
From: Grant Hall [REDACTED]
Sent: Monday, 4 May 2026 5:31 PM
To: Kingborough LPS
Subject: Submission - Opposition to Landscape Conservation Zone application to [REDACTED]
[REDACTED], Tinderbox
Attachments: Submission to TPC - G & M Hall.docx

Dear Sir/Madam,

Please find attached our formal submission in regard to the above subject.

Regards

Grant and Margaret Hall

[REDACTED] Tinderbox

Mob: [REDACTED]

Submission to Tasmanian Planning Commission – Regarding Kingborough Draft Local Provisions Schedule – Zoning of [REDACTED], Tinderbox

Property Owners: Grant and Margaret Hall
Property Address: [REDACTED], Tinderbox
Property ID: [REDACTED]
Title reference: [REDACTED]
Land Area: 3.393 hectares

Dear Tasmanian Planning Commission (TPC),

We wish to make this formal submission objecting to the proposed application of the Landscape Conservation Zone (LCZ) to our property as above.

We consider the Rural Living Zone (RLZ) more accurately reflects the existing use, character, and management of the property and advocate for the RLZ to be applied. In 1990 when we purchased our house and property it was zoned “Rural Residential”.

General:

The majority of Tinderbox Hills skyline area comprise formal and private reserves including conservation covenant lands. Our, and most private properties are on the foothills of Tinderbox Hills and not the skyline or ridgeline. The properties are ‘private land’ not available for public recreation.

The developed lots provide for both residential amenity and respect for the natural landscape demonstrated by voluntary participation in the Land for Wildlife program, retention of native vegetation and wildlife corridors.

The Tinderbox area is designated a ‘Bushfire Prone Area’. The peninsula is subject to the high fire danger weather conditions (hot dry N / NW winds). In a bushfire event the access roads and power supply are likely compromised. The ability for land owners to legitimately manage their bushfire safety risk to assets and life is therefore critical and should not be unduly hindered through zoning provision constraints.

Overview of our property:

The property forms part of the Tinderbox East area. It is located on the foothills of Tinderbox Hills well below the skyline with the lower boundary adjoining [REDACTED]. The property comprises of a house (residential dwelling) constructed in 1980 with extensions in 1990 & 2010, outdoor living areas, outbuildings, tennis court and gravel road access.

Prior to the subdivision that created the property, the land formed part of a larger rural holding which had been used for sheep grazing and some gravel extraction. The lower third of the property consists of a remnant quarry with vegetation buffer, gravel driveway access and a tennis court. We currently maintain the quarry as our safe haven in the event of a bushfire. The middle

third is predominantly a large open grassed area leading up to the house and outbuildings. The first section of the top third of the property comprises of a building protection zone and fuel modified buffer area as part of our formalised Bushfire Hazard Minimisation Plan. This extends from the rear of the house for approximately halfway to the top property boundary. The other section (top part) is untouched native bushland. (refer to the included site plan)

The geology of the property is dolerite based. It supports a mix of natural values including potential forty spotted pardalote habitat - *Eucalyptus globulus* and *Eucalyptus viminalis* tree species. The other main trees are Allocasurina, prickly box and native cherry. The predominant understory is *poa poiformis* (coastal tussock grass) and *lomandra longifolia* (sagg). Some patches of kangaroo grass survive but is heavily grazed by the near plague proportion of Bennett's wallabies and to a lesser extent Pademelons. Spanish heath and thistles are the main weeds we are trying to keep in check.

We manage the property balancing landscape, conservation values and bushfire protection as best we can.

The open grassed areas on our property have the potential for hobby farm type rural activities similar to the neighbouring properties with their olive groves, vineyards, stock (goats, sheep) or horses. This rural living option should be retained and better fits with RLZ.

Landscape values:

Landscape values include scenic, aesthetic, and natural and cultural heritage qualities of the landscape. Landscapes vary in their scenic importance and viewer sensitivity to the landscapes. The Tinderbox Hills skyline would be the most sensitive to public viewing with the protection of the skyline important in this instance. As indicated previously, protection has been afforded through formal and informal reserves as well as by the provisions of the recommended zoning for those areas.

The Tinderbox East area does not appear to be a visually sensitive area especially having regard to the location to and limited visibility including distance from other areas and scenic points. It is most visible from the River Derwent and therefore by people in boats including cruise ships. It is also visible from some nearby urban population centres and by [REDACTED] users. Rural living activities and residences are unlikely to compromise the areas landscape values.

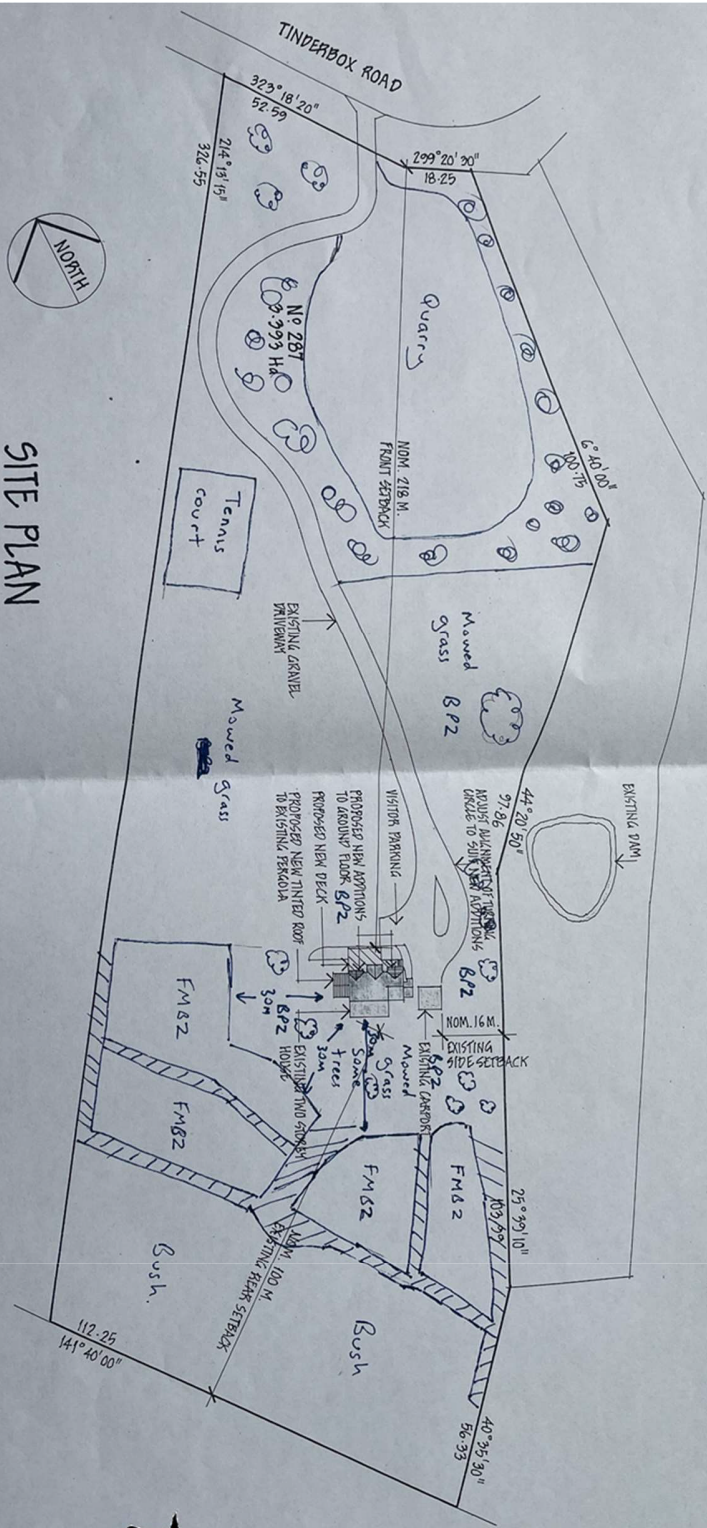
Summary:

We ask that our Tinderbox property be zoned RLZ and not LCZ as proposed by Kingborough Council. It appears there are other mechanisms within the planning scheme to protect and manage risks to landscape and conservation values as well address bushfire protection. That is, through overlays and codes.

Prepared by Grant Hall

Email: [REDACTED]

Mob: [REDACTED]



SITE PLAN

SCALE 1:1000

- Key
- Bush - Not managed
 - FM&Z - Fuel Modified & Rte Zone.
(Burning units - Some trees)
 - FM&Z - Mowed Grass separating FM&Z
(mowed grass)

Contemporary Design 13 Wendell Ave, Teorona Paffex (03) 6271 8323 Date: December 2008 Drawn: C.M. Murphy Title: 3 stage process to Concept	
Proposed Alterations & Additions at M&F & M&F G. Hall M&F & M&F G. Hall M&F & M&F G. Hall Member of the Building Designers Association, Teorona	T&S 90323