
From: HARRY PAPA-LOUIS [REDACTED]
Sent: Thursday, 30 April 2026 8:10 AM
To: Kingborough LPS
Subject: LCZ

Submission to the Tasmanian Planning Commission

30th April 2026

By [Email: KingboroughLPS@planning.tas.gov.au](mailto:KingboroughLPS@planning.tas.gov.au)

Dear Commissioners,

Re: Property: [REDACTED], Tinderbox (Title [REDACTED])

I write in response to the current proposal by the Tasmanian Planning Commission to apply the Landscape Conservation Zone (LCZ) to my property. Please note that by way of this letter, I wish to respectfully object to the application of the Landscape Conservation Zone (LCZ) to this land for the reasons outlined below.

Established Development Pattern

The land already forms part of an approved three-lot strata development authorised by Kingborough Council. Each lot contains an approved dwelling. This is clearly established residential development rather than vacant or lightly disturbed land.

Previous Planning Decisions

The environmental characteristics of the site, including its proximity to the Tinderbox Nature Reserve, were known when the original approvals were granted. The planning framework has already recognised therefore that residential-scale development is appropriate and in harmony with the existing environmental characteristics.

Limited Planning Benefit

Applying LCZ now would not reduce development footprint, remove buildings, or improve environmental outcomes. It would simply impose additional restrictions without a clear planning justification.

Consistency with Current Use

One lot is already occupied as a permanent residence and the remaining lots contain equivalent dwellings. This confirms that residential use is established and ongoing.

Concerns with Zoning Methodology

The Ireneinc Review confirms that zoning decisions should be based on site-specific assessment and warns against inconsistent application of zones. Landscape values alone should not determine outcomes. As the Ireneinc review makes clear, *use* and *actual characteristics* of the site need to be taken into consideration, such that where the land is already developed, albeit at a low-density residential scale, the application of LCZ would be inconsistent with the intended aims of this particular zoning classification.

Primary Strategic Purpose

The site's primary purpose is clearly residential, given the three approved dwellings and ongoing occupation.

Requested Outcome

I respectfully request that the Commission reconsider the proposed LCZ classification for my property and this site and instead apply a zoning designation that reflects the site's established low-density residential character, such as Environmental Living Zone or an equivalent classification.

An aerial photograph is attached at Annex 1 showing the three dwellings and established development footprint.

Yours faithfully,

Harry Papa-Louis

Mr Harry Papa-Louis

Owner of [REDACTED], Tinderbox, 7054

Email address: [REDACTED]

Postal address for future correspondence:

[REDACTED], Footscray, Vic 3011

Annex 1

