
From: Melinda Vincent [REDACTED]
Sent: Monday, 4 May 2026 8:46 PM
To: Kingborough LPS
Subject: Fwd: Submission to the Tasmanian Planning Commission LPS KIN TPS Hearing – Landscape Conservation Zone Review [REDACTED] – CT 13243/1 and CT 13243/2
Attachments: Outlook-pkd1bw4h.jpg; Submission [REDACTED] - Kingborough LPS Irene Inc Review 040526.pdf

From: evan@e3planning.com.au
Date: 4 May 2026 at 4:29:53 pm AEST
To: TPC Enquiry <tpc@planning.tas.gov.au>
Cc: Melinda Vincent [REDACTED]
Subject: Submission to the Tasmanian Planning Commission LPS KIN TPS Hearing – Landscape Conservation Zone Review [REDACTED] – CT 13243/1 and CT 13243/2

Please find a submission made on behalf of Melinda Vincent attached.

Regards

Evan

Evan Boardman B Econ, B Science, Grad Dip URP, MEIANZ

Director

www.e3planning.com.au

[REDACTED]

4 May 2026

John Ramsay
Executive Chairman
Tasmanian Planning Commission
Level 3, 144 Macquarie Street,
Hobart TAS 7001

Submission to the Tasmanian Planning Commission**LPS-KIN-TPS Hearing – Landscape Conservation Zone Review****[REDACTED] CT 13243/1 and CT 13243/2****Request for Application of the Landscape Conservation Zone**

Submitted by: Evan Boardman e3planning pty ltd OBO Melinda Vincent
Property Owner

Date: 4 May 2026**1. Introduction**

This submission is provided to the Tasmanian Planning Commission (the Commission) in relation to the review of zoning for [REDACTED] under the Kingborough Local Provisions Schedule (LPS). The subject land comprises CT 13243/1 and CT 13243/2, currently both zoned Environmental Living under the Kingborough Interim Planning Scheme 2015 (KIPS2015) and proposed to be zoned differently of Rural CT13243/1 (RZ) and Landscape Conservation (LCZ) CT13243/2 under the exhibited LPS.

The purpose of this submission is to recommend that both titles—CT 13243/1 and CT 13243/2—be zoned LCZ, rather than RL, to ensure the zoning outcome appropriately reflects the site's landscape values, environmental characteristics, and strategic planning context.

2. Description of the Land

The land at [REDACTED] as shown in Figures 1 and 2 is located within a high-elevation, visually sensitive landscape characterised by:

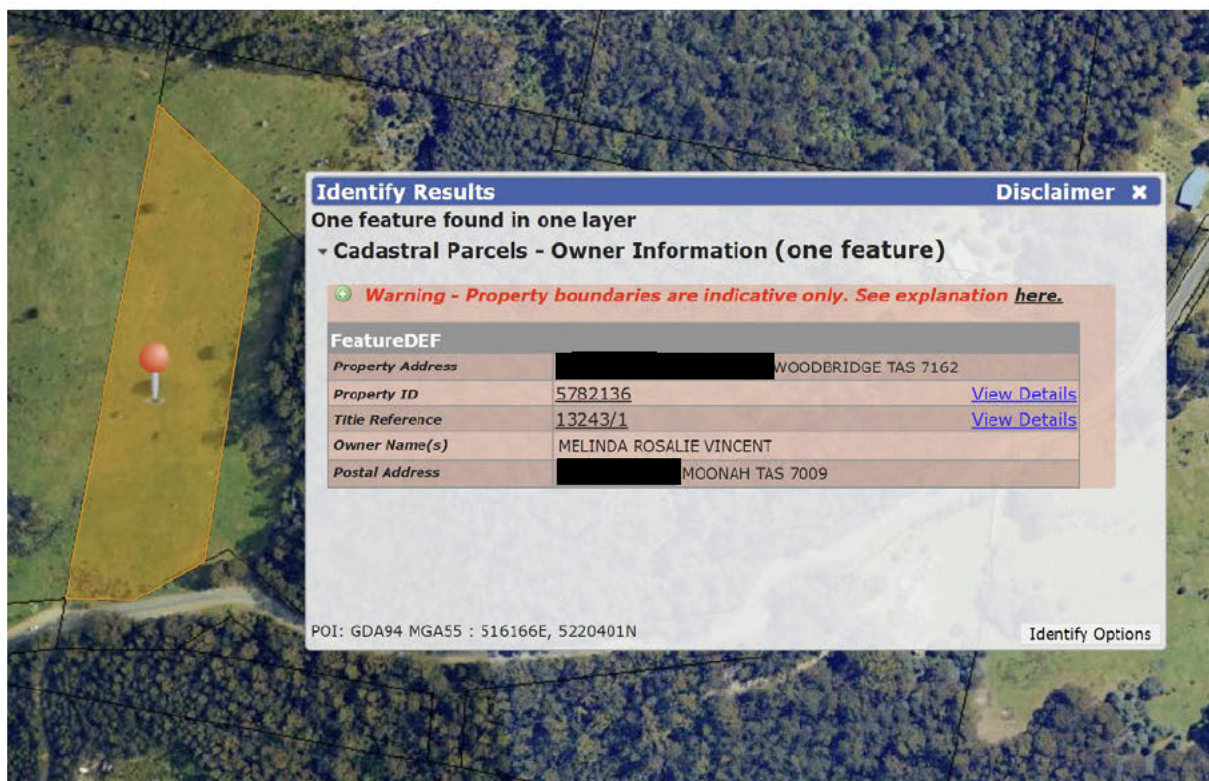


Figure 1: Property Location CT13243/1

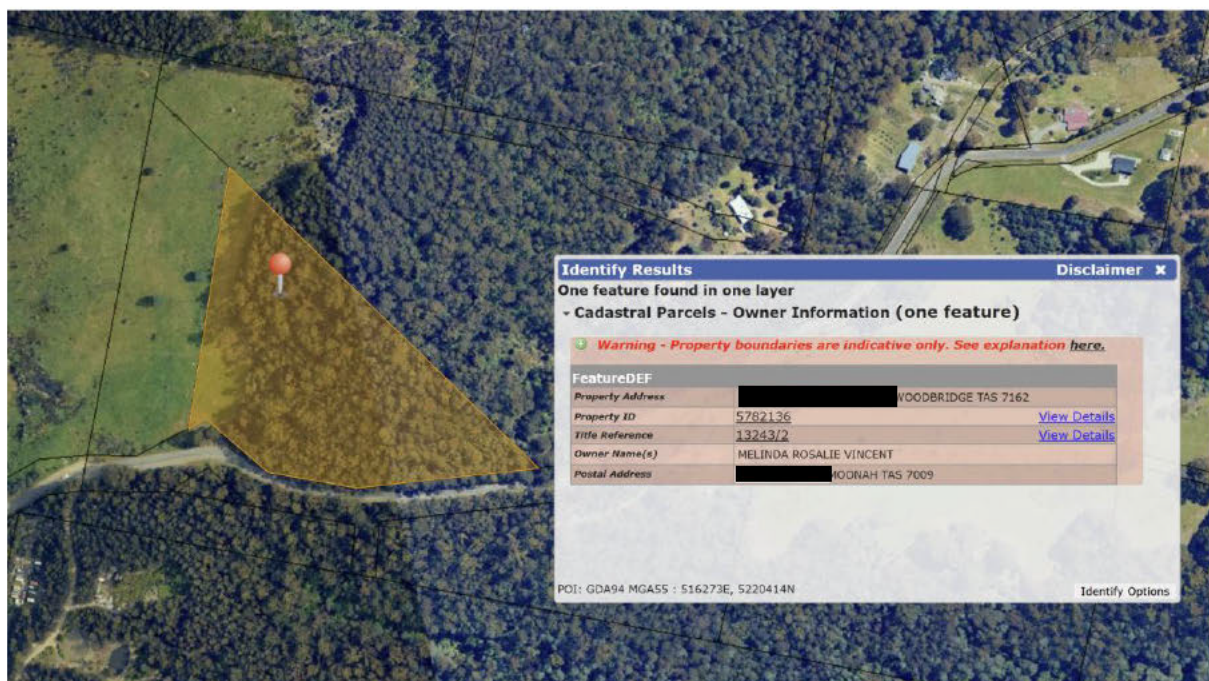


Figure 2: Property Location CT13243/2

- Steep topography and ridgelines forming part of the broader Woodbridge Hill landscape system
- Native vegetation communities with high scenic and biodiversity values
- Limited existing development and a predominantly natural landscape character – lack of any residential development
- A setting that contributes to the visual backdrop of the Huon and D'Entrecasteaux Channel region
- Both lots are relatively small in size, have no access to water for irrigation, very limited agricultural capability (5 and 6);

Both titles share consistent environmental and landscape attributes, forming a coherent land unit with no material distinction in land capability or landscape sensitivity that would justify a split zoning outcome.

The only difference in the proposed overlays under the LPS is that CT 13243/1 is not subject to the Waterway and Coastal Protection Area whereas as CT 13243/2 is. The overlays which are proposed for the land is shown below.

CT 13243/1

C7.0 Priority Vegetation
C8.0 Scenic Protection Area
C13.0 Bushfire-Prone Areas
C15.0 Landslip Hazard

CT 13243/2

C7.0 Waterway and Coastal Protection Area
C7.0 Priority Vegetation
C8.0 Scenic Protection Area
C13.0 Bushfire-Prone Areas
C15.0 Landslip Hazard

This difference is not considered significant from a strategic planning perspective as the most significant overlay is the Scenic Protection Area to which both properties are subject.

3. Relevant Statutory and Strategic Context

3.1 Local Provisions Schedule – Zone Application Guidelines

Landscape Conservation Zone

The Commission's *Guideline No. 1 – Local Provisions Schedule (LPS) Zone and Code Application* provides clear direction for the application of the Landscape Conservation Zone (LCZ), as examined in the table below.

Zone Application Guidelines	Response
The Landscape Conservation Zone may be applied to: (a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;	The land is not reserved under State legislation, meaning the planning scheme is the primary mechanism for protecting its landscape and ecological values. Applying the LCZ ensures that these values are managed in a manner consistent with the intent of the State Planning Provisions and the Zone Guidelines.
(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code;	Any development must be carefully managed to avoid adverse impacts on landscape values, vegetation, and slope stability. The LCZ is specifically designed to regulate development in such constrained environments, whereas the Rural Zone anticipates a broader range of uses and intensities that are incompatible with the site's limitations.
(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.	The LCZ is the contemporary zone that most closely reflects the policy intent of the former ELZ where the primary purpose is the protection of landscape values. The subject land's existing zoning therefore provides a strong and direct basis for applying the LCZ under criterion (c).

Rural Zone Application

The Rural Zone is intended for land used predominantly for agricultural production or rural resource activities. The relevant provisions are considered below.

Zone Application Guidelines	Response
RZ 1 The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.	RZ1 explicitly states that the Rural Zone should only be applied where the land is not more appropriately included in the Landscape Conservation Zone (LCZ) or Environmental Management Zone (EMZ). As demonstrated in the LCZ assessment: • The land contains significant landscape values • It comprises large areas of native vegetation • It is subject to Natural Assets Code and Scenic Protection Code constraints • It is currently zoned Environmental Living, reflecting a long-standing intention to protect landscape values Because the land meets all LCZ criteria, it is <i>by definition</i> “more appropriately included” in the LCZ.

The Land

- Does not contain agricultural soils or land capability suitable for primary production

- Does not support existing or potential rural resource use
- Is not strategically identified for rural or agricultural expansion

Accordingly, the Rural Zone is not an appropriate or strategically justified zoning outcome.

3.3 Southern Tasmania Regional Land Use Strategy (STRLUS)

The STRLUS emphasises:

- Protection of landscape values
- Avoidance of fragmentation of rural landscapes
- Consolidation of settlement in existing serviced areas
- Limiting development in visually sensitive and environmentally constrained locations

Applying the LCZ to both titles is fully consistent with these strategic directions, providing Rural Zoning over a property which is less than 2ha in area is not strategically justified.

4. Planning Assessment and Justification

4.1 Landscape Values

The land forms part of a visually prominent ridgeline system with high scenic value. The Landscape Conservation Zone is the only zone that:

- Recognises the primacy of landscape protection
- Provides appropriate controls for siting, design, and vegetation clearance
- Ensures development does not erode the natural character of the Woodbridge Hill landscape

A Rural zoning would not provide adequate protection for these values.

4.2 Environmental Characteristics

Both titles contain environmental characteristics that align strongly with the LCZ purpose and do not support Rural zoning.

4.3 Consistency Across Titles

There is no defensible planning rationale for applying different zones to CT 13243/1 and CT 13243/2. The titles:

- Share similar landscape and environmental attributes
- Both titles are in the same ownership
- Form a single, cohesive land unit
- Would be subject to inconsistent development controls if split-zoned
- Require a unified zoning approach to ensure coherent management of landscape values

4.4 Avoiding Inappropriate Development Potential

The Rural Zone introduces development expectations—including rural industries, resource development—that are incompatible with the site's environmental constraints and landscape sensitivity.

The LCZ provides a more appropriate and precautionary framework for managing development.

5. Recommendation

For the reasons outlined above, it is respectfully submitted that:

Both CT 13243/1 and CT 13243/2 at [REDACTED] should be zoned Landscape Conservation under the LPS.

This zoning outcome:

- Aligns with the Commission's Zone Application Guidelines
- Reflects the site's landscape and environmental values
- Ensures consistency across the landholding
- Supports the strategic intent of the STRLUS
- Provides the most appropriate and sustainable planning framework for future use and development

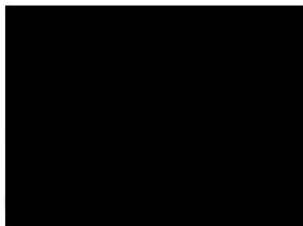
6. Conclusion



The Landscape Conservation Zone is the only zone that accurately reflects the characteristics, constraints, and strategic context of the land at [REDACTED]. Applying the LCZ to both titles will ensure the long-term protection of the area's significant landscape values and avoid inappropriate development outcomes.

If you have any further queries, please do not hesitate to contact me on [REDACTED] or email evan@e3planning.com.au.

Regards



Evan Boardman
Grad Dip URP, B ScEnv, B Econ MEIANZ

