
From: Kendra Strong <[REDACTED]@[REDACTED].com>
Sent: Wednesday, 22 April 2026 11:15 AM
To: Kingborough LPS
Subject: CM: Submission Kingborough draft LPS - [REDACTED] Bonnet Hill
Attachments: TPC Submission - Kingborough draft LPS - [REDACTED] Bonnet Hill .pdf

To whom it may concern

Please find attached my submission to the Tasmanian Planning Scheme in support of the Kingborough Planning Authorities submission of the Ireneinc report and recommended rezoning of my property at [REDACTED] [REDACTED] Bonnet Hill to Rural Living rather than the more restrictive Landscape Conservation Zone.

Regards, Kendra

Ms Kendra Strong

[REDACTED]
Bonnet Hill

Tas 7053
[REDACTED]
[REDACTED]

Dear Tasmanian Planning Commission

Re: Tasmanian Planning Scheme

Kingborough draft Local Provisions Schedule (LPS)

Proposed Zoning of [REDACTED], Bonnet Hill, Tasmania

I write in support of Kingborough Planning Authority's submission to the Tasmanian Planning Commission – specifically the Ireneinc report and recommended rezoning of my property at [REDACTED], Bonnet Hill as Rural Living rather than the exhibited zone of Landscape Conservation.

My submission contends that the Landscape Conservation Zone is unnecessarily restrictive and that the Rural Living Zone more appropriately reflects the site's existing characteristics, surrounding pattern of development, and intended long-term use, while still providing for the retention of natural and landscape values. Rural Living Zone is more closely aligned to the Environmental Living Zone that the property was zoned as under the Interim Planning Scheme.

My property at [REDACTED], Bonnet Hill is located within an established semi-rural residential area of Bonnet Hill. The locality is characterised by larger residential lots, single dwellings, domestic outbuildings and established access to existing road infrastructure and utilities. Land in the surrounding area demonstrates a clear pattern of low-density residential occupation rather than landscape conservation or primary environmental protection.

The use of the site is residential in nature, and it functions consistently with nearby properties that accommodate dwellings, private accessways and domestic land management. The zoning of my property as Landscape Conservation Zone does not reflect this prevailing land use pattern and results in regulatory controls that are disproportionate to the site's actual role within the landscape.

The Landscape Conservation Zone is intended to prioritise the protection, conservation and management of landscape values and to allow only limited forms of development where impacts can be tightly controlled. While protection of important landscape qualities is a legitimate planning objective, the application of this zone imposes significant constraints, including limitations on building scale, siting, subdivision potential and land use flexibility, even where development would otherwise be compatible with the surrounding area and capable of mitigating impacts.

By contrast, the Rural Living Zone is explicitly intended to provide for residential use or development in a rural setting where services are limited and where natural and landscape values are to be retained. Importantly, the Rural Living Zone does not abandon environmental considerations; rather, it balances residential use with the protection of amenity and landscape character.

For [REDACTED], the Rural Living Zone achieves this balance more effectively than the Landscape Conservation Zone. The Landscape Conservation Zone restricts a single dwelling being located within a building area if shown on a sealed plan. Whereas the Rural Living Zone does not have this restriction. My property currently does not have a building area on its sealed plan. It is unclear whether the requirements for Landscape Conservation Zone would restrict development if a building area is not shown on a sealed plan or whether the absence of a building area on a sealed plan would permit development anywhere on the property provided other requirements under the Tasmanian Planning Scheme were complied with, such as building height and set backs.

In coming years, I intend to seek approval to build a granny flat on my property for my aging father to reside in when he is no longer able to live independently. My application for this would be compliant with the requirements for secondary residences under the State Planning Scheme. I hold genuine fears that I will be unable to do this under the Landscape Conservation Zone but feel confident it will be possible under the Rural Living Zone.

The Landscape Conservation Zone introduces minimum lot area requirements, building envelopes and development controls that are more appropriate for large, undeveloped tracts of land with high or intact landscape values. Applied to the subject land, these controls:

- Severely limit reasonable residential development outcomes;
- Provide no practical planning benefit beyond what can be achieved through standard development controls;
- Do not reflect the modified and managed nature of the site;

- Create inconsistency with the zoning and development expectations of nearby landowners.

The effect of these controls is to constrain ordinary residential use to a degree that is inconsistent with both the historical use of the land and the existing built form in the area.

The Rural Living Zone is better suited to the site for the following reasons:

- It allows for low-density residential development consistent with the established character of Bonnet Hill;
- It retains controls over building height, setback, site coverage, and amenity impacts;
- It provides sufficient flexibility for domestic land management and reasonable use of private land;
- It continues to require consideration of natural values, vegetation retention, stormwater management and off-site impacts.

Importantly, development standards within the Rural Living Zone remain capable of ensuring that new development does not cause unreasonable loss of amenity or degradation of landscape character. In this context, rezoning would not result in uncontrolled development or unacceptable environmental impacts.

Rezoning the subject land to Rural Living Zone would support orderly and proper planning by:

- Aligning zoning with existing land use and development patterns;
- Avoiding unnecessary regulatory burden on private landowners;
- Supporting housing choice in a rural residential setting without extending urban services;
- Maintaining appropriate environmental and amenity safeguards.

The rezoning would not create an adverse precedent, as the subject site is already functionally residential and embedded within a broader pattern of rural living development.

For the reasons outlined above, the Landscape Conservation Zone is not the most appropriate zoning for [REDACTED], Bonnet Hill. Its restrictions exceed what is reasonably required to manage landscape values on this site and do not reflect existing conditions or community expectations.

The Rural Living Zone provides a more suitable and balanced planning outcome, allowing for continued residential use while maintaining appropriate protections for

amenity and landscape character. Accordingly, I respectfully submit that the Tasmanian Planning Commission support the rezoning of the land at [REDACTED] to Rural Living Zone.

Yours sincerely,

[REDACTED]

Kendra Strong

22 April 2026