From: Adriaan Stander <astander@kingborough.tas.gov.au>
Sent: Tuesday, 20 October 2026 1:19 PM
To: TPC Enquiry
Cc: Graham, Linda
Subject: Submission in relation to Hearing Day 38 - Kingborough Draft LPS
Attachments: PA submission on Hearing Day 38.pdf

Good afternoon,

Please find attached the Planning Authority's submission in relation to the above.

Kind regards,

Adriaan Stander|Lead Strategic Planner|Kingborough Council

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Kingborough

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 – SUBMISSION FOR HEARING, NO 38 TO BE HELD ON 12 NOVEMBER 2026

The Planning Authority notes that the primary purpose of this hearing is to consider representations relating to the Tinderbox locality, as identified in the Ireneinc Report. It is therefore understood that the hearing will primarily focus on zoning matters.

Ireneinc recommendations

It is understood that the Commission is seeking an overview of the Ireneinc recommendations for the precinct and wishes to further explore the basis and application of those recommendations. Accordingly, the Planning Authority intends to attend the hearing to assist the Commission in its consideration of an appropriate zoning outcome for the area.

While the Ireneinc Report provides a valuable framework for informing zoning outcomes, it is recognised that there may be differing views regarding the most appropriate zoning application in Tinderbox. The transition to the new planning scheme is a complex exercise, particularly in relation to the conversion of the Environmental Living Zone and associated planning controls. In this context, the relevant principles, guidance material and available evidence may reasonably support more than one interpretation or planning outcome.

The Planning Authority also draws the Commission's attention to Council's risk appetite, as outlined in its correspondence dated 20 March 2026 accompanying the Ireneinc Review Report, which informed Council's position on the application of the Landscape Conservation Zone. The Planning Authority considers this matter remains relevant to the Commission's consideration of the most appropriate zoning framework for the Tinderbox locality.

Other matters

The Planning Authority also seeks an opportunity to discuss a potential zoning outcome for [redacted]. The property has recently been the subject of a subdivision application and was also the subject of a submission in response to the Ireneinc Report. There may be an opportunity to align the zoning outcome with the subdivision proposal, consistent with the landowner's preferred outcome. However, there are a number of technical and statutory considerations that warrant further discussion with the Commission to determine whether such an approach would be appropriate and capable of implementation through the LPS process.

Representations and submissions

The Planning Authority also acknowledges that zoning and related planning controls can have a significant influence on how land may be used and developed, with implications for landowners, surrounding communities and the achievement of broader planning objectives.

In this regard, the Planning Authority appreciates the considerable time, effort and local knowledge contributed by landowners, community members and other stakeholders through representations and submissions. These contributions provide valuable insight into local circumstances and will assist the Commission, together with the input of representors, Council officers and other parties attending the hearing, in its consideration of the matters before it.

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