Kingborough

12 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 33 TO BE HELD ON 27 OCTOBER 2026

The Planning Authority notes that the primary purpose of this hearing is to consider representations relating to the Longley, Lower Longley and Leslie Vale, 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:

- With the exception of the additional zoning considerations outlined below, the recommendations regarding the application of an appropriate zone under the Tasmanian Planning Scheme for this locality remain as set out in the Ireneinc Report.
- 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.

Representation 332 (and submission 394) – Era Advisory obo John and Veronica Maddock

Having regard to the evidence provided, the Planning Authority is open to further consideration of the application of the Rural Zone to CT [redacted] and CT [redacted], which are currently proposed to be zoned Agriculture. The Planning Authority accepts that the Rural Zone may better reflect the capability and characteristics of the land, while maintaining its non-urban character and accommodating ongoing low-intensity rural activities. This position is broadly consistent with the flexibility contemplated by the Section 8A Guidelines, where more detailed site-specific analysis demonstrates that the Agriculture Zone may not be the most appropriate outcome.

If the Commission is minded to support this approach, the Planning Authority recommends that the remaining land proposed to be zoned Agriculture within the precinct, including CT [redacted], CT [redacted] and CT [redacted], be rezoned Rural Zone to provide a consistent and coordinated planning framework across the locality. The Planning Authority acknowledges that any such change would require consultation with the affected landowners. This approach would avoid the potential for an isolated application of the Agriculture Zone that may not appropriately reflect the broader characteristics, land use pattern and strategic context of the area.

The Planning Authority also acknowledges that the revised approach may raise questions regarding the application of the Priority Vegetation Area Overlay. Should the Commission consider it necessary, the Planning Authority would welcome the opportunity to provide further submissions on this matter. The Planning Authority would also welcome any views from the representor regarding the implications of the revised zoning approach for the overlay's application.

The Planning Authority considers it relevant to note that the subject land occupies a strategic location on the periphery of Kingston, forming part of the transition between the existing urban area and the broader rural hinterland. While no alternative strategic land use outcome is currently proposed or endorsed, the locality may warrant further strategic investigation following implementation of the Local Provisions Schedule.

Such work may consider the future role of land in this area, including its potential to accommodate employment-generating uses or other strategic land uses that support the long-term needs of Kingston. Any such consideration would need to occur through a separate strategic planning process involving affected landowners, State agencies, infrastructure providers and the broader community.

Figure 1- Area in [redacted] where the Rural Zone can be applied as an alternative to the Agriculture Zone

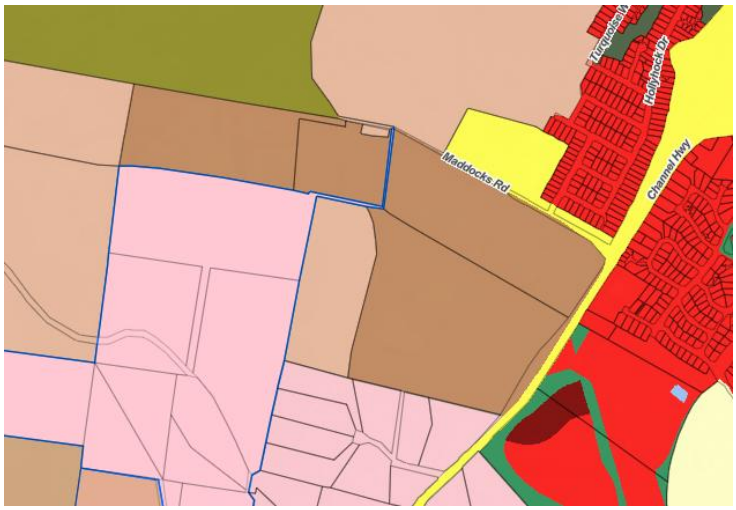
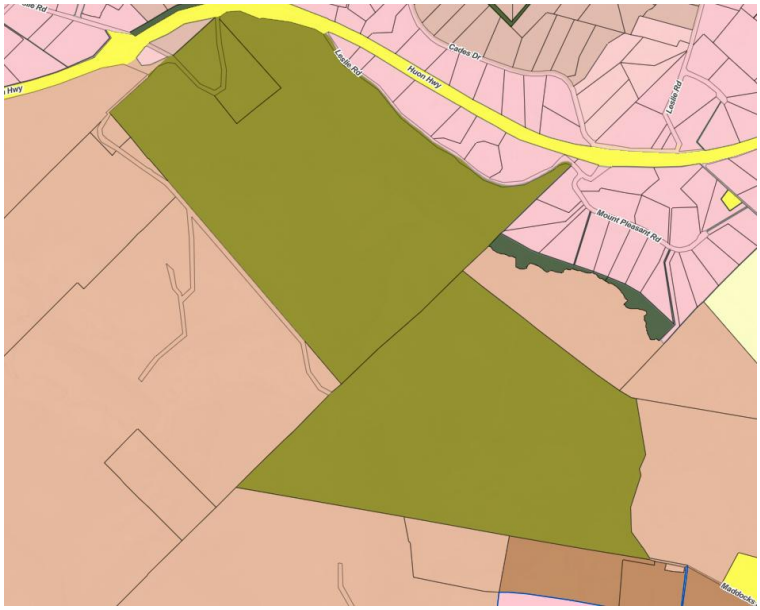


Figure 2 - [redacted] (CT [redacted], CT [redacted] CT [redacted] and CT [redacted])



In relation to [redacted] (CT [redacted]), the Planning Authority notes that the site, together with CT [redacted] and other smaller parcels to the north-east, forms a relatively isolated area of land proposed to be zoned Landscape Conservation. The Planning Authority acknowledges that both properties are of

a considerable size and contribute to the broader landscape values of the locality, as identified in the Ireneinc Report. However, it is also noted that these properties are largely surrounded by Rural and Rural Living zoned land and land uses, which may, over time, influence the landscape character and values of the area. This circumstance lends some support to consideration of the Rural Zone as an alternative zoning outcome. However, having regard to the findings of the Ireneinc Report, the Planning Authority considers that the Landscape Conservation Zone remains the preferred outcome as part of the current LPS translation process.

The Planning Authority nevertheless acknowledges that the future role and zoning of this land, and the broader locality, could be reconsidered as part of the strategic investigations outlined above.

Preliminary discussions with the landowner have already commenced, and the Planning Authority intends to continue working collaboratively with the landowner and other relevant stakeholders as these matters are explored further. This work will seek to ensure that any future planning response is aligned with the long-term strategic needs of Kingston, including accommodating population growth, supporting employment-generating land uses, improving transport and movement networks, and promoting the efficient utilisation of strategically located land at the urban-rural interface.

Previous hearing outcomes

The Planning Authority also notes that this locality has been the subject of previous hearing sessions conducted prior to the review undertaken by Ireneinc. As a result, some of the positions and agreed outcomes discussed during those hearings may differ from the recommendations ultimately made in the Ireneinc Report. The Planning Authority requests that the Commission have regard to those earlier discussions and areas of agreement, particularly where support was expressed for zoning outcomes other than the Landscape Conservation Zone.

By way of example, although the representation relating to [redacted], Kingston (CT [redacted]) is not listed for consideration at this hearing, the Planning Authority notes that during previous hearings it indicated support for the application of the Rural Living Zone to that land. The Planning Authority understands there may be other similar instances where positions adopted during earlier hearings differ from the recommendations in the Ireneinc Report and considers these matters warrant consideration as part of the Commission's overall review of the precinct.

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, overlays, 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,

DAVE STEWART
CHIEF EXECUTIVE OFFICER