
From: sachal o'toole [REDACTED]
Sent: Monday, 4 May 2026 4:18 PM
To: Kingborough LPS
Cc: Aram Yi
Subject: [REDACTED] - Directive 69
Attachments: direction69_submission.pdf

Attn Nick Heath,

Please find attached our submission in relation to Directive 69. Please let us know if you require further information or clarification.

Thanks

Sacha O'toole & Ahreum Lee
(property owners)

SUBMISSION TO DIRECTION 69

RE: Proposed Rezoning – [REDACTED], Tinderbox

1. Introduction

This submission is made in relation to the proposed rezoning of [REDACTED], Tinderbox. We contend that the application of the Landscape Conservation Zone is not the most appropriate zoning outcome for the subject site. A Rural Living Zone designation would better reflect the site's historical use, existing context, and reasonable future potential.

2. Site Background and Historical Context

The subject site has a well-established history of human use and modification, including its longstanding use as part of the Hales family agricultural holding, as well as its use as the site of former Army barracks. These uses demonstrate a level of development and disturbance inconsistent with land that is primarily valued for undisturbed natural landscape qualities.

3. Inappropriateness of the Landscape Conservation Zone

The Landscape Conservation Zone is typically applied to land with high natural, scenic, or ecological values where minimal development is intended. In this instance, the site's disturbed condition, mismatch with surrounding character, and constraints on reasonable use indicate that this zoning is inappropriate.

4. Suitability of the Rural Living Zone

The Rural Living Zone is considered a more appropriate planning response. It aligns with the site's historical use, reflects the surrounding development pattern, and allows for balanced, low-density residential development while maintaining landscape values.

5. Strategic Planning Considerations

A Rural Living zoning outcome supports orderly planning, reflects the condition and capability of the land, and avoids unnecessarily restricting land that has already been historically developed and utilised.

6. Conclusion

The application of the Landscape Conservation Zone does not adequately reflect the site's history or context. Accordingly, we respectfully request that the zoning be amended to Rural Living Zone.

7. Contact

Name: Sacha O'Toole & Ahreum Lee

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