

7 October 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 – SUBMISSION FOR HEARING, NO 32
TO BE HELD ON 20 OCTOBER 2026**

The Planning Authority notes that the primary purpose of this hearing is to consider representations relating to the Allens Rivulet, Sandfly and Kaoota as well as Margate and Electrona locality, as identified in the Ireneinc Report. It is therefore understood that the hearing will primarily focus on zoning matters.

The Planning Authority has considered the relevant representations and submissions and provides the following advice for the Commission's consideration at this hearing:

- Recommendations regarding the conversion to an appropriate zone under the Tasmanian Planning Scheme for this locality remain as set out in the Ireneinc Report, subject to the minor split zoning adjustments and clarifications identified below.
- For all other matters that fall outside the scope of the review undertaken by Ireneinc, the Planning Authority's response provided under section 35F should be relied upon.

Split zonings

The Planning Authority notes that additional hearing dates have been scheduled in November to consider split zoning matters and consistent with the Commission's letter of 27 August 2026, will provide further advice prior to the relevant hearing. Input from landowners and representors on the proposed split zoning arrangements is welcomed and will assist in informing the Planning Authority's further advice to the Commission.

In the meantime, and to assist the Commission's discussions with representors during Hearing Day 32, the Planning Authority provides the following preliminary advice relevant to this locality.

Representation [REDACTED] (and submission [REDACTED] – 35 Mudges Road, Allens Rivulet

The Planning Authority supports this approach and recommends a split zoning configuration consistent with the mapping contained in the Ireneinc Report and associated [Interactive Online Mapping](#) provided on Council's website. The Rural Zone is to be applied to the modified eastern section of the property, and it is recommended that the zoning boundary extend from the south-western corner of 150 Blue Gate Road (PID 9485587) to the north-eastern corner of 37 Mudges Road (PID 5773416).

Representation [REDACTED] (and submission [REDACTED] – 135 Maudsleys Road, Allens Rivulet

The Planning Authority supports a split zoning outcome as recommended by Ireneinc, however, a minor refinement to the zoning boundary as proposed to ensure the existing dwelling and associated modified land are included within the Rural Zone, and that the zoning boundary aligns with a clear and readily

identifiable cadastral feature adjoining Council-owned land to the west. The split zone boundary should extend from the western boundary of the site where it adjoins 20 Mudges Road (PID 1660668), following the tree line that defines the extent of the modified land south of the dwelling, before continuing to the south-eastern corner of the adjoining Council-owned land identified as PID 5788642 as per Figure 1 below.

Figure 1 - Split zoning configuration at 135 Maudsleys Road (proposed)

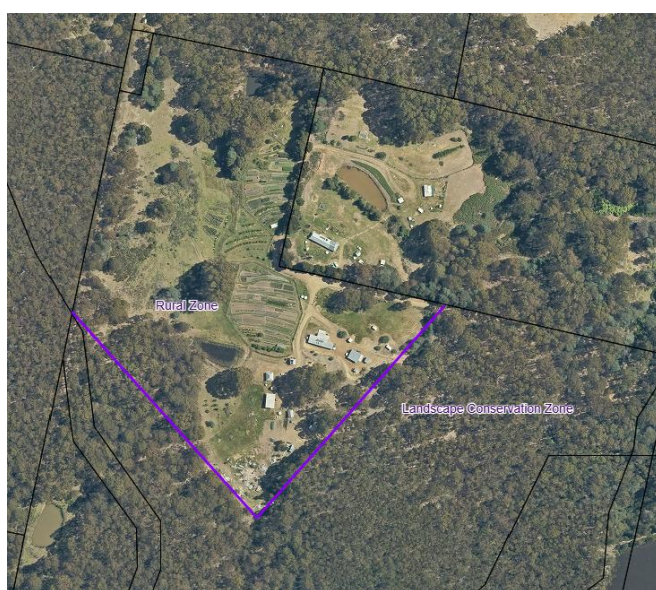


Representation [redacted] (and submission [redacted]) – 136 Maudsleys Road, Allens Rivulet

The Planning Authority supports the split zoning outcome recommended by Ireneinc. However, a minor refinement to the zoning boundary is recommended to ensure the Rural Zone more accurately reflects the extent of the modified land and aligns with identifiable physical and cadastral features, including the Maudsleys Road road reservation. This approach would result in a clearer, more logical, and readily identifiable zoning boundary.

It is recommended that the Rural Zone apply to the cleared and developed portion of the property associated with the dwelling, with the Landscape Conservation Zone applying to the balance of the land. The zoning boundary should commence at the western side of the site adjacent to the Maudsleys Road road reservation and generally follow the existing tree line that defines the southern extent of the modified area, before extending eastwards to the site boundary.

Figure 2 - Split zoning configuration at 136 Maudsleys Road



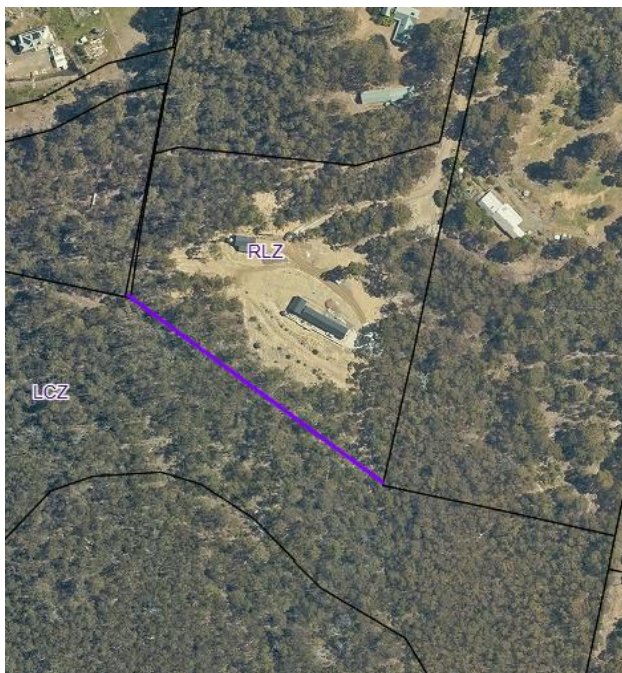
Representation [REDACTED] (and submission [REDACTED] – 188 Kaoota Road, Kaoota

The Planning Authority agrees with the recommendation of Ireneinc considers that a split zoning outcome more appropriately reflects the characteristics of the land, distinguishing between the modified and developed portions of the property and the balance of the land that retains landscape conservation values. It is recommended that the Rural Living Zone apply to the modified area of the site, with the Landscape Conservation Zone applying to the balance as per the Interactive Mapping. The zoning boundary should generally follow the existing tree line and the extent of established land modification, providing a logical and readily identifiable distinction between developed land and land with ongoing landscape conservation values. This approach is consistent with the physical characteristics of the site and establishes a clear and defensible zoning boundary.

Clarification in relation to Submission [REDACTED] – 100 Mountain Road, Allens Rivulet

The Planning Authority acknowledges that there is a discrepancy between Council's current online mapping and the zoning configuration shown in the Ireneinc Report for this property. To provide greater clarity and assist with identifying the proposed split zoning boundary, the Planning Authority recommends applying the split zoning configuration shown in Figure 3 below. The recommended boundary extends from the south-eastern corner of 555 Thomsons Road (PID [REDACTED]) to the south-western corner of 75 Mountain Road (PID [REDACTED]).

Figure 3 - Recommended split zone configuration for 100 Mountain Road



Representations and submissions

While the Planning Authority's preferred position is outlined in this response, it is recognised that there may be differing views regarding the most appropriate application of zones, spatial boundaries and other provisions of the Tasmanian Planning Scheme within this locality.

The transition to the new scheme is a complex exercise, particularly in relation to the conversion of the Environmental Living Zone and associated planning controls, the applicable principles and guidelines may reasonably support more than one interpretation or outcome.

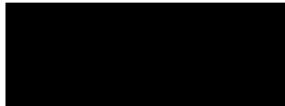
It is also acknowledged that zoning and related planning controls can have a significant influence on how land may be used and developed, with potential implications for landowners, surrounding communities

and the achievement of broader planning objectives. In this regard, the Planning Authority appreciates the considerable time, effort and local knowledge contributed by landowners, community members and other stakeholders in preparing and lodging representations and submissions. These contributions provide valuable insight into local circumstances and will assist the Commission in its consideration of the matters before it.

The Planning Authority remains available to assist the Commission through the provision of additional information, clarification or assessment, including reconsideration of aspects of the recommended approach where warranted by the evidence and issues explored through the hearing process. The Planning Authority also reminds the Commission of Council's risk appetite, as outlined in its correspondence dated 20 March 2026 accompanying the Ireneinc review report, which highlighted Council's approach to the application of the Landscape Conservation Zone.

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

Yours sincerely,

A black rectangular box redacting the signature of Dave Stewart.

DAVE STEWART
CHIEF EXECUTIVE OFFICER