
From: kate monty [REDACTED]
Sent: Sunday, 3 May 2026 7:24 PM
To: Kingborough LPS
Cc: rob monty
Subject: Submission to TPC regarding Kingborough draft LPS Ref DOC/26/36829
Attachments: ReptoTPCRefDOC_26_36829.docx

[REDACTED]

Dear Tasmanian Planning Commission,

ATT Linda Graham

Please find attached a submission in response to the Kingborough draft Local Provisions Schedule. This is in reference to your letter dated 2/4/2026, DOC/26/36829.

Please note that your letter states that we have not previously made any submissions regarding the proposed zoning changes. This is not the case as we have made a submission regarding the adjoining property of [REDACTED]

Please feel free to contact us if the Planning Commission requires any further information.

Kind Regards,
Kate and Rob Monty
[REDACTED]
Woodbridge TAS 7162

Tasmanian Planning Commission
Level 3, 144 Macquarie Street
Hobart TAS 7000

REF DOC/26/36829 Attention Linda Graham

Dear Tasmanian Planning Commission,

We wish to make a submission in response to the Kingborough draft Local Provisions Schedule (LPS).

Under the current scheme (Kingborough Interim Planning Scheme 2015) areas of significant environmental value are protected by the Environmental Living Zone. Due to its environmental value, a significant number of properties on [REDACTED] are allocated Environmental Living Zoning. This also protects the wildlife corridor from the Southern Channel areas, across [REDACTED] to the Conservation Zone of Woodbridge Hill (Environmental Management Zone 29.0) and beyond.

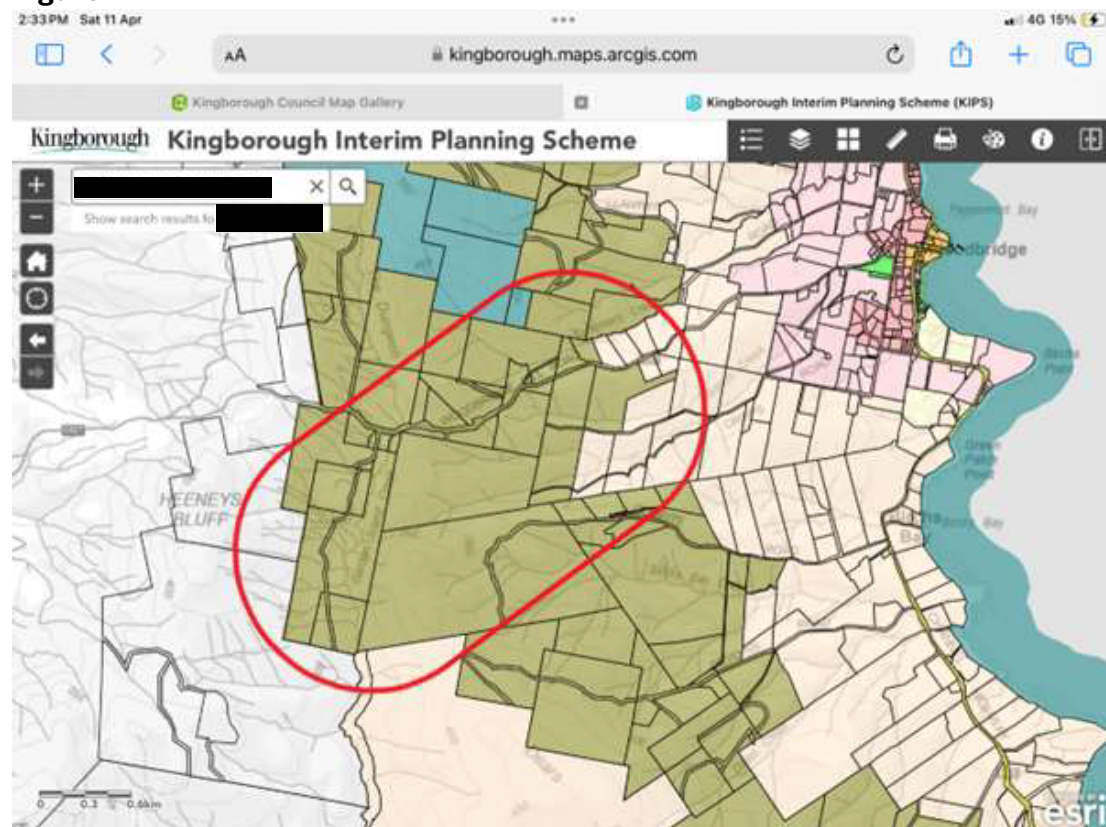
Currently, 9 properties on the south side of [REDACTED] are zoned Environmental Living. These are:

229, 269, 277, 301, 329 (our property), 401, 403, 419 and 405.

Similarly, 8 properties on the northern side of [REDACTED] are currently zoned Environmental Living. These are:

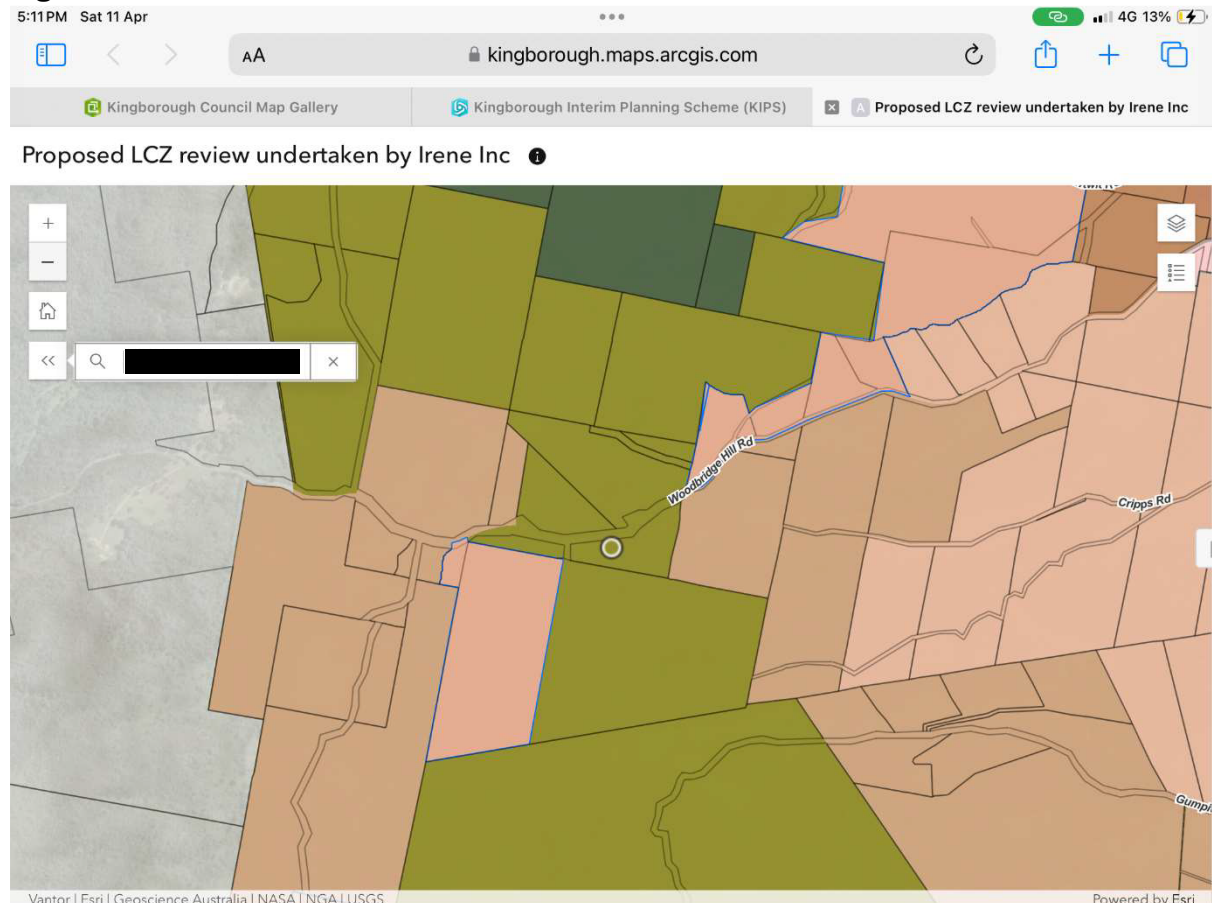
240, 250, 280, 290, 320, 370, 418 and 450 (see circled section of Figure 1).

Figure 1:



These properties combine to contribute a distance of 2045 metres to the wildlife corridor. Under the recommendations proposed by Irene Inc (see Figure 2), the wildlife corridor would be drastically reduced to 314 metres. By not transferring those properties on [REDACTED] that are currently zoned Environmental Living to Landscape Conservation there will be an 85% reduction in the protected corridor.

Figure 2:



The current planning scheme affords some protective regulation to the existing ecological corridor. And as can be seen in Figure 1, there is a chokepoint to the Southeast of the highlighted area. Addition of a similar (yet further reduced) chokepoint within close proximity dramatically increases the potential for negative impacts. We strongly urge the Tasmanian Planning Commission to transfer the properties on [REDACTED] that are currently zoned Environmental Living to the comparative Landscape Conservation Zone to retain the natural values that these zones are designed to protect.

By transferring these properties to LCZ, no property owner is having their zoning restrictions increased as all properties mentioned are *already* zoned as Environmental Living and were purchased as such.

We strongly urge the commission not to lower the zonings to Rural as proposed by Irene Inc. We have seen from the heated debates over recent years that property owners will not accept their zonings being increased. Please do not reduce the protections that

Environmental Living and Landscape Conservation provide (by lowering the zonings) as these protections will not be able to be reinstated later.

The [REDACTED] area is important habitat for many protected species including:

- Wedge Tailed eagle (Endangered)
- Swift Parrot (Critically Endangered)
- Spotted tailed Quoll (Rare)
- Tasmanian Devil (Endangered)
- Grey Goshawk (Endangered)

The University of Tasmania is active in the area this representation addresses, with their monitoring of Tasmanian Devils for the **Save the Tasmanian Devil Program**. This is the official response to the threat of extinction of the Tasmanian Devil due to the Devil Facial Tumour Disease.

The **Tasmanian Devil Roadkill Project** is also active and prominent on [REDACTED] [REDACTED] This project has identified that the road is a hotspot for roadkill deaths of Tasmanian Devils and has installed specific electronic signage in an attempt to reduce the number of Devil deaths.

It should also be noted that many determinations have been made by using percentage of vegetation coverage or density to inform which properties retain natural values. This approach fails to appreciate the aforementioned species' need for open space to hunt, browse and find food. Current zoning requirements have been established based on investigation and reporting to determine appropriate regulatory limitations, such as land parcel sizes etc. A relaxation of these without a fully informed justification should not be viewed as an appropriate action.

We are aware that there has been significant opposition to the proposed new Landscape Conservation Zone. However, we strongly urge the Commission to *maintain* the environmental protections that Landscape Conservation zoning provides by transferring those properties that were already zoned Environmental Living (for their significant values) to the comparative Landscape Conservation Zone. Thus, maintaining and protecting the ecological corridor that they provide.

Thank you for your consideration,

Kate and Rob Monty