
From: Tim Ramm [REDACTED] >
Sent: Friday, 1 May 2026 9:23 PM
To: Kingborough LPS
Cc: Zara Ramm; Amanda Atkins
Subject: Submission on recommendations made in the Ireneinc report about the draft planning scheme at Tinderbox
Attachments: Tinderbox Representation (May 2026) - 447.pdf

Dear Tasmanian Planning Commission,

Please see attached submission on behalf of John and Amanda Atkins regarding the recommendations made in the Ireneinc report.

Kind regards,

Tim

01 May 2026

John and Amanda Atkins

Tinderbox, 7054

Attn: Tasmanian Planning Commission
GPO Box 1691, Hobart, Tasmania
kingboroughLPS@planning.tas.gov.au

Dear Sir/Madam,

Submission on recommendations made in the Ireneinc report about the draft planning scheme at Tinderbox

Thank you for the opportunity to provide a submission in regards to the recommendations of the Ireneinc report (reference DOC/26/36829), which relates to the draft Kingborough Local Provision Schedule (LPS).

We are supportive of the broad recommendation of the Ireneinc report which proposes *Rural Living* for [REDACTED]. However, we remain unclear as to what the approach will be to determining the sub-area designation.

For the reasons outlined in our letter to the Kingborough Council on 26 November 2024 regarding the draft planning scheme, we propose [REDACTED] be zoned as *Rural Living Zone A* (minimum lot size of 1 ha). This is for the following reasons:

1. The land in the proposed cluster is largely cleared grass area, of which any further subdivision would be anticipated to have minimal impact to the landscape and associated values.
2. Should land directly adjacent to the proposed cluster in **Figure 1** contain subdivisions in the range of 1ha – 2ha as proposed in past development application DAS-2023-13; see **Figure 2**), that sets a precedent in terms of land use on adjacent cleared sites which is proximal to our property and which would be fair and reasonable to apply similar consideration to our land.

As residents for more than 40 years at [REDACTED], we feel the proposed clustering of existing land parcels largely on cleared grass pastured land (**Figure 1**) as *Rural Living Zone A* is reasonable and would not compromise the key landscape conservation outcomes being pursued in the Tinderbox area.

Kind regards,

John and Amanda Atkins

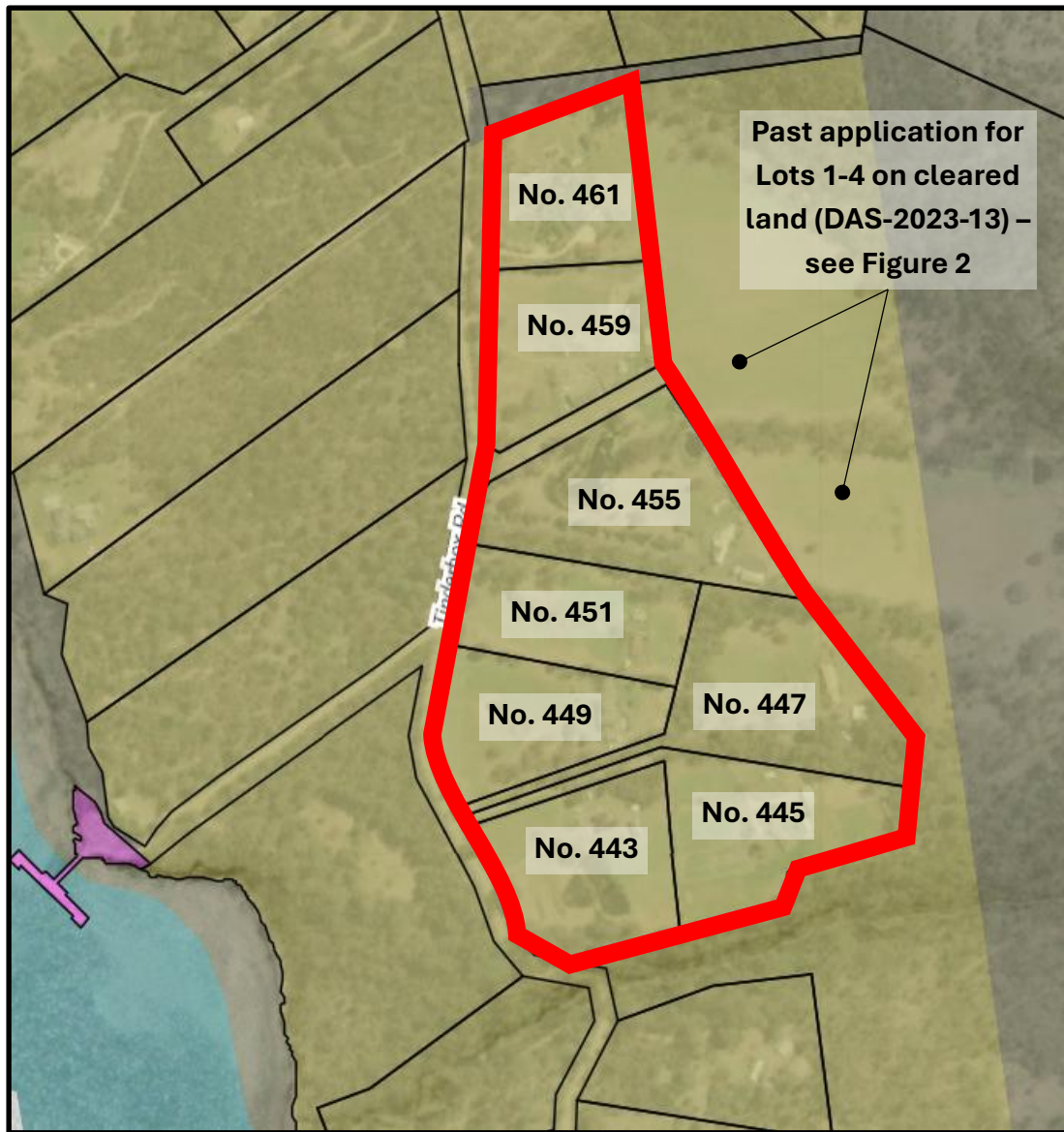


Figure 1 – Cluster of largely cleared land (red line) in Tinderbox, proposed as Rural Living Zone

A

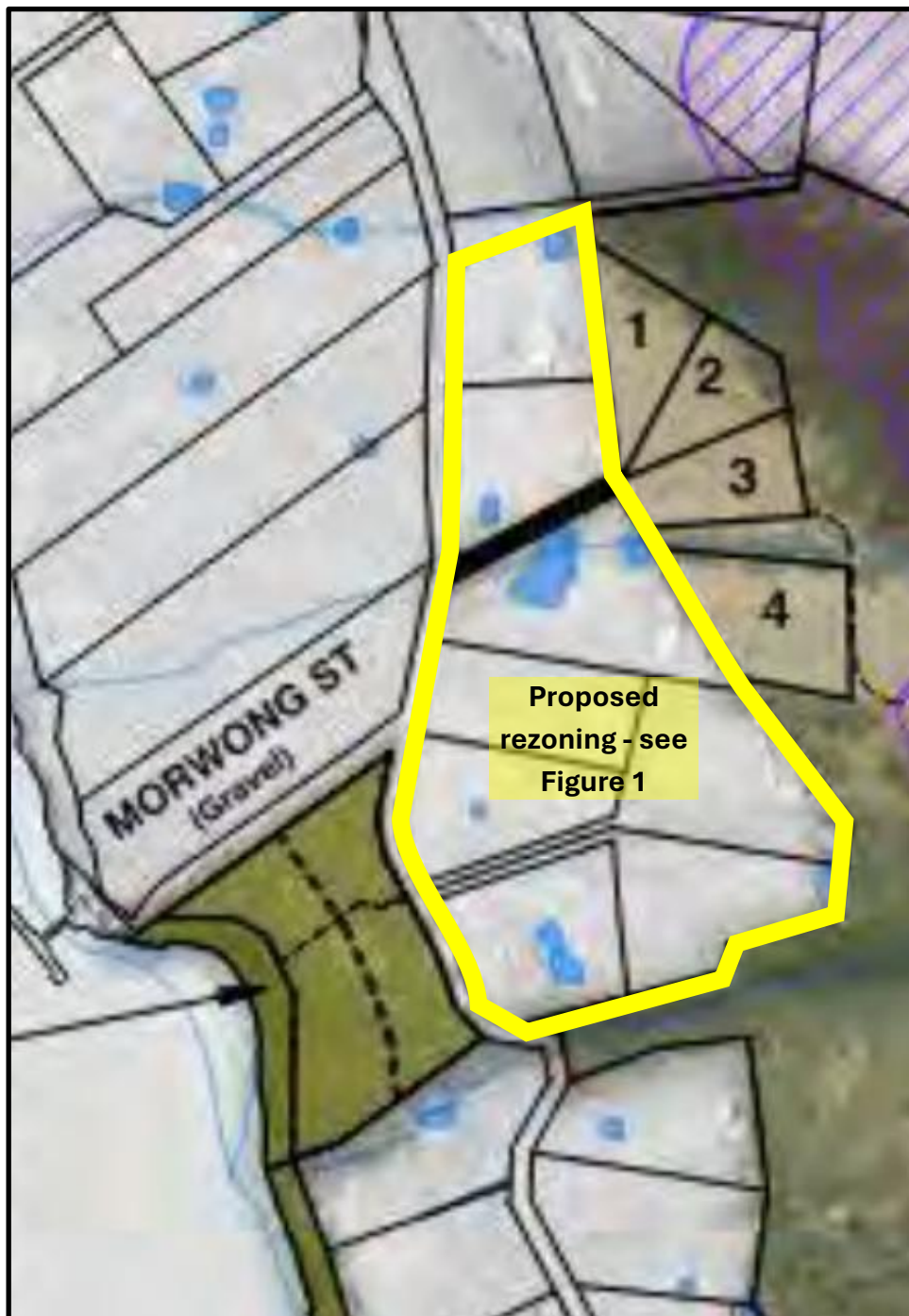


Figure 2 – Previous application for Lots 1 to 4 (refer DAS-2023-13), adjacent to the proposed Rural Living Zone A cluster (status of this development application is unknown)