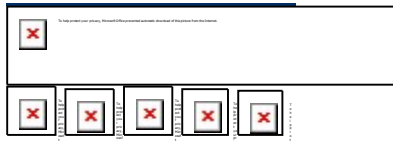

From: Barker, Michael [REDACTED]
Sent: Monday, 4 May 2026 7:42 AM
To: Kingborough LPS
Subject: Pioneer Rd Kaoota
Attachments: [REDACTED] Kaoota.pdf

Hi All,

I have attached a letter requesting that my 11 acre property at [REDACTED], Kaoota, be placed under Rural Living Zone B as detailed in the attachment.

Rgds Mick
Michael Barker
Operations Manager South
VEOLIA AUSTRALIA AND NEW ZEALAND

Mob. : [REDACTED] Tel. : 03 6277 5144
Address 95 Kennedy Drive/ Cambridge / Tas, 7170 Australia
www.veolia.com/anz



01/05/2025

██████████ Kaoota
TAS, 7150

Tasmanian Planning Commission
Level 3, 144 Macquarie Street
Hobart TAS 7000
Via email: KingboroughLPS@planning.tas.gov.au

To the Tasmanian Planning Commission,

I write in response to the letter dated 2 April 2026 (ref: DOC/26/36829) advising that the Ireneinc report recommends my property be included within the Rural Zone (RZ) under the draft Kingborough Local Provisions Schedule (LPS), rather than remaining in the Landscape Conservation Zone (LCZ) as exhibited.

I did not make a formal representation during the public exhibition period and have not previously had correspondence with the Commission. I understand that this letter has been sent to ensure procedural fairness and provides me with a clear opportunity to formally participate in this stage of the process. I take up that opportunity and submit as follows.

Landowner name(s)	
Property address	██████████ Kaoota
Title reference (folio)	
Lot size (approx.)	~3ha
Locality	Kaoota
Current IPS zone	Environmental Living Zone (ELZ)
Draft LPS exhibited zone	Landscape Conservation Zone (LCZ)
Ireneinc recommended zone	Rural Zone
Zone sought in this submission	Rural Living Zone (RLZ)

I welcome the Ireneinc recommendation to move my property away from the Landscape Conservation Zone (LCZ) as exhibited. The LCZ is not an appropriate zone for my property and I am pleased that the review has recognised this.

However, I do not consider the Rural Zone (RZ) to be the most appropriate outcome. I submit that the Rural Living Zone (RLZ) better reflects the existing use, settlement character, and residential intention of my land, and is more consistent with the requirements of section 34 of the Land Use Planning and Approvals Act 1993 (LUPAA), the Section 8A Guideline No. 1 — Local Provisions Schedule: Zone and Code Application (the Zone Guidelines), and the Southern Tasmania Regional Land Use Strategy (STRLUS).

I request that the Commission determine that the RLZ is the appropriate zone for my property under the draft Kingborough LPS.

The specific RLZ subcategory I seek is Rural Living Zone B, reflecting the existing lot pattern in my locality.

While I welcome the Ireneinc recommendation to move away from LCZ, the RZ purpose is directed at land in non-urban areas where agricultural use is limited or marginal and where the primary function is rural rather than residential. The RZ does not give priority to residential amenity and treats dwellings as a discretionary use that must demonstrate compatibility with surrounding rural activities.

The purpose of the RZ (Zone Guidelines, clause 20.1.1) is to provide for use or development in a rural location where agricultural use is limited or marginal, that requires a rural location for operational reasons, and that minimises adverse impacts on surrounding uses. While my property is rural in setting, its primary existing and intended use is residential — not agricultural or resource-based. The RZ does not give priority to the protection of residential amenity in the way the RLZ does.

For the reasons set out above, I submit that:

1. While I welcome the Ireneinc recommendation to move away from the LCZ, the RZ does not adequately recognise the established residential character of my property.
2. My property satisfies the criteria for RLZ under Zone Guidelines RLZ 1(a) and RLZ 2(b): it is a residential property with larger lots in a rural setting, with a mix of residential and lower-order rural activities, and the primary strategic intention is residential.
3. The appropriate RLZ subcategory for my property is RLZ [A/B/C/D], which reflects the existing lot size and settlement pattern and does not create a pathway for further subdivision.
4. Any landscape values in the broader locality can be appropriately managed through existing overlay controls — NAC, PVA overlay, and SPC — in combination with the lot size controls of the RLZ subcategory, without requiring RZ.

I respectfully request that the Commission:

- Determine that the draft Kingborough LPS should be modified to include my property within the RLZ [specify subcategory A/B/C/D]; and
- If the Commission proposes any alternative outcome, that I be provided with an opportunity to respond before any final determination is made.

Signed: <u>Michael Bariller</u> Full name:	Date: 4-5-26 [Redacted] Contact email / phone:
Si [Redacted] Full name:	Date: [Redacted] Contact email / phone: