
From: Stuart Lloyd <[REDACTED]>
Sent: Friday, 24 April 2026 10:02 AM
To: TPC Enquiry
Cc: Robin Cooper
Subject: Submission: Kingborough draft Local Provisions Schedule (LPS)
Attachments: 20260418 SL to TPC request for hearing Submission 10Ad Zones.docx

I refer to your letter to me dated 2 April 2026.

My Original Representation reference from the TPC is:
Representation 374 Stuart Lloyd and incorporates Direction 67.

I have attached for your reference my submission as noted in your letter to be submitted prior to 4th May 2026.

Please confirm receipt of my submission as the receipt of it is time sensitive.

Your assistance is much appreciated.

Stuart Lloyd
[REDACTED], Blackmans Bay 7052.

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The "World" may be a struggle, but "You" are a delight.

It is only our defiance that redeems us. (Mark Rowlands "*The Philosopher and the Wolf*", Granta 2008)
Defiance under pressure is choosing to act in line with "your" values and protect personal integrity.

The higher we go, The nearer the sky, The louder the raindrops.

Stuart Lloyd

Tasmania 7052, Australia

Tel +

Email : .

24th April 2026

Nick Heath

Delegate (Chair)

Tasmanian Planning Commission,

Level 3, 144 Macquarie Street,

Hobart, Tasmania 7000.

Email: tpc@planning.tas.gov.au

Re: Tasmanian Planning Scheme, Kingborough draft Local Provisions Schedule (LPS)

Representation No. , Direction 67,

Issues: General Residential Zone, Landscape Conservation

and Priority Vegetation Area Overlay at Blackmans Bay

I refer to your letter dated 2 April 2026, referring to the Ireneinc report commissioned by the Kingborough Planning Authority. As noted in your letter of 2 April 2026 the Ireneinc report recommends that my property at , Blackmans Bay be included within the Split zoned Rural Living and General Residential.

Please note:

- I welcome the determination by all relevant planning authorities that Landscape Conservation is not an appropriate designation for any of my property.
- Your letter states that “I made a representation on the draft LPS and that my representation has been heard”. This is not a correct statement of fact. My representation has not been heard, and I would request that the TPC make appropriate arrangements for me to make my Representation to them. The reference to Direction 67 in your letter presumes some form of agreement has been reached with Kingborough Council when it was made clear at a meeting held that I did not agree with the Direction 67 proposals made by the Council.
- I believe that my property should be designated as “General Residential” in its entirety. I neither see nor comprehend any reason why a split zone should be made for my property. As far back as 2015, when considering KIPS I wrote to Kingborough Council that the TPC had provided Planning Advisory Notes (The Planning Scheme Template for Tasmania Drafting Instructions) which states “Zone boundaries should wherever practical align with cadastre boundaries.” I have never been provided any information as to why Council think that this concept should not apply to my property.
- My property in its entirety is recognised by all levels of Government Authority as within the Urban Growth Boundary for Southern Tasmania. It has been earmarked since at

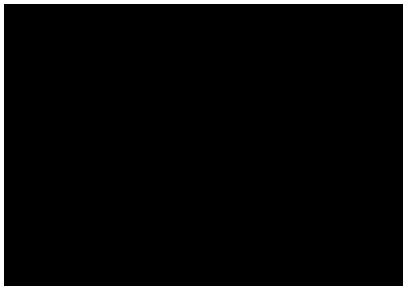
least 2010 for residential development and is consistent with regional objectives for infrastructure and residential growth.

- The Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS) and Greater Hobart Residential Strategy states; residential growth will be primarily managed through an Urban Growth Boundary that will set the physical extent for a 20 - year supply of residential Land for the Metropolitan Area. The development of this boundary considered constraints such as infrastructure capacity and environmental values.
- The Kingborough Land Use Strategy 2013, Sec 5.4.4 discusses my property as a General residential and states that the parcel of land is within the Urban Growth Boundary. Additionally Sec 4.4.3 states that this parcel of land should not be zoned as low density type zone and mentions the concept of zoning as General residential.

I refer to my original representation made on 8th December 2024, which summarises these issues. I have not been heard in respect to the proposed Split Zone rational for my property. I have not been heard in regard to why this property, which is within all recent historical “Urban Growth Strategy” concepts, should not be zoned General Residential.

I firmly believe that designation as “General Residential” better reflects its location, its size and its suitability for residential use.

Yours sincerely



Stuart Lloyd