

From: [REDACTED]
To: [TPC Enquiry](#)
Cc: [REDACTED]
Subject: Re: Subject: Representation 610 – LPS-KIN-TPS – [REDACTED], Woodbridge (CT [REDACTED]) – amended position (Rural Living Zone C)
Date: Wednesday, 10 June 2026 7:31:05 PM

Dear Commission,

Re: Kingborough Local Provisions Schedule (LPS-KIN-TPS)

Representation 610 – Brendan and Fiona Shanley

Property: [REDACTED], Woodbridge TAS 7162 (CT [REDACTED], PID [REDACTED])

We, Brendan and Fiona Shanley of Representation 610, write further to the hearing this morning, at which our son spoke on our behalf. Following that hearing, we wish to amend our position from our original written submission and now support our property being zoned Rural Living Zone C (RLZ C), consistent with the adjoining Rural Living Zone C corridor. It is our belief that our property has been wrongly zoned.

Our reasons are as follows:

1. The established and intended use of our property is residential lifestyle in a rural setting – which is the purpose of the Rural Living Zone (cl. 11.1.1) – not commercial agriculture and not landscape conservation.
2. Our property sits immediately adjacent to an established Rural Living Zone C corridor. The cluster of properties to the south on the same road are zoned Rural Living Zone C and share the same [REDACTED] frontage and servicing as our land. There are also houses all around our properties which are consistent with Rural Living Zones.
3. The Rural Zone's standards are built around an adjacent Agriculture Zone, of which there is none in the vicinity of this part of [REDACTED]. The core function of the Rural Zone is therefore not engaged on our land, whereas the Rural Living Zone's residential-amenity standards fit it directly.
4. Commercial agriculture is not viable on our property given its scale and the spray-buffer separation constraints that apply, a matter that does not appear to have been assessed in the review.
5. The Rural Zone would impose disproportionate burdens on us. A new dwelling would require access to a road maintained by a road authority (cl. 20.4.3), which would involve significant cost and an ongoing maintenance liability and undermine the viability of a future lifestyle dwelling which would cause broader economic loss.

For these reasons we respectfully ask that the Commission apply the Rural Living Zone C to our property. We oppose reversion to the exhibited Landscape Conservation Zone, We would welcome the opportunity to be heard further if the Commission is minded to depart from the Rural Living Zone C.

Yours faithfully,

Brendan and Fiona Shanley

[REDACTED], Woodbridge TAS 7162 | [REDACTED] Woodbridge TAS 7162