
From: Danielle Gray <danielle@grayplanning.com.au>
Sent: Friday, 10 April 2026 5:24 PM
To: Kingborough LPS
Cc: stephen
Subject: CM: Response to TPC regarding 344 Coningham Rd KC LPS Ireneinc report
Attachments: TPC letter re Ireneinc report 02.04.2026.pdf; TPC response letter to Ireneinc recommendations LCZ 344 Coningham Rd Rep 242 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 in the LPS hearing process for [REDACTED] (rep #242) 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 leaves open the zoning of [REDACTED] (the 'subject site') for further discussion as part of the hearing process.

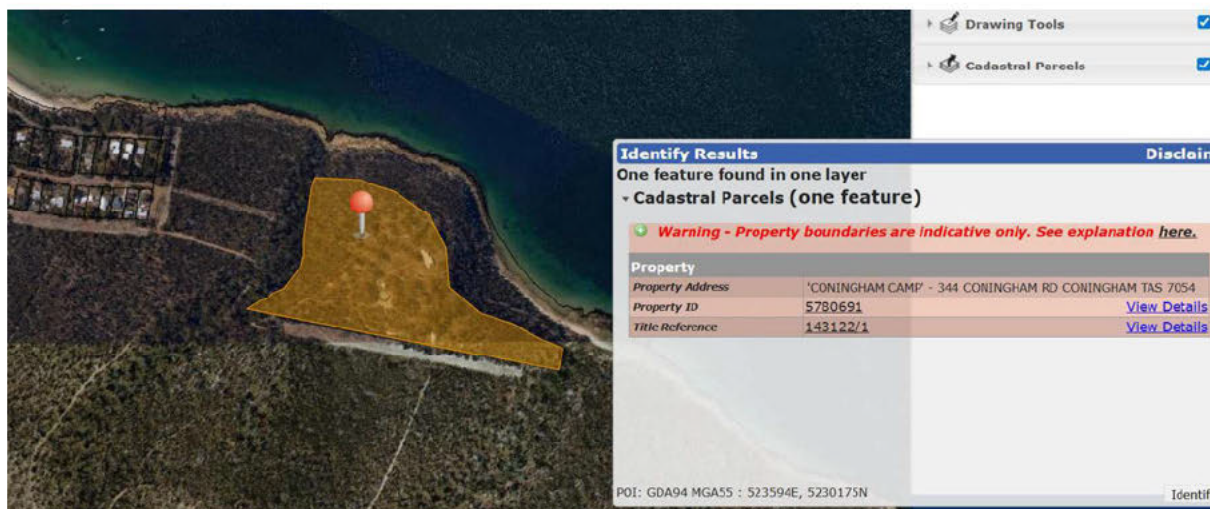
In the representation (#242) prepared by Gray Planning on behalf of the property owners and submitted in December 2024, a zoning of Rural was sought to enable appropriate future land uses to be considered for the Camp Coningham buildings and infrastructure that occupy the subject site. These buildings and infrastructure are in excellent maintained condition.

The Landscape Conservation zone under the State Planning Provisions enables a far more restricted suite of uses able to be considered than the Rural zone.

Additionally, the subject site is not considered to exhibit any specific landscape values to justify the application of the Landscape Conservation zone, as required by Section 8a zone application guidelines. The lack of landscape values of the subject site was confirmed in the Ireneinc report.

The Ireneinc report concluded the following about the subject site:





3.4.2.2 Recommendations

In considering the evaluation framework, the resulting zone pattern considerations and the Zone Guidelines, the following recommended alternate zones are proposed:

- For the portion of the locality identified in red: the identified area (which includes 120 Snug Tiers Road Snug TAS 7054 PID: 2553346; 110 Snug Tiers Road Snug TAS 7054 PID: 2553354; and 128 Snug Tiers Road Snug TAS 7054 PID: 2553338 (part)) has attributes which align with the rural living settlement and are located either within proximity to other land within the Rural Living Zone or between land for which higher intensity residential uses exist on either side of. Considering the landscape values which exist on these sites, there are appropriate mechanisms in the planning scheme to provide for these lots to be included within the Rural Living Zone, where the minimum lot size associated with these lots provides for no further subdivision.
- For the portion of the locality identified in blue: the extent of land that was proposed to be included within the Old Station Road PPZ is appropriate to transition to Rural Zone as there are a mix of uses and activities occurring within this portion of the locality which are not entirely consistent with a rural living settlement and the area is generally considered to exhibit characteristics which align with the Rural Zone. In considering the resulting pattern of zoning the transition of this land to the Rural Zone provides a consistent zoning.
- The four areas identified with orange circles are not, based on the evaluation framework, consider entirely appropriate for the LCZ to apply to due to the resultant zoning pattern – a recommendation for the appropriate alternate zone for these parcels requires further discussion between council and landowners. Depending on existing operations and uses the Open Space Zone or similar may be an appropriate alternative considered for the three most western parcels. The most eastern parcel is viewed to have some characteristics which would align with the LCZ and could remain as this (noting it is encapsulated by EMZ) where no other suitable zone was identified.
- For the portion of the locality identified in Green: this area was identified as a split zoning for inclusion of the western portion of 60 Palmers Road Oyster Cove TAS 7150 (PID: 5790056) this split zoning is supported by the evaluation undertaken and resulting zone pattern.

The balance of the locality is recommended to transition from the ELZ to the LCZ based on the evaluation framework and resultant pattern of zoning considerations.

This is with the exception of the properties within this locality that are within ELZ and have already been identified as transitioning to the EMZ under the exhibited scheme – where EMZ remains the most appropriate zone.



Page 263, section 3.4.2.2

Conclusion: the Ireneinc report recommends [REDACTED] to go over to Landscape Conservation zone, in keeping with the zone requested by Council.

The Ireneinc report specifically refers to [REDACTED] as the circled most eastern title as follows:



The four areas identified with orange circles are not, based on the evaluation framework, consider entirely appropriate for the LCZ to apply to due to the resultant zoning pattern – a recommendation for the appropriate alternate zone for these parcels requires further discussion between council and landowners. Depending on existing operations and uses the Open Space Zone or similar may be an appropriate alternative considered for the three most western parcels. The most eastern parcel is viewed to have some characteristics which would align with the LCZ and could remain as this (noting it is encapsulated by EMZ) where no other suitable zone was identified.

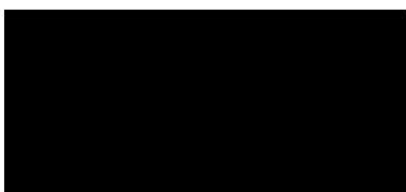
The evaluation framework prepared by Ireneinc on behalf of Council did not consider previous use, existing assets or development at [REDACTED] which was used for decades as Camp Coningham.

The Ireneinc recommendation leaves the zoning open, and recommends further discussion between the owners and Council, as part of the LPS hearings. The Ireneinc report does not state the subject site as having strong landscape values and has does not make note of any long term previous use and site development and infrastructure.

In response to the Commission's letter dated 2 April 2026, it is confirmed that Gray Planning and the owners wish to be further involved in the LPS hearing process for further discussion in order to pursue the requested Rural zoning for the reasons outlined in the original representation prepared by Gray Planning dated 19 November 2024 (rep #242).

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

