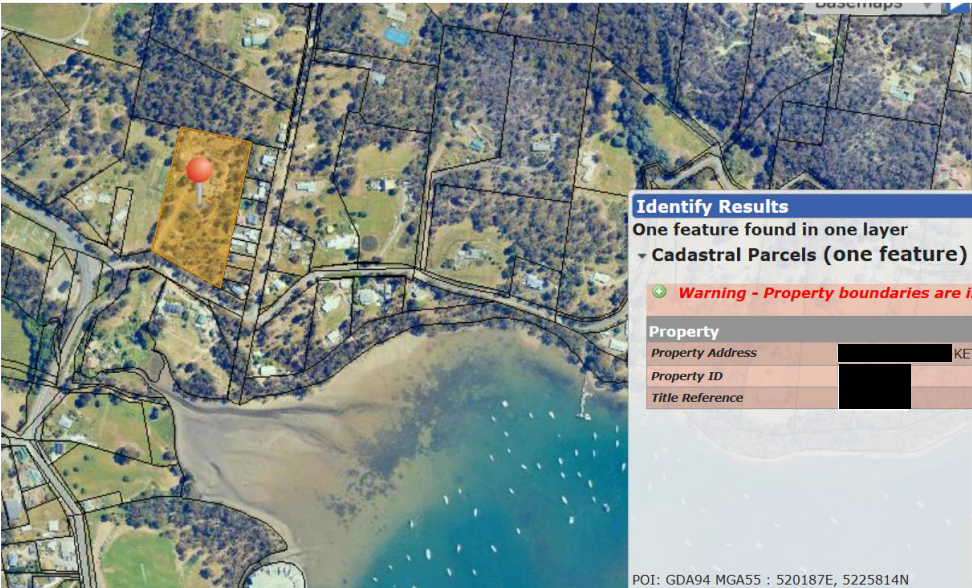
Recommended zone in Ireneinc report

- Landscape Conservation
- Low Density Residential
- Rural Living
- Utilities
- Community Purpose

In the representation (#608) prepared by the property owners and submitted in December 2024, a zoning of Rural Living was sought on the basis of the characteristics of the subject site and its lack of any demonstrated landscape values.

The Ireneinc report concluded the following about the subject site and surrounding area:

[REDACTED] location:



Add Layer

Drawing Tools

Cadastral Parcels

Identify Results

One feature found in one layer

Cadastral Parcels (one feature)

Warning - Property boundaries are indicative only. See explanati

Property

Property Address [REDACTED] KETTERING TAS 7155

Property ID [REDACTED]

Title Reference [REDACTED]

POI: GDA94 MGA55 : 520187E, 5225814N

Under original mapping advertised, Council proposed Landscape Conservation for [REDACTED].



██████████ is included in the pink outlined area in the map on page 264 (arrowed):

3.5 Kettering East and Oyster Cove

3.5.1 Part A - Locality Baseline

Matter	Information
General extent of the locality	

The Ireneinc report specifically mentions representation #608 which opposed LCZ. The below map on page 276 confirms rep numbers in the pink outlined land areas. Rep #608 is included.

Rep 438 - ██████████ Kettering - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property. Rep 536 - ██████████ Kettering Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property. Rep 542 - ██████████ Kettering - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property. Rep 543 - ██████████ Kettering - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property. Rep 547 - ██████████ Oyster Cove7155 - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property. Rep 569 - ██████████ Kettering Rep 588 - ██████████ Oyster Cove7155 - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property. Rep 589 - ██████████, Oyster Cove7155 - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property. Rep 608- ██████████ Kettering - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property.	
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Land within the pink outlined area has a recommendation to go over to Rural Living zone on page 281:



3.5.2.2 Recommendations

In considering the evaluation framework and the resulting pattern of zoning, previous modifications directed by the TPC, the full extent of this locality transition from the ELZ to the RLZ as the area has attributes which align with the rural living settlement and are located either within proximity to other land within the RLZ or between land for which higher intensity residential uses exist on either side. Considering the landscape values which exist on this land, there are sufficient mechanisms in the planning scheme to provide for the appropriate management of existing landscape values on these parcels such that the RLZ could be an appropriate alternative zone – on the basis that where the RLZ is applied, the minimum lot size associated with these lots provides for no further subdivision.

This is with the exception of [REDACTED] Oyster Cove TAS 7150 (PID: [REDACTED]) and [REDACTED] Oyster Cove TAS 7150 (PID: [REDACTED]) which does not have rural living attributes that align with the balance of the locality. Considering the resulting zone pattern, this parcel this parcel should be transitioned to the Rural Zone to avoid fragmentation.

The above outlined pink area is recommended by Ireneinc to go across to Rural Living zone on the basis no further subdivision potential is created.

It is considered that the subject site already contains a visitor accommodation in the southern portion of the subject site and a dwelling in the northern part of the subject site and a subdivision into 2 lots (1 lot and balance) would not result in an incompatible pattern of development in the surrounding area which has no characteristic lot size or particular pattern of development.

The subject site at [REDACTED] one of the largest lots in the surrounding area and an additional lot being created would result in very minor infill of a single lot only in an existing settlement area where there are multiple lots well under 1 hectare in area already existing.

The other issue that Gray Planning would like to discuss at the upcoming hearings is the matter of the application of the Priority Vegetation Area overlay on [REDACTED].

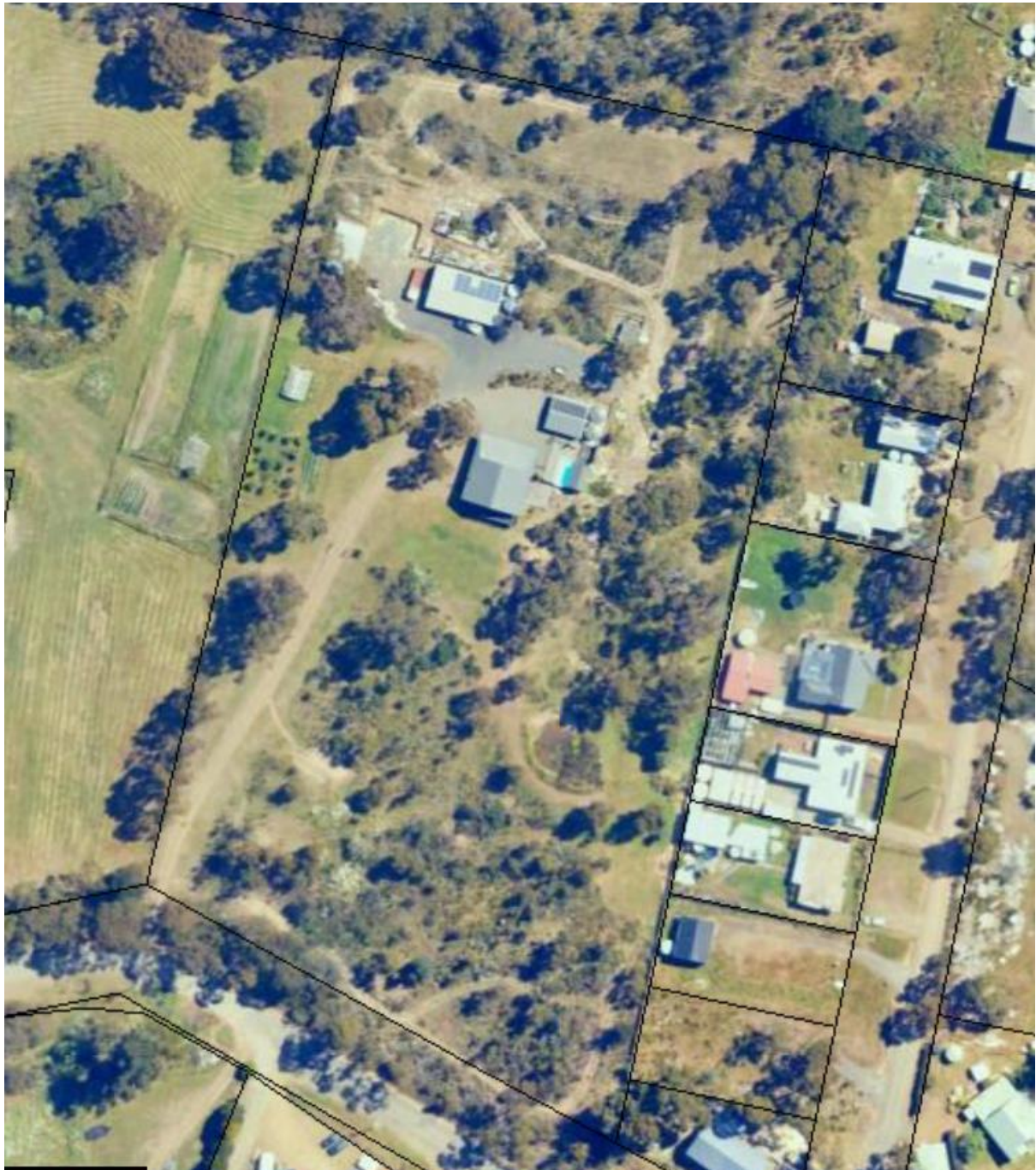
The subject site partially contains a highly degraded and fragmented DOV community as well as FAG (Agricultural land classification) and has fire management areas around the visitor accommodation and dwelling.

These HMA areas are required to be managed as follows

HMA maintenance The HMA must be maintained in a minimal fuel state at all times for bushfire protection mechanisms to be effective. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (less than 100mm) and any flammable fine fuels at ground level such as leaves, litter and wood piles must be suitably managed.

Vegetation on site is sparse and primarily vegetation within a combination of cleared pasture, degraded understorey and garden beds as follows:





Approximately 40% of the subject site has been mapped as FAG (Agricultural land) or is contained in the HMA around the dwelling and Visitor Accommodation.



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In response to the Commission's letter dated 2 April 2026, it is confirmed that Gray Planning and the owners do not wish to be further involved in the LPS hearing process with respect to zoning so long as a Rural Living Area A zoning is applied to the property at [REDACTED], for the reasons outlined in this letter.

Should further discussion be required on what Area (A or B) of the Rural Living zone is appropriate for the subject site, Gray Planning wishes to confirm they seek further representation and be further involved in the hearing as part of the process.

It is also confirmed that the owners and Gray Planning wish to be further involved in the LPS hearings to request the partial or whole removal of the proposed extent of Priority Vegetation Area overlay to [REDACTED].

Should you wish to discuss the above, I may be contacted on 0439 342 696.

Yours faithfully



Danielle Gray B.Env.Des. MTP. MPIA
Principal Consultant, Gray Planning

