
From: Robin Cooper [REDACTED]
Sent: Monday, 4 May 2026 11:04 AM
To: Kingborough LPS
Subject: LCZ Letter Response

Dear Delegate,

Thank you for your letter dated 2 April 2026 outlining the work undertaken by Kingborough Council, as Planning Authority, to review the proposed zones in my locality.

The representation relating to my property at [REDACTED], Blackmans Bay, was submitted on my behalf by ERA Advisory and proposed a Residential Zone for my title. Since that submission, a number of responses have been provided by both Council and ERA in response to directions from the Tasmanian Planning Commission regarding zoning and overlays. I consider this matter to remain unresolved and expect that further hearings may occur.

Noting that my representation remains active, I acknowledge Council's revised zoning recommendations for my locality and welcome Council's reconsideration, including its recommendation of RLZ, which appears to recognise that residential settlement has historically occurred in this locality.

The introduction of a decision tree represents an improvement in Council's assessment methodology. However, I believe the methodology contains a fundamental flaw. Titles are not assessed on their individual merits through the decision tree unless high-level strategic planning documents, such as STRLUS or Council strategic plans, identify the title as forming part of a locality with a primary residential strategic intent.

These strategic documents operate at a broad scale and lack the granularity required to properly identify smaller established residential communities within the municipality. As a result, these communities are not afforded a fair merits-based assessment through the decision tree, and procedural fairness is not achieved.

I believe both Council and the TPC should reconsider the treatment of these smaller communities for RLZ. Historically, Council has approved residential development in bushland settings within these localities. In doing so, Council effectively acknowledged a residential strategic intent for these localities through repeated pattern of residential use approvals in the locality. The absence of formal strategic documentation for these areas reflects historic planning decisions made by Council, which allowed residential development to occur through the application of zone provisions and landowner action.

In my view, it is not procedurally fair to now disregard the established residential character of these localities, or to deny these titles the opportunity to be assessed on their merits through the decision tree.

I am particularly concerned about titles within the Snug Tiers and Tinderbox East localities. Established communities exist in these areas, and many landowners would reasonably regard residential use of their titles as the primary strategic intent.

I trust I will be given the opportunity to discuss this matter further at a hearing, separately from my titles ongoing hearing.

Yours sincerely,

Rob Cooper