

17 September 2026

Our Ref: PSA-2025-2

The Executive Commissioner
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Dear Sir/Madam

DRAFT AMENDMENT TO THE KINGBOROUGH INTERIM PLANNING SCHEME 2015 FOR PSA-2025-2 - REZONE LAND AT LOT 1000, SPRING FARM ROAD, KINGSTON (CT185669/1000) FROM LOCAL BUSINESS TO GENERAL RESIDENTIAL

The Planning Authority acknowledges the Commission's correspondence regarding the declaration of the *Southern Tasmania Regional Land Use Strategy 2026* (STRLUS) on 11 September 2026 and the Commission's invitation to provide comments on the relevance of the new strategy to the assessment of Draft Amendment PSA-2025-2.

The Planning Authority has considered the strategic intent and policy direction of the newly declared STRLUS in the context of the draft amendment and is of the view that the policy directions contained within the STRLUS would support a similar planning outcome to that proposed through Draft Amendment PSA-2025-2. In particular, the amendment is consistent with the activity centre strategies set out in Section 3.1.2.3, which seek to concentrate growth within established settlements and activity centres, support the efficient use of existing infrastructure and services, and strengthen the role of activity centres by increasing the population within their catchments.

The subject land is located within the existing Kingston urban area and in proximity to the Kingston Principal Activity Centre. The proposed rezoning to General Residential would facilitate additional housing opportunities in a location with access to existing employment, retail, commercial and community services. The Planning Authority considers this outcome to be consistent with clauses 3.1.2.3(a) and (b), which promote the consolidation of growth within established centres and recognise the strategic role of activity centres within the broader settlement hierarchy.

The Planning Authority also considers the amendment to be consistent with clause 3.1.2.3(d). While the proposal involves the rezoning of land from Local Business to General Residential, the subject land does not form part of the commercial core of the Kingston Principal Activity Centre and is not required to maintain the centre's primary employment and service functions. Rather, the amendment would increase the resident population within the activity centre catchment, thereby supporting the viability and growth of existing and future commercial, retail and community services. Similarly, the amendment aligns with clause 3.1.2.3(f) by facilitating additional residential development within proximity of an established activity centre and supporting a more consolidated urban form.

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The Planning Authority has not identified any inconsistency with the remaining activity centre strategies and is of the opinion that the amendment continues to support the broader settlement and growth management objectives of the STRLUS. Consequently, the declaration of the STRLUS does not give rise to any significant strategic issues that would warrant reconsideration of the Planning Authority's position or the assessment outcomes previously provided to the Commission.

The Planning Authority maintains its support for Draft Amendment PSA-2025-2 and considers that the amendment remains strategically justified having regard to both the former STRLUS and the policy direction established by the newly declared STRLUS.

If you wish to discuss the application or seek clarification in relation to the above, please contact Council's Lead Strategic Planner, Adriaan Stander on (03) 6211 8200.

Yours sincerely

A black rectangular box redacting the signature of Deleeze Chetcuti.

DELEEZE CHETCUTI
DIRECTOR ENVIRONMENT, DEVELOPMENT AND COMMUNITY