
From: Caroline Lindus <caroline@era-advisory.com.au>
Sent: Thursday, 30 April 2026 5:44 PM
To: Kingborough LPS
Cc: TPC Enquiry; 1920-020 [REDACTED]
Subject: Submission in response to direction 69 - Landscape Conservation Zone
Attachments: Kingborough LPS submission_[REDACTED] 20260430.pdf

Good evening,
Please find attached correspondence regarding representation 205 in relation to direction 69 of the Kingborough draft LPS process.

Don't hesitate to contact us if you have any queries.

Regards,

Caroline



Caroline Lindus
Director

caroline@era-advisory.com.au
0417 246 474
Era Advisory supports flexible work practices.

Level 1, 125A Elizabeth St
Nipaluna (Hobart) TAS 7000
(03) 6165 0443
era-advisory.com.au



We acknowledge and respect Palawa people as the Traditional Owners of Lutruwita (Tasmania). They are the original custodians of our land and waters. We respect their unique ability to care for country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

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28 April 2026
Our reference: 1920-020
TPC reference: Representation 205 / Direction 69

Mr Nick Heath
Chair
Tasmanian Planning Commission
GPO Box 1691
Hobart TAS 7001

By email: KingboroughLPS@planning.tas.gov.au

Dear Mr Heath,

██████████, Tinderbox
Response to Direction 69 - Landscape Conservation Zone
Draft Kingborough Local Provisions Schedule

Era Advisory continues to act on behalf of Frances Bender at ██████████, Tinderbox in relation to the proposed zoning of her property to Landscape Conservation under the draft Kingborough Local Provisions Schedule (LPS). We made a submission (205) to the planning authority in 2024, and have not yet participated in the LPS hearing process. We reiterate that we wish to present to the Panel in a hearing when the opportunity arises.

I write in response to the Commission Directions dated 2 April 2026. In the exhibited version of the draft LPS, our client's property was proposed to transition to the Landscape Conservation Zone. Following the completion of the Ireneinc report, the site continues to be proposed to translate into the Landscape Conservation Zone. As outlined in our original submission to the draft LPS, dated 6 December 2024, we proposed that the property should be zoned Rural Living D, which – in our opinion - is a zone that better reflects the characteristics of the site.

The Ireneinc report attempts to explore in greater detail the decision making around the application of the zones. There is relatively little detail responding specifically to the representation that we have made on behalf of our client. Broadly, the review report talks to:

- The fact that the Environmental Living zone can rightly be transitioned to the Landscape Conservation Zone *or* the Rural Living Zone, dependent on characteristics – a key finding from the Huon Valley LPS hearings.
- That the Rural Living Zone should be applied to land that contains residential uses (in this instance a substantial dwelling and shed, smaller outbuildings and structures, and extensive landscaping and other modifications) on larger lots, where the priority is given to the residential activities. It is noted that where a site includes important vegetation or landscape values, the Rural Living Zone can still be applied in the instance of those values being protected or managed through the application of Codes (such as the Priority Vegetation Overlay applied through the Natural Assets Codes).

- Noting a strategic planning imperative that rezonings should not be spot zoned, leaving one parcel of land zoned inconsistently with those immediately surrounding it.
- A preference to only allow for Rural Living zoning on titles that are unable to be subdivided further.

The property is an internal lot, highly modified, with some smaller areas in native vegetation. To the north it is adjacent to lots that were proposed to be Landscape Conservation Zone, but otherwise demonstrate the characteristics of a Rural Living lot. To the south, the lots are larger, and more heavily vegetated and also are proposed to be zoned Landscape Conservation.

Following the Ireneinc review, the lots to the north are now proposed to be zoned Rural Living (noting it is unclear whether they are Rural Living A, B, C or D). The subject lot, marked with a star, is directly adjacent and continues to be zoned Landscape Conservation

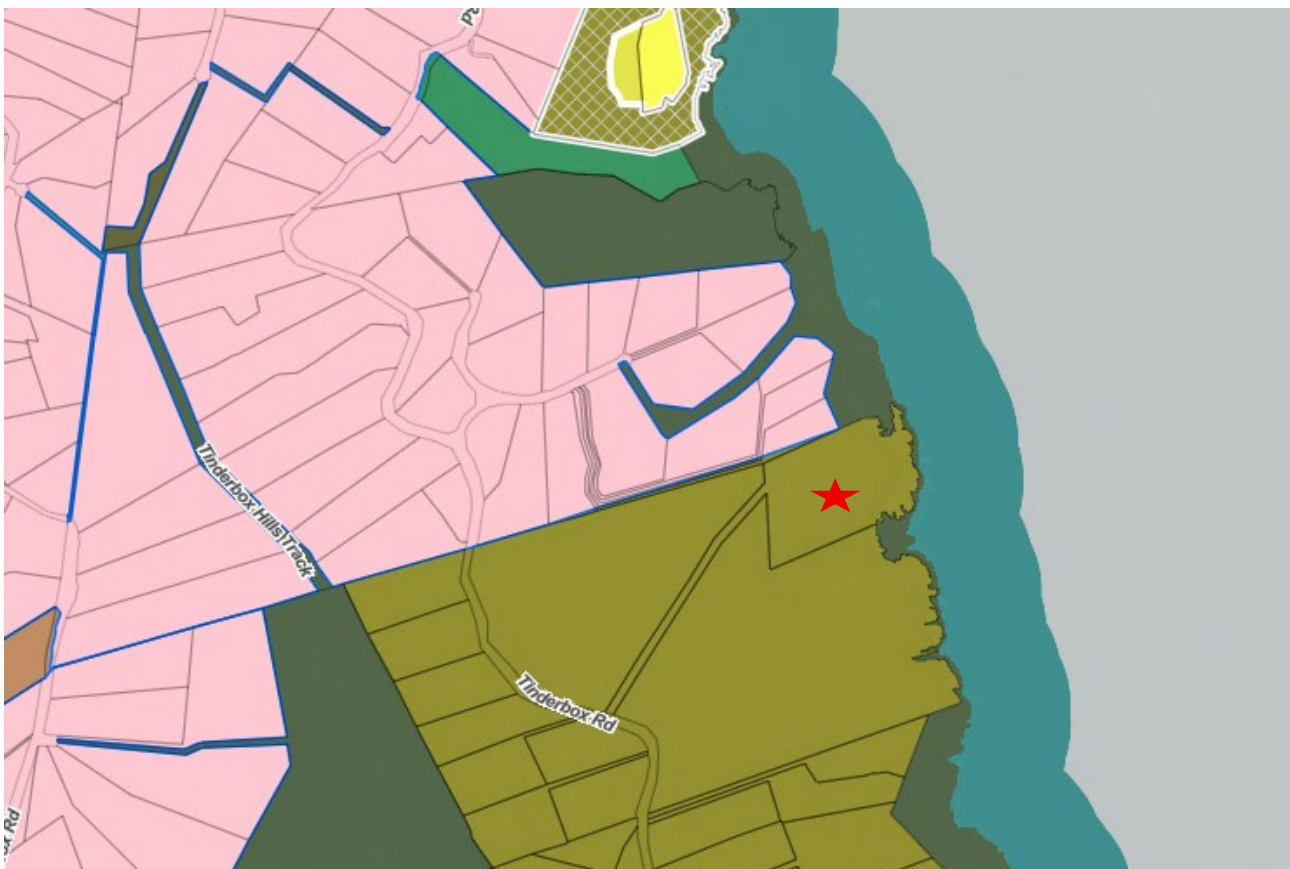


Figure 1 The proposed zoning following the Ireneinc Report, taken from Kingborough Council's website, 27 April 2026.

In considering our client's property, and those which are proposed to be zoned Rural Living, there appears to be some inconsistencies in approach and methodology. As shown in the imagery in Figure 2 below, many of the lots rezoned to Rural Living, are heavily vegetated and include similar vegetation communities (*Eucalyptus globulus* dry forest and woodland) as [REDACTED].

Visually, the most significant difference between the sites is the level of modification at [REDACTED], as compared to some of the other titles, which are proposed to be zoned Rural Living. Less than 30% of the site is covered in native vegetation, which is located to the southern western corner of the property. The majority of the site is cleared and extensively modified. This appears inconsistent with other titles, proposed to be zoned Rural Living, in the same vegetation type with minimal clearing, which have been recommended to be rezoned to Rural Living in the Ireneinc review.



Figure 2 The subject site identified with the adjoining sites to the north which are proposed to be zoned Rural Living in the Ireneinc Review.

In considering the Section 8A guidelines, it is our opinion that Rural Living remains the most appropriate zone for this property, particularly in light of the recommendations relating to the adjoining lots to the north. This is because:

- The principal use of the site is for very low-density residential purposes;
- The site is heavily modified, more so than most other properties in the area, and the area of native vegetation is spatially limited to one corner and represents less than 30% of the site area. The application of relevant Codes such as the Natural Assets Code, is a suitable mechanism for protecting those values.
- The site sits directly adjacent to land to the north proposed to be Rural Living, as recommended by the Ireneinc report, ensuring that the extension of the Rural Living Zone to this property is not only appropriate in relation to the property's qualities, but also represents a contiguous extension of the Rural Living Zone.

We would like to acknowledge the work undertaken by the Tasmanian Planning Commission, Ireneinc and Kingborough Council in reconsidering the application of the Landscape Conservation Zone to the municipality, particularly in light of the Kingborough Bushland and Coastal Living Particular Purpose Zone which was proposed in the draft LPS, but ultimately not supported by the Panel.

However, the Ireneinc review has not specifically addressed the concerns raised in our submission. We look forward to the opportunity to expand on our concerns during a hearing.

Yours sincerely,

Caroline Lindus
Director and Technical Planning Lead