
From: Danielle Gray <danielle@grayplanning.com.au>
Sent: Friday, 10 April 2026 5:46 PM
To: Kingborough LPS
Cc: Martin Cox; Martin Cox; Joanne Potts
Subject: CM: Response to TPC regarding [REDACTED] KC LPS Ireneinc report
Attachments: [REDACTED] TPCletter.pdf; TPC response letter to Ireneinc recommendations LCZ [REDACTED]
[REDACTED] Rep 246 10.04.2026.pdf

To the Chair Mr Nick Heath, Tasmanian Planning Commission

Dear Mr Heath,

In response to your letter dated 2 April 2026 (attached), please find attached a letter from Gray Planning acting for the owners that seeks further involvement, as required, in the LPS hearing process for [REDACTED] [REDACTED] (rep #246) regarding the recommendations in the Ireneinc report commissioned by Council.

If you wish to discuss please get in touch with the undersigned.

Regards
Danielle

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10 April 2026

Mr Nick Heath, Chair and Delegate
Tasmanian Planning Commission
GPO Box 1691
Hobart TAS 7001
Via: KingboroughLPS@planning.tas.gov.au

Dear Mr Heath,

KINGBOROUGH LPS IRENEINC REPORT RECOMMENDATIONS

Your ref: DOC/26/36829

I refer to correspondence from the Commission dated 2 April 2026 regarding the recommendations in the report prepared by Ireneinc commission by Kingborough Council recently submitted to the Commission as part of the LPS process.

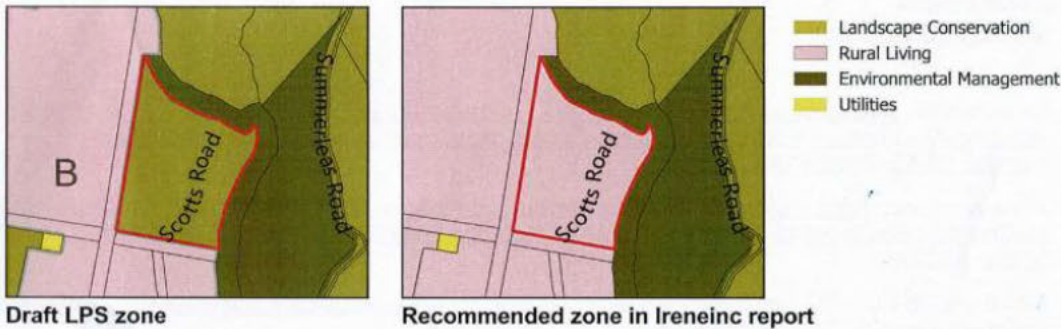
Gray Planning has been engaged by the owners of [REDACTED] to act on their behalf regarding the Kingborough LPS hearing process.

I have reviewed the Commission's letter and the Ireneinc report which has recommended a change to Rural Living zone as follows:



Under the draft LPS, your property was exhibited within the Landscape Conservation Zone and is recommended in the Ireneinc report to instead be included within the Rural Living Zone as shown below.

Title:	Address:	Exhibited:	Proposed:
27133/1	[REDACTED]	Landscape Conservation	Rural Living



In the representation (#246) prepared by Gray Planning on behalf of the property owners and submitted in December 2024, a zoning of Rural Living (Area B) was sought on the basis of the characteristics of the subject site and its lack of any demonstrated landscape values.

The Ireneinc report concluded the following about the subject site:

[REDACTED] (indicated in orange arrow):

2.4.2.2 Recommendations

In considering the evaluation framework, the resulting zone pattern considerations, the already addressed modifications and the Zone Guidelines, the exhibited planning scheme zoning is generally supported in terms of extent of proposed LCZ and RLZ zoning, with the inclusion of the following recommended alterations:

- The parcels identified in red are considered to have characteristics similar to those adjoining parcels which are to be included within the RLZ and are recommended for transition to the RLZ where the RLZ categorisation provides for no further/limited subdivision. These changes provide consistency in the zone application and the proposed part zoning of 37 Gryces Road Kingston TAS 7050 (PID: 5760690) is intended to minimise risk of further subdivision as well as providing for retention of the portion of the site which displays more significant landscape values in the LCZ.
- The parcels identified in yellow are those which could transition to the Rural Zone in considering the existing uses which are occurring. The Rural Zone would align with the Zone Guidelines and recognise existing rural farming practices which appear to occur across portions of this locality. However, if preferable for the overall extent of zoning in the context of the balance of the LCZ which is proposed the continuation of the LCZ would also be appropriate.

The extent of LCZ zoning is also considered to align with and transition well into the zonings existing within the adjoining Hobart City Council area.



In response to the Commission's letter dated 2 April 2026, it is confirmed that Gray Planning and the owners do not wish to be further involved in the LPS hearing process so long as a Rural Living Area B zoning is applied to the property at 65 Scotts Road, for the reasons outlined in the original representation prepared by Gray Planning dated 5 November 2024 (rep #246). Should further discussion be required on what Area (A or B) of the Rural Living zone is appropriate for the subject site, Gray Planning wishes to confirm they seek further representation and be further involved in the hearing as part of the process. It is considered appropriate that Area B is applied to the subject site given it has been proposed to be applied to Rural Living zoned properties immediately adjacent in the draft LPS mapping prepared by Council.

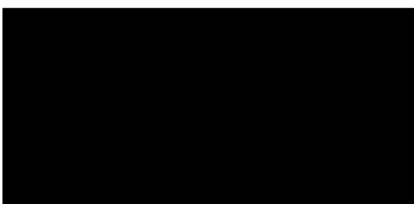
Submitted as part of the original representation was a Natural Values Assessment prepared by EcoTas which sought removal of the proposed Priority Vegetation Area overlay on the basis that the subject site did not contain vegetation that met the definition of Priority Vegetation.

Gray Planning, the owners and their ecologist Mr Wapstra still seek to be involved in the LPS process to further discuss the application of the vegetation overlay which has been proposed by Council in their draft LPS mapping for the Natural Assets Code.

The vegetation has been ground truthed by Mr Wapstra as outlined in his NVA dated 6 August 2023 and on the basis the vegetation on site is confirmed as not meeting any of the criteria for Priority Vegetation, the proposed Priority Vegetation Area overlay should be accordingly removed from the entirety of the property.

Should you wish to discuss the above, I may be contacted on 0439 342 696.

Yours faithfully



Danielle Gray B.Env.Des. MTP. MPIA
Principal Consultant, Gray Planning

