

From: [Adriaan Stander](#)
To: [TPC Enquiry](#)
Cc: [Graham, Linda](#); [Charlie Rae](#)
Subject: Response to Direction 128 - Kingborough Draft LPS
Date: Thursday, 11 June 2026 12:09:27 PM
Attachments: [image001.jpg](#)
[Response to Direction 128.pdf](#)

Good afternoon,

Please find attached the Planning Authority's response in relation to Direction 128.

Kind regards,

Adriaan Stander|Lead Strategic Planner|Kingborough Council

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Kingborough Council acknowledges and pays respect to the Tasmanian Aboriginal Community as the traditional owners and continuing custodians of this land and acknowledge Elders – past, present, and emerging

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11 June 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 128

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

Direction

Following the hearing of Representations 353 and 381, the provision of the following:

1. recommendations in relation to which zones should apply to land at Pullens and Clear Creek Roads, Woodbridge, taking into consideration any recommendations coming out of the Landscape Conservation Zone review, and specific to the following parcels;
 - FR 118235/2;
 - FR 121200/2;
 - FR 115682/1;
 - FR 73756/1;
 - FR 235426/1;
 - FR 246537/1;
 - FR 43632/4;
 - FR 246537/2;
 - FR 208822/1;
 - FR 115683/1;
 - FR 115563/1;
 - FR 43632/3;
 - FR 213259/1;
 - any adjoining road reserves; and
2. recommendations in relation to the Priority Vegetation Area overlay including application of the overlay should a revision of the Agriculture Zone to another zone requiring display of the overlay be recommended.

Planning Authority's response

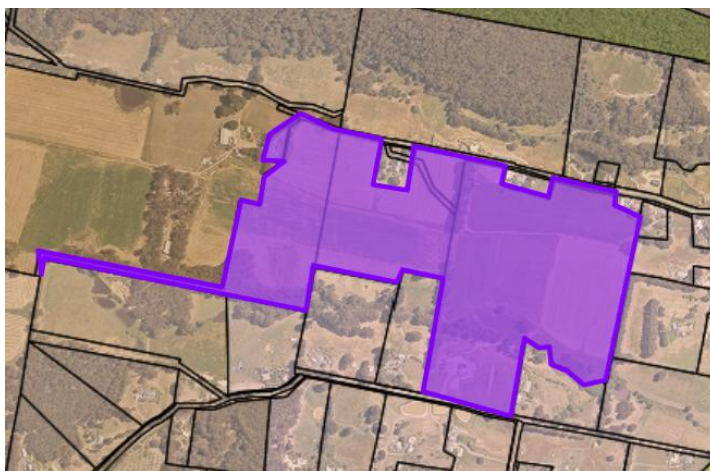
The Planning Authority has met with Mr Charlie Rae, who advised that he is representing [REDACTED], [REDACTED]. The discussion provided a valuable opportunity to understand the perspectives of all parties, and the Planning Authority acknowledges that there may be differing views on some matters.

In light of these discussions, the Planning Authority offers the following commentary and recommendations for the Commission's consideration prior to making a final decision. The Planning Authority also respectfully requests that the Commission provide the representors with an opportunity to respond to this correspondence, noting that there may be matters that remain unresolved or where the representors hold a different position to that of the Planning Authority.

Zoning considerations

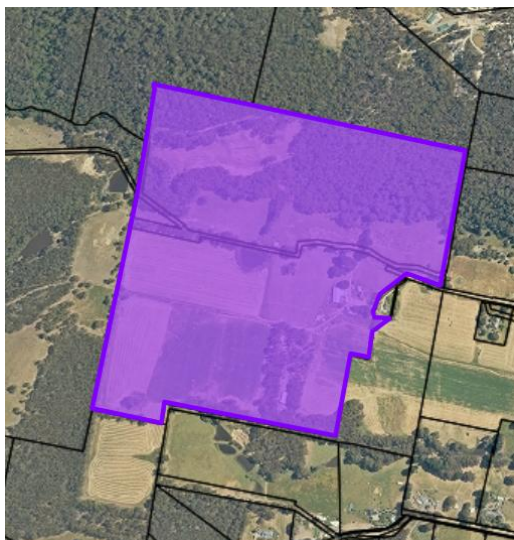
- The Planning Authority's recommendation to apply the Agricultural Zone in the exhibited draft LPS was informed by advice from RMCG Tasmania, which was appointed to prepare an Agricultural Profile for the municipality. The Agricultural Profile provides an overview of the agricultural characteristics of Kingborough to inform the spatial application of the Agriculture Zone.
- The Land Potentially Suitable for Agriculture layer, together with the Decision Tree and Guidelines, was used as a basis for identifying land potentially suited to agricultural zoning across the municipality. As the Agriculture Zone has not previously been applied in Kingborough and noting that RMCG's Agricultural Profile was mainly based on a desktop assessment rather than site specific field verification, the Planning Authority has previously indicated a willingness to reconsider zoning outcomes where additional site-specific evidence is provided through the hearings process or in response to Commission directions
- FR 118235/2, FR 121200/2, FR 115682/1 and FR 73756/1 (refer to Figure 1) are located outside the study area that informed the Land Potentially Suitable for Agriculture Zone layer in ListMap and are also zoned Rural Living under the Interim Planning Scheme 2015. Having regard to the predominant land use in the area, the existing zoning under the Interim Planning Scheme, the potential for land use conflict and the guidance provided under the s8A Guidelines (specifically RLZ 1(b), RLZ 2(a) and RLZ 4), the Planning Authority recommends the application of the **Rural Living Zone C** to these titles. This approach represents a direct translation of the current zoning under the Kingborough Interim Planning Scheme.

Figure 1- Change zoning from Agriculture to Rural Living C



- FR 235426/1 and FR 246537/1 (refer to Figure 2) are identified as Potentially Unconstrained; however, the application of the Agricultural Zone on part of the land as exhibited would unnecessarily constrain the property's long-established mixed rural use and increase the potential for land use conflict with adjoining residential uses. The site also lacks separation distances and buffers typically required to support more intensive agricultural activities. On balance, the Rural zoning better reflects the land's capability, supports ongoing diversified rural operations and provides an appropriate interface between rural activities and nearby residential uses. The Rural Zone will also continue to provide for agricultural pursuits, with provisions that are more appropriate to the local context. The Planning Authority therefore recommends the application of the **Rural Zone** for this title which is consistent with RZ 2 and RZ 3 of the s8A Guidelines.

Figure 2 - Change split zoning of Agriculture and Rural to Rural (apply the Rural Zone to all titles)



- FR 43632/4, FR 208822/1, FR 115683/1 and FR115563/1 are proposed as Rural under the exhibited draft LPS, and the Planning Authority maintains that this is the most appropriate zoning for the titles.
- FR 43632/3 and FR 213259/1 are proposed to be zoned Landscape Conservation under the exhibited draft LPS, and this is consistent with the recommendations of the independent review by Irene Inc. The Planning Authority supports the findings and recommendations of that report, noting that further discussion regarding the application of this zoning will be tabled at the hearings, including consideration of any additional submissions received on this matter.
- FR 246537/2 is a road reserve and proposed to be split zoned Rural and Landscape Conservation under the exhibited draft LPS. The Planning Authority considers this to be the most appropriate zoning outcome, having regard to [Practice Note 7](#), which requires zoning of road reserves to align with that of adjoining land

Priority Vegetation Overlay (PVA)

- The modelling which has underpinned the application of the PVA overlay in Kingborough has already been discussed at some length. The broad approach to application of the PVA overlay and the definition the Planning Authority has adopted for 'vegetation of local importance' have also been provided to the Panel in previous responses.
- The methodology employed by the Planning Authority in application of the PVA overlay and any ground-truthing of that application has been well described in previous responses (see for example the response to D 107_Rep 248). In this case, application of the PVA overlay has been reviewed

for the titles listed above in light of a potential revision of the proposed Agriculture Zone to another zone which would require display of the overlay.

- It is proposed to only apply the PVA overlay to those parts of the titles which:
 - are occupied by remnant DOB forest, or
 - are affected by the defined nominal Tree Protection Zones for the individual mature eucalypts recorded (which are considered to be, or which have the potential to be, vegetation of local importance).
- A map of the potential boundary of the PVA overlay on the affected titles if it was based on modelling by the REM and the Planning Authority I is shown at Figure 3 below, while Figure 4 shows the proposed revised boundary of the PVA overlay.

Figure 3 - Potential PVA overlay boundary over affected titles at Clear Creek Road under modelling by the REM and the Planning Authority

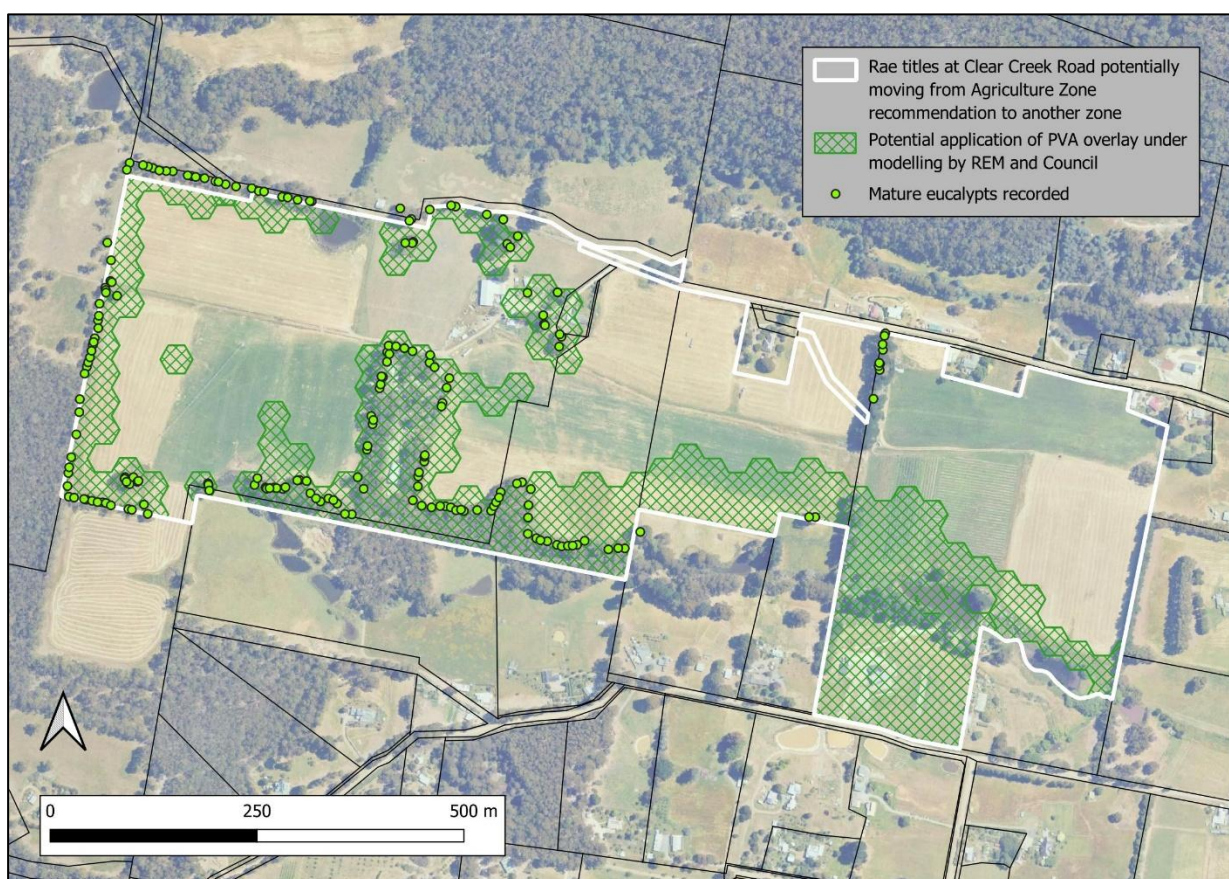
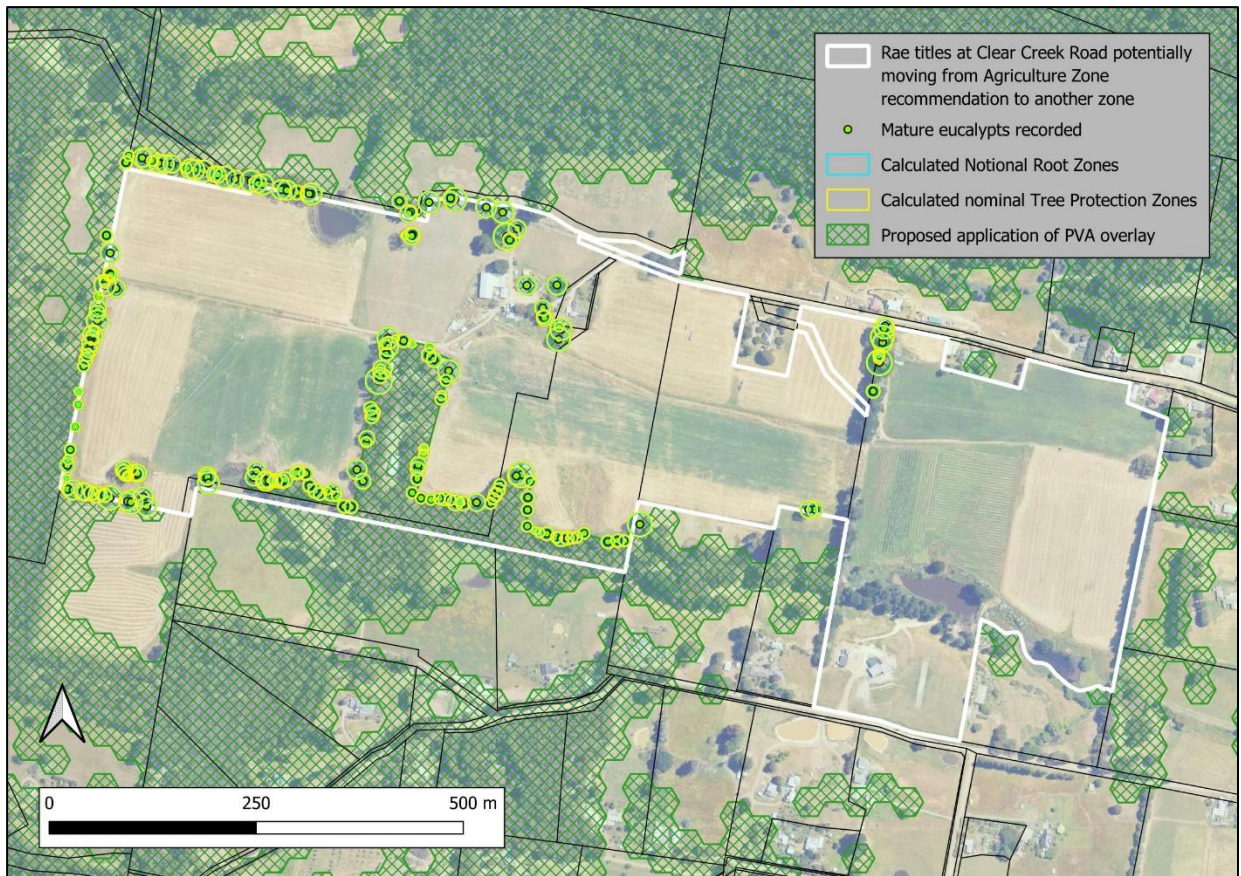


Figure 4 - Proposed application of the PVA overlay to the affected titles at Clear Creek Road



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

Yours sincerely,

[Redacted Signature]

Deleeze Chetcuti
Director – Environment Development and Community