16 November 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 DAYS 40 TO 42 AND RESPONSE TO DIRECTION 142

The Planning Authority notes that the hearings will primarily focus on matters relating to the split zoning outcomes proposed in the Ireneinc Report.

The Planning Authority intends to attend the hearings and welcomes input from representors on how any split zoning arrangement should be configured to ensure zone boundaries are logical, readily identifiable, practical to administer, and capable of accurately reflecting the characteristics of the land.

The Planning Authority has considered the relevant representations and submissions and provides the following advice for the Commission's consideration ahead of the hearings:

- The Planning Authority's recommendations regarding the application of appropriate zones under the Tasmanian Planning Scheme remain as set out in the Ireneinc Report, together with the additional comments relating to split zoning provided in the attachment for each locality.

- This submission is also intended to respond to Direction 142 by confirming the Planning Authority's position on split zoning matters in advance of the hearing and identifying those split zoning outcomes that, in the Planning Authority's view, represent the most appropriate and workable planning outcome for the land. The Planning Authority welcomes further input through the hearing process regarding the proposed configuration.

- In relation to matters falling outside the scope of the review undertaken by Ireneinc, the Planning Authority relies on its submission provided under section 35F.

Priority Vegetation Mapping

The Planning Authority notes that a number of representations have raised concerns regarding the application and extent of the Priority Vegetation Area overlay. These concerns generally relate to whether the identified vegetation and environmental values warrant the application of the overlay and whether a more targeted approach would be appropriate.

The Planning Authority considers that the purpose of the overlay is to identify land that has potential to contain environmental values requiring further assessment at the time of any future use or development. This approach is consistent with the methodology adopted for the preparation of the draft LPS and, unless directed otherwise by the Commission, the Planning Authority will continue to rely on that methodology.

Notwithstanding this position, the Planning Authority acknowledges that alternative approaches have been put forward through representations, including the more targeted application of the overlay to specific areas where environmental values have been identified.

The Planning Authority remains open to considering such approaches where supported by appropriate evidence; however, the extent and application of the overlay is ultimately a matter for determination by the Tasmanian Planning Commission.

Representations and submissions

While the Planning Authority's preferred position is outlined in this response, it is recognised that there may be differing views regarding the most appropriate application of zones, overlays, spatial boundaries and other provisions of the Tasmanian Planning Scheme within these localities. The transition to the new scheme is a complex exercise and the applicable principles and guidelines may reasonably support more than one interpretation or outcome.

It is also acknowledged that zoning and related planning controls can have a significant influence on how land may be used and developed, with potential 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 in preparing and lodging representations and submissions. These contributions provide valuable insight into local circumstances and will assist the Commission in its consideration of the matters before it.

The Planning Authority remains available to assist the Commission through the provision of additional information, clarification or assessment, including reconsideration of aspects of the recommended approach where warranted by the evidence and issues explored through the hearing process. The Planning Authority also reminds the Commission of Council's risk appetite, as outlined in its correspondence dated 20 March 2026 accompanying the Ireneinc review report, which highlighted Council's approach to the application of the Landscape Conservation Zone.

If you wish to discuss the above, please contact the Council's Lead Strategic Planner, Adriaan Stander on (03) 6211 8210.

Yours sincerely,



Deleeze Chetcuti
Director – Environment Development and Community

Attachment 1

Sandfly and Kaoota (Ireneinc localities)

Property	Description of split zoning configuration	Adjustments	Modified mapping
301 Halls Track Road, Sandfly	The Landscape Conservation Zone is to apply to the unmodified elevated portions of the site, with the balance of the land to be included within the Rural Zone. The proposed split zoning boundary is to commence at the north-eastern corner of 425 Halls Track Road, then extend in a south-easterly direction to the north-western corner of 25 McGuires Road, before continuing in a north-easterly direction to the south-eastern corner of 229 Halls Track Road at approximately X: 512267, Y: 5238626.	An adjustment to the Ireneinc recommended split zoning configuration, as depicted on Council's interactive mapping system, is required at the north-eastern corner of the site to align with the north-eastern corner of 425 Halls Track Road. The Planning Authority welcomes further input through the hearing process regarding the proposed configuration.	
23 Pioneer Road, Kaoota	The Rural Zone is to apply to the modified portions of the site, with the balance of the land to be included within the Landscape Conservation Zone. The split zoning boundary is to generally follow the established tree line, consistent with the mapping of Ireneinc and as depicted on Council's interactive mapping system.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split zoning line through the hearing process.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
Lot 7 Kaoota Road, Kaoota	The split zoning boundary is to generally follow the existing tree line, with the cleared and modified portions of the site included within the Rural Zone and the balance within the Landscape Conservation Zone, consistent with the Ireneinc mapping and as depicted on Council's interactive mapping system	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
190 Kaoota Road, Kaoota	The split zoning boundary is to generally follow the existing tree line, with the cleared and modified portions of the site included within the Rural Zone and the balance within the Landscape Conservation Zone.	An adjustment to the Ireneinc recommended split zoning configuration, as depicted on Council's interactive mapping system, is required to provide a clearer and more readily identifiable zoning boundary. To this effect, it is recommended that the split zoning boundary be adjusted to align with the south-western corner of 210 Kaoota Road. The Planning Authority welcomes further input through the hearing process regarding the proposed configuration.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
188 Kaoota Road, Kaoota	The split zoning boundary is to generally follow the existing tree line, with the cleared and modified portions of the site included within the Rural Zone and the balance within the Landscape Conservation Zone.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
191 Kaoota Road, Kaoota	The split zoning boundary is to generally follow the road casement with the cleared and modified portions of the site included within the Rural Zone and the balance within the Landscape Conservation Zone.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
124 Thomsons Road, Allens Rivulet	The split zoning boundary is to generally follow the existing tree line, with the cleared and modified portions of the site included within the Rural Zone and the balance within the Landscape Conservation Zone.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
210 Kaoota Road, Allens Rivulet	The Rural Zone is to apply the modified portion of the site containing the dwelling and associated cleared land adjoining the road reserves. The Landscape Conservation Zone is to apply to the balance of the property, consistent with the broader application of the Landscape Conservation Zone within the surrounding area.	An adjustment to the Ireneinc recommended split zoning configuration, as depicted on Council's interactive mapping system, is required to provide a clearer and more readily identifiable zoning boundary. The boundary is to extend from from adjoining the road easement south of the dwelling and follow the easement alignment eastward to approximately coordinates X: 515196, Y: 5236987.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
126 Thomsons Road, Allens Rivulet	The split zoning boundary is to generally follow the existing tree line, with the cleared and modified portions of the site included within the Rural Zone and the balance within the Landscape Conservation Zone.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Allens Rivulet (Ireneinc localities)

Property	Description of split zoning configuration	Adjustments	Modified mapping
135 Maudsleys Road, Allens Rivulet	The Rural Zone is to apply the modified portion of the site containing the dwelling and associated cleared land. The Landscape Conservation Zone is to apply to the balance of the property, consistent with the broader application of the Landscape Conservation Zone within the surrounding area.	An adjustment to the Ireneinc recommended split zoning configuration, as depicted on Council's interactive mapping system, is required to provide a clearer and more readily identifiable zoning boundary. The split zone boundary should extend from the western boundary of the site where it adjoins PID 1660668, following the tree line that defines the extent of the modified land south of the dwelling, before continuing to the south-eastern corner of the adjoining Council-owned land identified as PID 5788642.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
100 Mountain Road, Allens Rivulet	The Rural Living Zone is to apply the modified portion of the site containing the dwelling and associated cleared land. The Landscape Conservation Zone is to apply to the balance of the property, consistent with the broader application of the Landscape Conservation Zone within the surrounding area and zoning of adjoining properties.	The Planning Authority acknowledges that there is a discrepancy between Council's current online mapping and the zoning configuration shown in the Ireneinc Report for this property. To provide greater clarity and assist with identifying the proposed split zoning boundary, the Planning Authority recommends applying the split zoning configuration shown in the figure in the next column. The recommended boundary extends from the south-eastern corner of 555 Thomsons Road (PID 2012689) to the south-western corner of 75 Mountain Road (PID 5772114).	
360 Allens Rivulet Road, Allens Rivulet	The intent is to apply the Rural Living Zone to the modified portion of the property, including the dwelling and associated cleared land, with the Landscape Conservation Zone applying to the balance of the site. The split zoning boundary is to follow a line extending from the north-eastern corner of PID 7900028 eastward to the corner of the road reservation. Land to the north of the split zoning boundary is to be included in the Rural Living Zone, with land to the south	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
	included in the Landscape Conservation Zone		
136 Maudsleys Road, Allens Rivulet	The Rural Zone is to apply the modified portion of the site containing the dwelling and associated cleared land. The Landscape Conservation Zone is to apply to the balance of the property, consistent with the broader application of the Landscape Conservation Zone within the surrounding area and zoning of adjoining properties.	The Planning Authority supports the split zoning outcome recommended by Ireneinc. However, a minor refinement to the zoning boundary is recommended to ensure the Rural Zone more accurately reflects the extent of the modified land and aligns with identifiable physical and cadastral features, including the Tramway track.	

Neika (Ireneinc localities)

Property	Description of split zoning configuration	Adjustments	Modified mapping
1328 Huon Road, Neika	The intention is to apply the Rural Living Zone D to the modified and developed portions of the land and the Landscape Conservation Zone to the vegetated areas, consistent with the zoning of adjoining properties. The proposed zoning interface generally follows the existing tree line, extending from the northern-most corner of CT 154788/1 and tracking the vegetation line before connecting with the eastern-most corner of CT 133309/1 similar to proposed on the Interactive Mapping available on Council's website.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary Given the irregular nature of the tree line, the Planning Authority is open to receiving input from the representor regarding the precise alignment of the zone boundary to ensure it remains practical, readily identifiable on the ground, and capable of being accurately represented on the planning scheme maps.	

Taroona and Kingston North (Ireneinc localities)

Property	Description of split zoning configuration	Adjustments	Modified mapping
342A and 342C Proctors Road, Kingston	The Ireneinc Report identified the need for further discussion of an appropriate zoning outcome, including split zoning. In its submission for hearing days 35 and 36, the Planning Authority expressed a preference for the Landscape Conservation Zone, having regard to the proposed zoning of surrounding land and the absence of any representation from the landowner.	Adjust the Ireneinc mapping by removing the split zoning configuration and apply the Landscape Conservation Zone to the land.	

Kingston West (Ireneinc localities)

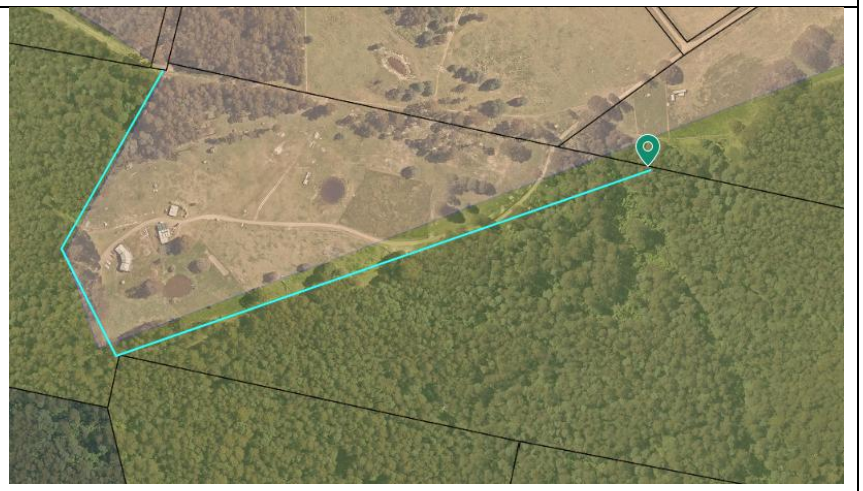
Property	Description of split zoning configuration	Adjustments	Modified mapping
37 Gryces Road, Kingston	The split zoning is intended to include the modified portion of the lot in the Rural Living Zone. The zone boundary is to extend in a straight line south from the south-western corner of 49 Scotts Road to the Gryces boundary.	An adjustment to the Ireneinc recommended split zoning configuration, as depicted on Council's interactive mapping system, is required to provide a clearer and more readily identifiable zoning boundary.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
2 Groningen Road, Kingston	The lot is separated by the Southern Outlet. The land to the west of the road casement is to be located in the Landscape Conservation Zone and the land to the east of the casement in the Rural Living Zone.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary	
214 Summerleas Road	The previous hearing examined alternatives for the portion proposed for the Rural Living Zone, including the Low Density Residential Zone and Rural Living subcategories. The Planning Authority maintains its previously stated position on those matters. As outlined in its submission for hearing day 34, the Planning Authority favours applying the Rural Living Zone to the whole property rather than split zoning. Given the small area proposed for the Landscape Conservation Zone, this would simplify identification and administration of the zone boundary while achieving an appropriate planning outcome.	Adjust the Ireneinc mapping by removing the split zoning configuration and apply the Rural Living Zone to the land.	
Part of 226 Summerleas Road (CT 60242/2), Part of 224 Summerleas	The Ireneinc Report identified these properties, or parts of them, for further consideration. Consistent with its submission for	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
Road (CT 60242/3) and 212 Summerleas Road (CT 120908/1)	hearing day 34 and earlier hearing discussions, the Planning Authority supports split zoning that applies the Rural Zone to the more modified land, generally in accordance with the Ireneinc mapping. The extent of modification and existing rural land management characteristics make the Rural Zone more appropriate than the Landscape Conservation Zone for those areas.	The Planning Authority is open to receiving input during the hearing process regarding the precise alignment of the zone boundary to ensure it remains practical, readily identifiable on the ground, and capable of being accurately represented on the planning scheme maps.	

Conningham and Snug (Ireneinc localities)

Property	Description of split zoning configuration	Adjustments	Modified mapping
300 Nicholls Rivulet Road, Oyster Cove	The split zoning is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally in accordance with the Ireneinc mapping.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
316 Nicholls Rivulet Road, Oyster Cove	The split zoning is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
	in accordance with the Ireneinc mapping.		
376 Snug Falls Road, Snug	The split zoning is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally in accordance with the Ireneinc mapping.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
49 Sproules Road, Snug	The split zoning is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally in accordance with the Ireneinc mapping.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
461 Snug Falls Road, Snug	The split zoning is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally in accordance with the Ireneinc mapping.	Adjustments to the Ireneinc mapping may be warranted to enable the split zoning boundary to more closely follow the southern tree line, extending from the north-western corner of P905 Snug Falls Road to approximately X: 516806, Y: 5228723. The proposed boundary would align with the zoning applied to 403 Snug Falls Road and include the predominantly modified areas of the site within the Rural Zone. This approach would provide a more logical zoning outcome that reflects both the existing vegetation pattern and the modified character of the land.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
330 Snug Falls Road, Snug	The intent is not to provide a split zoning and shown on the interactive mapping.	Apply the Landscape Conservation Zone to the entire property and align with the road casement as per the technical guidelines. Note – The planning authority previously indicated a mapping error and that the property to the south (359 Snug Falls Road) is intended to be located in the Rural Zone.	
10 Sproules Road, Snug	Follows Vegetation Line	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
403 Snug Falls Road, Snug	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally in accordance with the Ireneinc mapping.	Adjustments to the Ireneinc mapping may be required so that the split zoning boundary more closely follows the tree line to the south, extending from approximately X: 516806, Y: 5228723 to X: 517396, Y: 5228975. This would ensure that the predominantly modified areas of the site are included within the Rural Zone and that the zoning boundary aligns with the zoning applied to 461 Snug Falls Road, Snug. The adjusted boundary would provide a more logical and readily identifiable zoning outcome, reflecting both the vegetation pattern and the existing land use characteristics of the area.	
69 Sproules Road, Snug	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally in accordance with the Ireneinc mapping.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
28 Sproules Road, Snug	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally in accordance with the Ireneinc mapping.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
33 Sproules Road, Snug	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally in accordance with the Ireneinc mapping.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
128 Snug Tiers Road, Snug	The split zoning configuration is required due to the separation of the creek in the Environmental Management Zone.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary.	
2274 Channel Highway, Snug Note - also identified in Proposed LCZ mapping as P 956 Powers Road Lower Snug TAS 7054 (PID: 5791067).	The split zoning configuration is intended to align with the adjoining zoning pattern in the surrounding area. The northern portion of the site is proposed to align with the broader Landscape Conservation Zone, while the southern portion aligns with the broader Rural Zone context. The preferred split zoning arrangement utilises the south-western corner boundary of PID 3248300 and the north-eastern corner boundary of PID 7647704 as the delineation between the two zones.	A slight adjustment to the Ireneinc recommended split zoning configuration is considered necessary to line up with the description provided.	
501 Snug Falls Road, Snug	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally in	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
	accordance with the Ireneinc mapping.		
69 Palmers Road, Oyster Cove	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally in accordance with the Ireneinc mapping.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Kettering West (Ireneinc localities)

Property	Description of split zoning configuration	Adjustments	Modified mapping
344 Saddle Road, Kettering	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone, with the zone boundary following the existing tree line, generally in accordance with the Ireneinc mapping.	No adjustment to the Ireneinc-recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any submissions regarding the location of the split zoning boundary through the hearing process. For example, the Planning Authority would be comfortable with including the existing dwelling within the Rural Zone and aligning the split zoning boundary with the road easement. Any such amendment should be informed by input from the affected landowner to ensure that the final zoning boundary is identifiable.	
471 Nicholls Rivulet Road, Oyster Cove	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone, with the zone	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input	

Property	Description of split zoning configuration	Adjustments	Modified mapping
	boundary following the existing tree line, generally in accordance with the Ireneinc mapping.	about the location of the split line through the hearing process.	

Woodbridge (Ireneinc localities)

Property	Discription	Adjustments	Modified mapping
215 Llantwit Road, Woodbridge	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone with the split zoning following the road casement.	Slight adjustments may be required to align with the technical guidelines relating to zoning configurations involving road casements.	
175 Llantwit Road, Woodbridge	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone with the split zoning following the road casement.	Slight adjustments may be required to align with the technical guidelines relating to zoning configurations involving road casements.	
369 Woodbridge Hill Road, Woodbridge	The modified zoning arrangement provides for the eastern portion of the site to form a connected area of Landscape Conservation Zone linking the land to the north and south, while recognising the more modified character of the western portion of the property and its relationship with the proposed Rural Zone to the west. The proposed split zoning boundary would commence from the western side of the road easement and extend	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Property	Discription	Adjustments	Modified mapping
	south in a line generally parallel with the site's western boundary.		
280 Woodbridge Hill Road, Woodbridge	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone with the split zoning following the road casement.	Slight adjustments may be required to align with the technical guidelines relating to zoning configurations involving road casements.	

Middleton (Ireneinc localities)

Property	Description of split zoning configuration	Adjustments	Modified mapping
119 Coxs Road, Middleton	The split zoning configuration is intended to include the modified portion of the lot in the Rural Zone with the split zoning following the road casement.	Slight adjustments may be required to align with the technical guidelines relating to zoning configurations involving road casements.	
67 Slab Road, Middleton	The split zoning configuration is intended to include the more modified portion of the lot within the Rural Zone. The proposed split boundary would extend from a point located approximately 350 metres south of the north-eastern corner of the site to a corresponding point approximately 350 metres south of the north-western corner, creating an east-west zoning boundary across the property.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Margate and Electrona (Ireneinc localities)

Property	Description of split zoning configuration	Adjustments	Modified mapping
225 Lawless Road, Margate	The split zoning configuration recognises the existing modifications associated with 225 Lawless Road and 39 and 41 Cuthbert Road. The proposed split boundary follows the eastern edge of the modified area associated with the two southern properties before extending north in a straight line to Lawless Road. This approach ensures that the more developed and modified land is included within the Rural Zone, while maintaining the landscape and environmental values of the less disturbed land in the Landscape Conservation Zone.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
135 Fehres Road, Margate	The Planning Authority previously made a submission indicating a preference for the application of the Rural Zone to the entire title, having regard to the views and input provided by the landowner. This position reflected the landowner's preference and the modified character of the land, which was considered more consistent with the	Apply the Rural Zone to the entire parcel.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
	objectives and desired future character of the Rural Zone.		
39 Cuthberts Road, Margate	The split zoning configuration recognises the existing modifications associated with 225 Lawless Road and 39 and 41 Cuthbert Road. The proposed split boundary follows the eastern extent of the modified areas associated with the two southern properties before extending north in a straight line to Lawless Road. This approach is intended to ensure that the modified and developed land is included within the Rural Zone, while retaining the less disturbed land and associated environmental values within the Landscape Conservation Zone.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
41 Cuthberts Road, Margate	The split zoning configuration recognises the existing modifications associated with 225 Lawless Road and 39 and 41 Cuthbert Road. The proposed split boundary follows the eastern edge of the modified areas associated with the two southern properties before extending north in a straight line to Lawless Road. This approach ensures that the modified	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
	land is included within the Rural Zone, while retaining the less disturbed land and associated environmental values within the Landscape Conservation Zone.		
37 Mudges Road, Allens Rivulet	The proposed split zoning recognises the modified character of the land and applies the Rural Zone to those areas that have been subject to disturbance and development. The split boundary is aligned with existing modifications and responds to neighbouring property boundaries, vegetation patterns, and topography, including the approximate 310-metre contour surrounding Knotts Hill. The boundary generally follows the vegetation line to the south before extending to align with the Rural zoning applied to land to the south and south-east. This zoning configuration also recognises the characteristics of 152 Lawless Road, providing a logical and readily identifiable boundary that reflects the site's environmental values and modified land areas.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
35 Mudges Road, Allens Rivulet	The proposed split zoning recognises the modified character of the land, with the Rural Zone applied to the more disturbed areas. The split boundary is aligned with the extent of existing modifications and has been configured in a manner that is responsive to adjoining property boundaries and the zoning.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Gordon (Ireneinc localities)

Property	Description of split zoning configuration	Adjustments	Modified mapping
5314 Channel Highway, Gordon	The proposed split zoning configuration reflects a recent subdivision permit issued since commencement of the LPS process. Under this approach, PID 9985321 and PID 9985322 would be included entirely within the Rural Zone. PID 9985323 would be subject to a split zoning arrangement, with the zoning boundary generally following the tree line so that the cleared and modified portion of the land is included within the Rural Zone, while the remaining vegetated area is retained within the Landscape Conservation Zone. This configuration reflects the	Align the zoning with the permit issued and provided to the Commission.	

	current cadastral pattern and better aligns the zoning boundaries with existing land use and vegetation characteristics.		

Flowerpot (Ireneinc localities)

Property	Description of split zoning configuration	Adjustments	Modified mapping
99 Gallaghers Road, Flowerpot	The eastern portion of the property is proposed to transition to the Rural Zone in accordance with the recommendations of the Ireneinc Report, with the southern portion transitioning to the Landscape Conservation Zone. The proposed split zoning boundary extends from the south-eastern corner of 123 Gallaghers Road to the coordinates corresponding with the internal corner boundary of 72 Beadles Road.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	
72 Beadles Road, Flowerpot	The proposed split zoning recognises the modified character of the northern portion of the site, while retaining the landscape and environmental values that remain within the southern portion. The split zoning boundary is intended to reflect this distinction and generally carries forward the zoning alignment established at 99 Gallaghers Road, providing a logical and consistent zoning outcome	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	

Property	Description of split zoning configuration	Adjustments	Modified mapping
	that responds to the site's existing land characteristics.		
45 Honeys Road, Flowerpot	The proposed split zoning recognises the modified character of the eastern portion of the site, while retaining the landscape and environmental values that remain on the western portion. The split boundary is generally aligned with the existing tree line and reflects the pattern of zone boundaries to the north and south, providing a consistent and logical application of the Rural Zone and Landscape Conservation Zone across the locality.	No adjustment to the Ireneinc recommended split zoning configuration is considered necessary. However, the Planning Authority welcomes any input about the location of the split line through the hearing process.	