
From: Carolyn Harman Lutjens [REDACTED]
Sent: Friday, 1 May 2026 10:46 AM
To: Kingborough LPS
Subject: Submission-Kingborough LPS Direction 69-[REDACTED], Tinderbox
Attachments: Kingborough Planning CEHL.docx

I request that the folio of the Register [REDACTED] at [REDACTED], Tinderbox be included within the Rural Living Zone (B) in the Kingborough Local Provisions Schedule.

Please refer to attached documents 

Carolyn Harman Lutjens

Carolyn Harman Lutjens

[REDACTED]

Tinderbox 7054

To the Tasmanian Planning Commission

I write in response to the letter dated 2/4/2026 advising that the Ireneinc report recommends my property remains within the Landscape Conservation Zone (LCZ) under the draft Kingborough Local Provisions Schedule (LPS).

I did not make a formal representation during the public exhibition period and have not previously had correspondence with the Commission regarding the draft LPS. I understand that this letter has been sent to ensure procedural fairness and provides me with a clear opportunity to formally participate in this stage of the process. I understand that making a submission does not confer a right to be heard, but that the Commission may decide to invite me to discuss the matters raised.

I take up that opportunity and submit as follows.

Landowner name:	Carolyn Harman Lutjens
Property address:	[REDACTED], Tinderbox 7054
Title reference:	[REDACTED]
Lot size:	Approx 6.25 acres (2.194 hectares)
Locality:	Tinderbox
Current IPS Zone:	Environmental Living Zone (ELZ)
Draft LPS exhibited Zone:	Landscape Conservation Zone (LCZ)
Ireneinc recommended Zone:	Landscape Conservation Zone (unchanged)
Zone sought in this submission:	Rural Living Zone (RLZ) subcategory B

I submit that the application of the LCZ to my property is not consistent with the requirements of section 34 of the Land Use Planning and Approvals Act 1993, the Section 8A Guideline No. 1 – Local Provisions Schedule: Zone and Code Application or the Southern Tasmania Regional Land Use Strategy.

I request that the Commission determine that the Rural Living Zone (RLZ) is the appropriate zone for my property under the draft Kingborough LPS.

The specific subcategory I seek is Rural Living Zone B (minimum lot size 2 ha) – reflecting the existing lot pattern in my locality. The predominant lot size in Tinderbox East is 2-5 hectares.

Description of my property

My property at [REDACTED] is about 2.2 hectares. In common with properties for 2 kilometres left and right of my property, the land has, for at least 40 years, comprised about one third house, outbuildings, dam and garden with mostly non-native plants. The rest is bushland. There is no evidence to suggest the primary use is other than residential.

Grounds for this submission

- The Zone Guidelines prohibit LCZ where priority is residential.
- Zone Guideline RLZ1(a) provides that the RLZ should be applied to residential areas with larger lots where the existing and intended use is a mix between residential and lower order rural activities, with priority given to the protection of residential amenity. This description accurately characterises my property.
- Aerial photography over more than 40 years confirms the consistently residential character of my property
- Landscape values of my land can be managed without LCZ.

I respectfully request that the Commission determine that the Kingborough LPS should be modified to include my property within the Rural Living Zone subcategory B.

I request that the folio of the Register [REDACTED] at [REDACTED] Tinderbox, be included within the Rural Living Zone B in the Kingborough Local Provisions Schedule.

Signed:

[REDACTED]

Date: 01/05/2026

Carolyn Elizabeth Harman Lutjens

[REDACTED] ph. [REDACTED]