
From: Danielle Gray <[REDACTED]>
Sent: Wednesday, 22 April 2026 1:50 PM
To: Kingborough LPS
Cc: David Evans; 'Jan'
Subject: CM: Response to TPC regarding [REDACTED] KC LPS Ireneinc report
Attachments: TPC response letter to Ireneinc recommendations LCZ [REDACTED] Rep 252 22.04.2026.pdf; TPC Ireninc outcome letter..pdf

To the Chair Mr Nick Heath, Tasmanian Planning Commission

Dear Mr Heath,

In response to your letter dated 2 April 2026 (attached), please find attached a letter from Gray Planning acting for the owners Mr D Evans and Mrs J Evans that seeks further involvement in the LPS hearing process for [REDACTED] (rep #252) regarding the recommendations in the Ireneinc report commissioned by Council.

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

Regards
Danielle

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22 April 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.

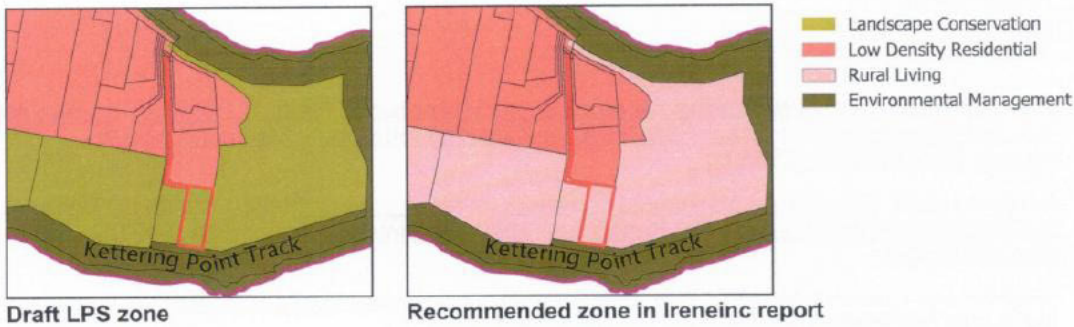
Gray Planning has been engaged by the owners (Mr D Evans and Mrs J Evans) of [REDACTED] [REDACTED] to act on their behalf regarding the Kingborough LPS hearing process.

I have reviewed the Commission's letter and the Ireneinc report which has recommended a wholly 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



In the representation (#252) prepared by Gray Planning on behalf of the property owners and submitted in December 2024, a zoning of wholly Low Density Residential zone for [REDACTED] was sought on the basis of the characteristics of the subject site and its lack of any demonstrated landscape values as well as its small size, which is smaller in site area (minus the access strip) than the majority of nearby properties to the immediate north.

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

[REDACTED] appears to be included in the pink outlined area in the map on page 264:

3.5 Kettering East and Oyster Cove

3.5.1 Part A - Locality Baseline

Matter	Information
General extent of the locality	

The Ireneinc report does not specifically mention representation #252 which requests a wholly Low Density Residential zone for [REDACTED]. The below map on page 276 confirms rep numbers in the pink outlined land areas. Rep #252 is not included.

Rep 438 - [REDACTED] Kettering - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property.

Rep 536 - [REDACTED] Kettering Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property.

Rep 542 - [REDACTED] Kettering - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property.

Rep 543 - [REDACTED] Kettering - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property.

Rep 547 - [REDACTED] Oyster Cove 7155 - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property.

Rep 569 - [REDACTED] Kettering

Rep 588 - [REDACTED] Oyster Cove 7155 - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property.

Rep 589 [REDACTED] Oyster Cove 7155 - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property.

Rep 608 - [REDACTED] Kettering - Rep opposes the proposed Landscape Conservation zone (22.0) and request the Rural Living Zone (11.0) for property.

The neighbouring titles to [REDACTED] are proposed to be dealt with as follows with a recommendation for land to go over to Rural Living zone on page 281:

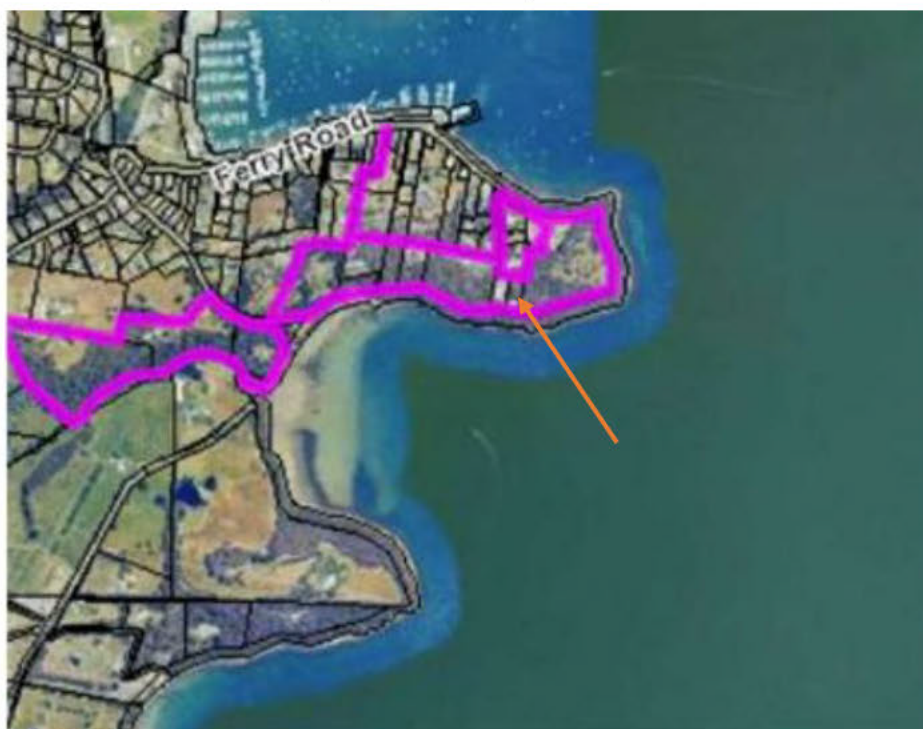
3.5.2.2 Recommendations

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.

Again, rep #252 is not mentioned, nor is the subject site specifically, despite being partially included in the pink outlined area shown in maps on pages 264, 270 and 276.

Zoom in of map on page 264 with [REDACTED] indicated with an arrow:



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.

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. The property [REDACTED] is unlikely to be able to be subdivided due to the extremely lengthy and narrow access strip which is its sole legal and physical access onto [REDACTED]. This access strip is only 3.6m at its widest, more than 230m in length and has a 90 degree angle close to the main body of the site.

Minus the access strip, [REDACTED] is only around 3100sqm in site area.

The proposed Rural Living zoning for [REDACTED] appears more of an attempt to keep a neat zoning line rather than recognise the title boundaries of properties.



There are substantially larger properties to the north of [REDACTED] that are proposed to go over to a Low Density Residential zoning. Therefore, the only conclusion that can be made is the proposed zoning is something more visually pleasing on a map than recognising on site features or the size of the subject site or its location as part of a cluster of residential properties of similar sizes and land uses.

When it comes to considering the zone development standard differences, there are stark differences between standards such as boundary setbacks:

Low Density Residential side and rear boundary setback: 5m

Rural Living side and rear boundary setback: 10m.

The subject site at [REDACTED] is only 36m in width and larger setbacks under the Rural Living zone would be expected to result in unavoidable discretion being sought or otherwise locate outbuildings or a house extension in the middle of the site to comply with a 10m setback under the Rural Living zone.

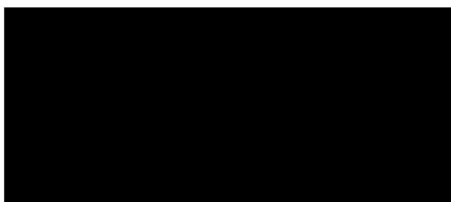
It is worth noting the existing dwelling on site is approximately 1.5m and 8m from the side boundaries which is more in keeping with a pattern of development located close to side boundaries due to site constraints that would be expected in a Low Density Residential zoned area.

In response to the Commission's letter dated 2 April 2026, it is confirmed that Gray Planning and the owner wish to be further involved in the LPS hearing process.

It is considered appropriate that a wholly Low Density Residential zone is applied to the subject site instead as outlined in this submission and as per the original representation prepared (#252).

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

