

17 September 2026

Our Ref: 17.228

For attention: Ms Linda Graham

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

Dear Linda,

KINGBOROUGH DRAFT LOCAL PROVISIONS SCHEDULE – DIRECTION 67

Please find below the Planning Authority's responses to the above-mentioned direction.

Direction

Following the hearing of Representations 374 and 535 (land at Blackmans Bay):

- *a diagram showing the recommended application of a split zone between the General Residential Zone and the Landscape Conservation Zone to land at [REDACTED], Blackmans Bay (folio of the Register [REDACTED]);*
- *advice in relation to the attribute upon which the zone boundary has been determined; and*
- *evidence that the registered landowner consents to any zone revision.*

The diagram is to be prepared in consultation with Representor 535, Robin Cooper.

Note: The panel has not made a decision in relation to the application of the Landscape Conservation Zone. The purpose of this direction is to seek consensus on where a zone boundary should be applied in the event that a split zone is considered for this property between the General Residential Zone and another zone.

Planning Authority's response

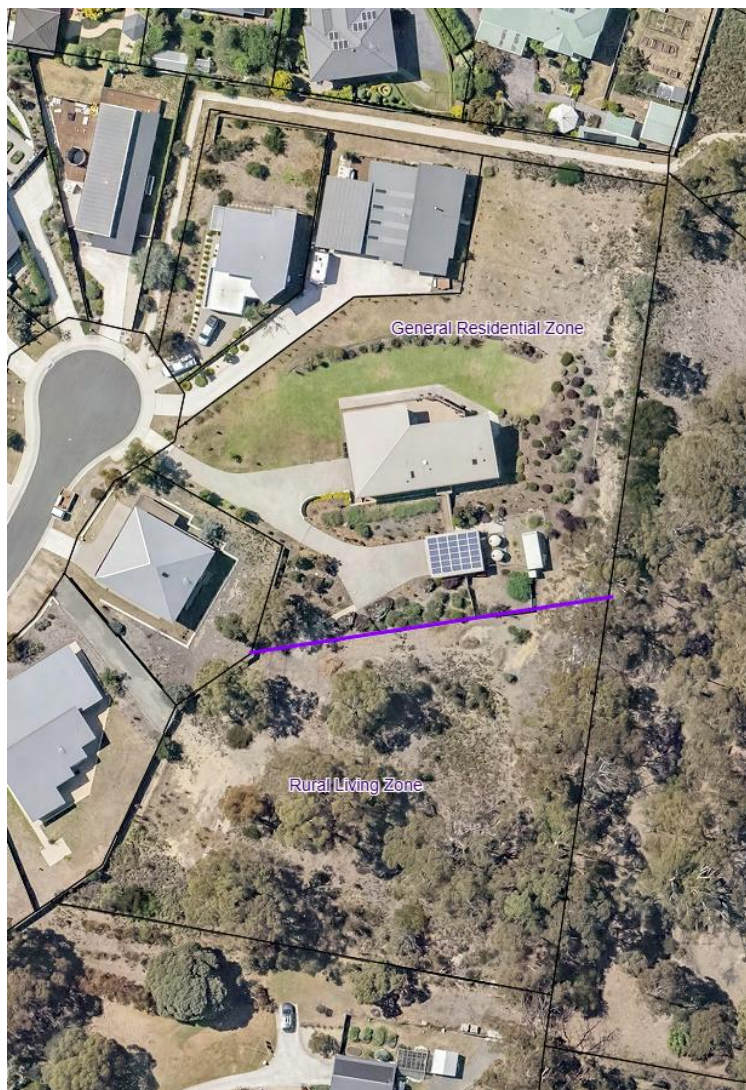
Subsequent to the Commission's direction, a review of the area previously identified for the Landscape Conservation Zone was undertaken by Ireneinc. That review concluded that the Rural Living Zone would be a more appropriate zoning outcome for the relevant portion of the property than the Landscape Conservation Zone.

Having regard to the findings of the Ireneinc review and the reasons outlined in the report, the Planning Authority's preferred outcome is a split zoning arrangement comprising the General Residential Zone and Rural Living Zone, with the zone boundary generally aligned with the configuration shown in Figure 1 (being a split extending between approximately X: 525651, Y: 5237848 and X: 525710, Y: 5237857). The boundary broadly follows the southern perimeter of the existing landscaped garden area and is considered to provide a comparable development outcome to that anticipated under the Kingborough Interim Planning Scheme 2015. As such, it is regarded as the closest and most reasonable transition to the Tasmanian Planning Scheme.

As an alternative to the above and noting that the Urban Growth Boundary encompasses the entirety of the lot, the Planning Authority would also be open to the application of the General Residential Zone to the whole of the subject land. While the split zoning arrangement remains the Planning Authority's preferred outcome, the application of the General Residential Zone to the whole of the subject land would

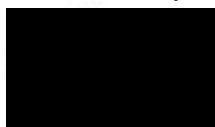
also be consistent with the settlement strategies of the *Southern Tasmania Regional Land Use Strategy* to optimise the use of residential land within the Urban Growth Boundary.

Figure 1 - Proposed split zoning configuration



If you wish to discuss the above, please contact the Council's Lead Strategic Planner, Adriaan Stander on (03) 6211 8210.

Yours sincerely,



Deleeze Chetcuti
Director – Environment Development and Community