
From: Mick'n'Sue ... <[REDACTED]>
Sent: Tuesday, 21 April 2026 6:34 PM
To: TPC Enquiry; Kingborough LPS
Cc: kc@kingborough.tas.gov.au; Mick Adams; [REDACTED]
Subject: CM: Late representation – site-specific application of Landscape Conservation Zone at [REDACTED] Middleton

Dear Tasmanian Planning Commission,

We are writing to lodge a late, site-specific representation in relation to the draft Kingborough Local Provisions Schedule (LPS), concerning the proposed application of the Landscape Conservation Zone (LCZ) to the property at [REDACTED] **Middleton, Tasmania.**

This representation is made in response to issues raised during the Commission's hearings into the Kingborough Draft LPS, including concerns about the broad application of the LCZ and the need for greater site-specific assessment where zones have been applied through high-level mapping.

Property identification

- **Address:** [REDACTED] Middleton TAS 7163
- **Current zone (in force):** Environmental Living Zone (Kingborough Interim Planning Scheme 2015)
- **Proposed zone (draft LPS):** Landscape Conservation Zone
- **Land area:** approx. 5.76 hectares
- **Existing use:** Established dwelling and long-term residential use

Basis for this representation

We respectfully submit that the application of the Landscape Conservation Zone to this property does not align with the purpose of the zone and appears to be the result of broad-brush mapping rather than a site-specific assessment of landscape sensitivity.

In particular:

1. **Established residential character**
The property contains an existing lawful dwelling and associated residential structures and has been used for residential purposes for many years. It does not represent undeveloped or intact landscape of the type the LCZ is intended to primarily protect.
2. **Modified and managed land**
The land has been substantially altered and actively managed, including cleared and maintained areas surrounding the dwelling. This distinguishes it from parcels that retain high naturalness or undeveloped landscape character.
3. **Limited public visibility**
Due to topography, vegetation patterns and siting, development at [REDACTED] has limited visibility from public roads, public vantage points, or key scenic corridors. The risk of adverse visual or landscape impact from modest residential development is therefore low.
4. **Consistency with surrounding pattern of development**
The surrounding area of Middleton contains numerous rural-residential properties of similar size and

use. The inclusion of this property in the LCZ creates an inconsistent outcome within an otherwise established lifestyle-residential landscape.

5. LCZ threshold not met

The Landscape Conservation Zone requires that use and development must not adversely affect identified landscape values. In this case, the site characteristics do not demonstrate the level of landscape sensitivity that would warrant the stricter controls imposed by the LCZ.

Requested outcome

We respectfully request that the Commission:

- **Direct modification of the draft LPS mapping to remove [REDACTED], Middleton from the Landscape Conservation Zone**, or alternatively
- Apply a **site-specific qualification or alternative zoning outcome** that better reflects the property's established residential use, modified landscape character, and low risk of adverse landscape impact.

This request is not made to challenge the intent of the Landscape Conservation Zone generally, but to ensure its application is proportionate, precise and consistent with its stated purpose.

Closing

Thank you for considering this late, site-specific representation. We make this submission to assist the Commission in achieving a balanced and evidence-based outcome in the finalisation of the Kingborough Local Provisions Schedule.

Please do not hesitate to us if any further information would assist the Commission's assessment.

Yours sincerely,

Michael Adams & Susan Dawson

Street Address: [REDACTED] Middleton

Postal address: [REDACTED] Blackmans Bay TAS 7052

Email:- [REDACTED]

Michael:- Phone [REDACTED]

Sue:- Phone [REDACTED]