
From: Robyn Bishop [REDACTED]
Sent: Monday, 4 May 2026 4:07 PM
To: Kingborough LPS
Subject: LPS Submission
Attachments: TPC Letter Edward Bishop.docx

Please find attached a submission in response to a letter received from the Tas Planning Commission

Regards
Edward Bishop

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 remains within the Landscape Conservation Zone (LCZ) under the draft Kingborough Local Provisions Schedule (LPS).

I did not make a formal representation during the public exhibition period as I was not aware of it and have not previously had correspondence with the Commission regarding the draft LPS. 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 understand that making a submission does not confer a right to be heard, but that the Commission may decide to invite me to discuss the matters raised.

I take up that opportunity and submit as follows.

Title reference (folio)	Title no. [REDACTED]
Lot size (approx.)	280 Acres
Locality	[REDACTED] Birch's Bay
Current IPS zone	Environmental Living
Draft LPS exhibited zone	Landscape Conservation
Ireneinc recommended zone	Landscape Conservation
Zone sought in this submission	Rural

I submit that the application of the Landscape Conservation Zone (LCZ) to my property is not consistent with the requirements of section 34 of the Land Use Planning and Approvals Act 1993 (LUPAA), the Section 8AGuideline No. 1—Local Provisions Schedule: Zone and Code Application (the Zone Guidelines), or the Southern Tasmania Regional Land Use Strategy (STRLUS)

.I request that the Commission determine that the Rural Zone (RZ) is the appropriate zone for my property. The RZ is a more appropriate translation of the Environmental Living Zone (ELZ) for my land given its character and existing use and is clearly preferable to the LCZ which would impose severe and unjustified restrictions.

My property currently has the following overlays:

Bushfire Prone Area code

Landslide Code

Waterways and Coastal Protection Code

Scenic Landscape Code

Extra proposed codes to be added are only Priority Vegetation which can be added as an overlay without the restrictive application that comes with LCZ. However, I do not believe that any assessment has been made on my property to determine whether it fits the description of Priority Vegetation.

Over the period of my ownership (over 50 years) I have regularly used this land for camping and the supply of firewood for myself and other family members. I have always had the intention of building on this land and I believe that LCZ may take away that possibility, decreasing the value of my property.

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

My property adjoins two large properties which are similar to mine and have been recommended as Rural, they cover the biggest part of my boundaries, making Rural Zone the most suitable for mine and the least restrictive.

I am of the strong belief that the Landscape Conservation Zone is an overkill as my property is already protected by the above overlays. I also believe that insurance will become an issue for myself and any future property owners who wish to build if Landscape Conservation Zone is applied.

I believe that I should have the right to continue to use my land for the intended purpose with which I purchased it and have used it for the last 56 years and I strongly believe that the application of LCZ will severely restrict that.

I submit this for your consideration.

Yours sincerely

Edward Bishop