



KINGBOROUGH DRAFT LOCAL PROVISIONS SCHEDULE

S35F Report on representations

Kingborough

Contents

Acronyms	5
Part 1 – Introduction	6
1.1 Purpose of the report	6
1.2 Process	6
1.3 Overview of the Tasmanian Planning Scheme	7
1.4 Kingborough draft LPS as exhibited in late 2024	7
1.5 Statutory requirements	8
1.6 Broad overview of representations received	10
1.7 How this report addresses representations	10
1.8 Discussions and additional recommendations at public hearings	11
1.9 Substantial changes to the draft LPS and potential re-exhibition	11
1.10 Final decision and implementation	11
1.11 Planning scheme amendments and permits issued since the drafting of the LPS	11
Part 2 – Zones	12
2.1 Section 8.0 General Residential Zone (GRZ)	12
2.2 Section 9.0 Inner Residential Zone (IRZ)	14
2.3 Section 10.0 Low Density Residential Zone (LDRZ)	14
2.4 Section 11.0 Rural Living Zone (RLZ)	18
2.5 Section 12.0 Village Zone (VZ)	40
2.6 Section 13.0 Urban Mixed-Use Zone (UMZ)	41
2.7 Section 14.0 Local Business Zone (LBZ)	41
2.8 Section 15.0 General Business Zone (GBZ)	42
2.9 Section 16.0 Central Business Zone (CBZ)	43
2.10 Section 17.0 Commercial Zone (CZ)	43
2.11 Section 18.0 Light Industrial Zone (LIZ)	43
2.12 Section 19.0 General Industrial Zone (GIZ)	43
2.13 Section 20.0 Rural Zone (RZ)	43
2.14 Section 21.0 Agriculture Zone (AZ)	60
2.15 Section 22.0 Landscape Conservation Zone (LCZ)	67
2.16 Section 23.0 Environmental Management Zone (EMZ)	97
2.17 Section 24.0 Major Tourism Zone (MTZ)	102
2.18 Section 25.0 Port and Marine Zone (PMZ)	103
2.19 Section 26.0 Utilities Zone (UZ)	103
2.20 Section 27.0 Community Purpose Zone (CPZ)	105
2.21 Section 28.0 Recreation Zone (RecZ)	106

2.22 Section 29.0 Open Space Zone (OSZ)	106
2.23 Section 30.0 Future Urban Zone (FUZ)	107
2.24 Section 31.0 Particular Purpose Zone (PPZ)	107
Part 3 – Codes and Overlays	108
3.1 Clause 1.0 Signs Code	108
3.2 Clause 2.0 Parking and Sustainable Transport Code and Overlay	108
3.3 Clause 3.0 Roads and Railway Assets Code and Overlay	108
3.4 Clause 4.0 Electricity Transmission Infrastructure Protection Code and Overlay	108
3.5 Clause 5.0 Telecommunications Code	108
3.6 Clause 6.0 Local Historic Heritage Code and Overlay	108
3.7 Clause 7.0 Natural Assets Code and Overlay	110
3.8 Clause 8.0 Scenic Protection Code and Overlay	116
3.9 Clause 9.0 Attenuation Code	118
3.10 Clause 10.0 Coastal Erosion Hazard Code	119
3.11 Clause 10.0 Coastal Inundation Hazard Code	119
3.12 Clause 12.0 Flood-Prone Areas Hazard Code	120
3.13. Clause 13.0 Bushfire-Prone Areas Code and Overlay	122
3.14 Clause 14.0 Potentially Contaminated Land Code	123
3.15 Clause 15.0 Landslip Hazard Code and Overlay	123
Part 4 – Specific Area Plans	125
4.1 KIN-S1.0 Kingston Southern Gateway SAP	125
4.2 KIN-S4.0 Kingborough Coastal Settlement SAP	131
4.3 KIN-S5.0 Burwood Drive SAP	137
4.4 KIN-S6.0 Bruny Island SAP	141
4.5 KIN-S7.0 Blackmans Bay Bluff and Bonnet Hill SAP	156
4.6 KIN-S8.0 Baretta SAP	161
Part 5 – General	162
Part 6 – Proposed Particular Purpose Zone	176
6.1 Introduction	176
6.2 Current situation under the KIPS2015	176
6.3 Zoning translation challenges	176
6.4 Proposed PPZ	177
6.5 Statutory justification	178
6.6 Detailed justification for the proposed PPZ provisions	185
6.7 Proposed PPZ zone provisions	190
6.8 Spatial application of the PPZ	190

Attachment 1 – PPZ provisions	199
Attachment 2 – Bruny Island SAP outstanding notice – supporting information	208
Attachment 3 – Representation list	218

Acronyms

KIPS2015	Kingborough Interim Planning Scheme
LPS	Local Provisions Schedule
LUPAA	Land Use Planning and Approvals Act 1993
NPR	No Permit Required
PPZ	Particular Purpose Zone
SAP	Specific Area Plan
SPPs	State Planning Provisions
STRLUS	Southern Tasmania Regional Land Use Strategy
TPC	Tasmanian Planning Commission
TPS	Tasmanian Planning Scheme

Tasmanian Planning Scheme Zones – alphabetical listing

AZ	Agriculture Zone	LBZ	Local Business Zone
CBZ	Central Business Zone	LDRZ	Low Density Residential Zone
CZ	Commercial Zone	MTZ	Major Tourism Zone
CPZ	Community Purpose Zone	OSZ	Open Space Zone
EMZ	Environmental Management Zone	PMZ	Port and Marine Zone
FUZ	Future Urban Zone	PPZ	Particular Purpose Zone
GBZ	General Business Zone	RecZ	Recreation Zone
GRZ	General Residential Zone	RZ	Rural Zone
GIZ	General Industrial Zone	RLZ	Rural Living Zone
IRZ	Inner Residential Zone	UMZ	Urban Mixed-Use Zone
LCZ	Landscape Conservation Zone	UZ	Utilities Zone
LIZ	Light Industrial Zone	VZ	Village Zone

Part 1 – Introduction

1.1 Purpose of the report

The purpose of this report is to consider the representations received during the exhibition of the Kingborough draft Local Provisions Schedule (LPS). The report includes an overview of the representations and includes recommendations to the Tasmanian Planning Commission (TPC) to consider as part of the public hearing process before a final decision is made.

1.2 Process

What has happened so far?

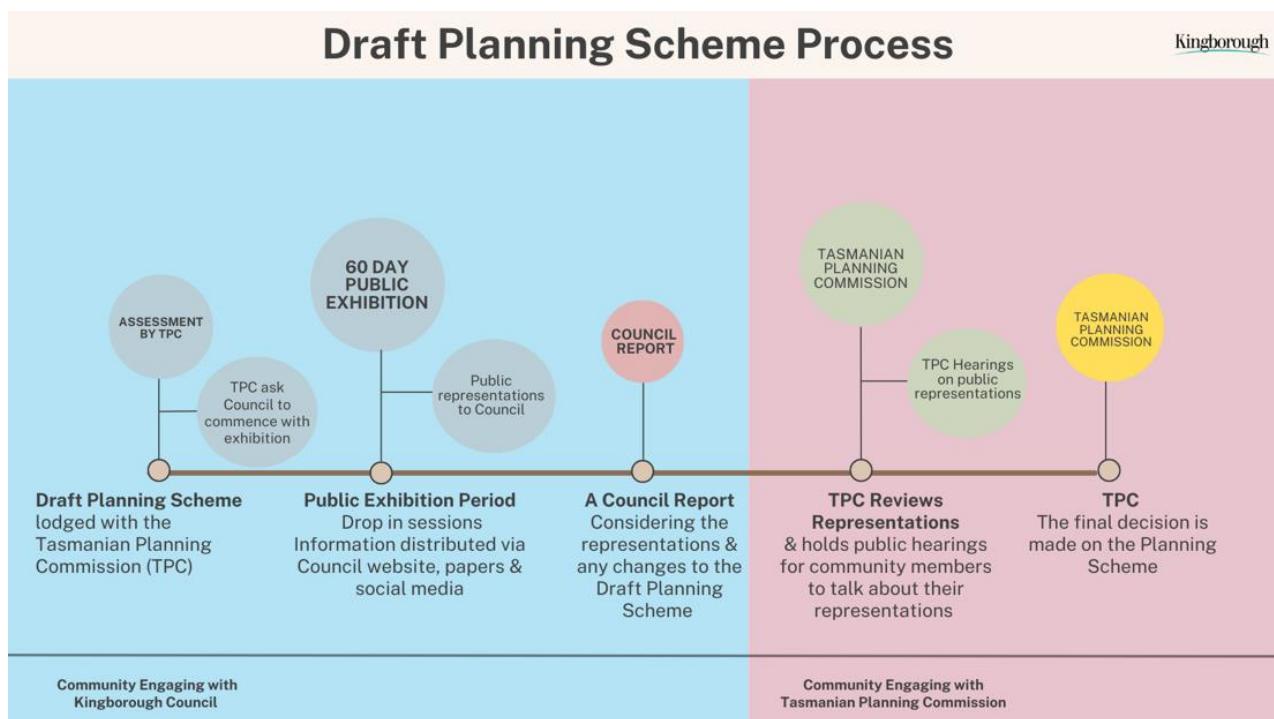
Kingborough Council submitted its first draft LPS to the TPC in 2019. Following submission of the draft, there were several post-lodgement conferences between Council and the TPC to work through aspects of the draft. Consistent with other councils, adjustments were made to the zone and code mapping and to the written part of the scheme as part of the TPC's assessment and their formal directions under section 35(5)(b), section 35(5A) and Schedule 6, clauses 8C(5)(a) and 8D(9)(a). Although there were numerous changes from the 2019 version of the draft LPS, the key differences relate to zoning and overlay application. The extent of the Landscape Conservation Zone was reduced, while the Agriculture Zone was applied more broadly. The Specific Area Plans proposed in 2019 were replaced with a new set of SAPs (excluding those that were transitioning), and the Code lists were updated.

The revised Kingborough draft LPS (the 2024 version) was placed on public exhibition for 60 days, commencing 9 October 2024 and closing on 9 December 2024. For the duration of the exhibition period, people had the opportunity to make written representations to indicate support for or to raise objections to or concerns with any proposed planning changes. Council has allowed additional time for late representations after the formal exhibition period. All late representations received after the formal exhibition period and before 1 May 2025 are referenced in this report.

What happens next?

This report, including all representations received by 1 May 2025, will be forwarded to the TPC. The TPC will hold public hearings allowing all representors to speak to their representation. The TPC will consider the written representations, public hearing submissions and the submissions or responses made by Council at the hearings before making a final decision on the final version of the LPS that will apply in Kingborough. The illustration below provides an overview of the process. It should be noted that under section 35KB of the *Land Use Planning and Approvals Act 1993* (LUPAA), the TPC can direct the planning authority to re-exhibit the draft LPS if substantial modifications are required. This will be at the discretion of the TPC after the public hearings.

Figure 1 - LPS process (next step is the public hearings hosted by the TPC)



1.3 Overview of the Tasmanian Planning Scheme

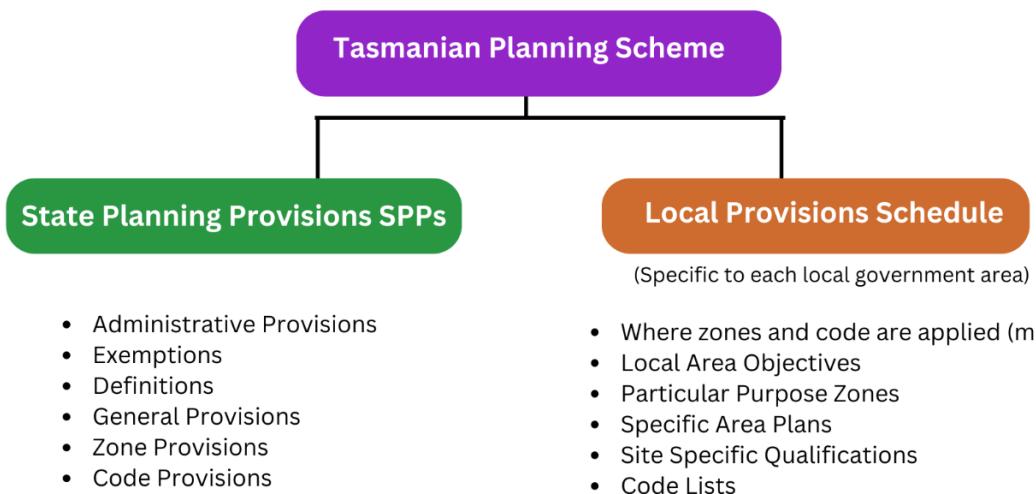
In 2015 the Tasmanian Government legislated to implement the Tasmanian Planning Scheme (TPS) across all local government areas in the state. The TPS is made up of two parts, the State Planning Provisions (SPPs) and the Local Provisions Schedules (LPSs).

The SPPs provide a consistent set of planning provisions ('rules') for a series of standard zones and codes that can be applied across the state. SPPs came into effect on 2 March 2017 as part of the TPS, but they have no practical effect until the LPS of a council area comes into force.

The Kingborough draft LPS indicates how the SPPs will apply in Kingborough, including:

- the written local provisions ('the rules that are unique to Kingborough'); and
- the mapping that shows where the provisions of the scheme apply.

Figure 2 - Components of the Tasmanian Planning Scheme



1.4 Kingborough draft LPS as exhibited in late 2024

The draft LPS and supporting information as exhibited is available for viewing on [Council's website](#). One of the key documents is the draft LPS supporting document that provides an overview of how the TPS will be implemented in Kingborough through the draft LPS. The document also explains how the Kingborough draft LPS meets the relevant statutory requirements and guidelines provided by the State Government, and it provides some guidance as to what the key changes are between the current and proposed schemes.

The TPS has a standard set of zones and codes¹, and the main aim of the draft LPS is to interpret how these standard zones and codes will be used in the municipality. Even though some zones under the new planning scheme will have the same name as zones in the Kingborough Interim Planning Scheme (KIPS2015), the provisions that will apply under those zones will be different in the new scheme. In addition to the above, the way the zones will operate with the codes (and their overlays) will also be different under the new scheme. For example, the Priority Vegetation Area Overlay will no longer apply to development in urban type zones. Some zones that currently exist under KIPS2015 are not available in the TPS and as such a zone change is required. For example, the Environmental Living Zone and Rural Resource Zone are not available in the new planning scheme, so land within that zone must be allocated an appropriate alternative zoning. The TPS also introduces new zones such as the Rural Zone, Agriculture Zone and Landscape Conservation Zone and as

¹ A detailed overview of the zones and codes is provided in Chapter 2 of the draft LPS supporting document.

such the State Government's LPS Guidelines have also been used to select the most appropriate zoning to accommodate these new zones.

Some of the codes that exist under the KIPS2015 will cease to exist under the TPS. For example, the Biodiversity Code, Acid Sulfate Soils Code, Dispersive Soils Code and Local Development Code will not exist under the TPS. The TPS introduces new codes, including the Natural Assets Code, Coastal Inundation Code and Flood Prone Code. Some codes will be similar to those in KIPS2015 whereas others will operate considerably differently.

The intention of the TPS is to provide a standard approach across the state; however, it is also acknowledged that the standard provisions may not be practical or appropriate everywhere. For this reason, the legislation also allows Local Provisions Schedules to introduce unique rules, for example: Specific Area Plans (SAPs), Particular Purpose Zones (PPZs) and Site-Specific Qualifications (SSQs) to address those challenges. The Kingborough draft LPS introduces nine SAPs, three of which are carried over from the KIPS2015 and six of which are proposed, new SAPS. They are discussed in more detail in Chapter 3 of the LPS supporting document and in Part 4 this report.

1.5 Statutory requirements

Drafting of the LPS

- Section 34 of LUPAA provides the legislative framework for the drafting of an LPS. In addition to these statutory requirements, the State Government released a set of LPS Guidelines to assist councils in the application of zoning and planning scheme codes.
- Further support was provided through a series of practice notes issued by the State Government. These practice notes offered guidance on drafting the written components of the planning scheme and compiling the associated mapping (including zoning and code overlays).
- Under LUPAA, the LPS must also demonstrate consistency with applicable State Policies and must align with the relevant Regional Land Use Strategy, in this case, the *Southern Tasmania Regional Land Use Strategy* (STRLUS). Where appropriate, councils were also able to draw on provisions from the Interim Planning Scheme, existing local strategies, and other relevant strategic considerations in preparing their draft LPSs.
- Prior to public exhibition, the TPC was required to be satisfied that these legislative and policy requirements had been met. This involved extensive consultation between the TPC and the Council acting as Planning Authority over a five-year period, beginning with the initial lodgement of the first version of the draft LPS in 2019. As part of this process, the TPC issued directions requiring changes to the 2019 version of the draft LPS before it could proceed to exhibition. Due to time constraints, Council was unable to consult with the community on the changes directed by the TPC prior to the formal exhibition of the draft LPS. The public hearings will provide an opportunity for more detailed discussions with interested parties, particularly representors, to explore the issues and consider further refinements to the draft LPS before it is finalised and comes into effect in Kingborough.

Exhibition of the draft LPS – Standard requirements

Section 35C of LUPAA sets out the requirements of the draft LPS exhibition. Council has fulfilled its statutory obligations as follows:

- The draft LPS was made available for public exhibition for a period of 60 days, from 9 October 2024 to 9 December 2024.
- Public notices advertising the exhibition were published in *The Mercury* on 8 October 2024 and 22 October 2024.
- State service agencies, relevant state authorities and adjacent planning authorities were notified in accordance with the TPC's instructions.
- Throughout the exhibition period, hard copies of all draft LPS documentation were available for public inspection at the Civic Centre (15 Channel Highway, Kingston), Council's Service Centre in Alonnah (Bruny Island), and the TPC's offices (Level 3, 144 Macquarie Street, Hobart).
- All exhibition documents were also accessible for download by the public via an electronic address specified in the exhibition notice.

Exhibition of the draft LPS – Additional actions beyond the standard requirements

In addition to the above standard exhibition requirements, Council also undertook the following actions to ensure that as many people as possible are made aware of the public exhibition of the draft LPS and to assist people in making representations:

- a notice in the *Chronicle* on 8 October 2024 and 22 October 2024;
- social media posts on Facebook on 9 October, 15 October, 23 October, 30 October, 14 November and 4 December 2024; these posts reached approximately 8,750 people;
- media releases on 9 October 2024 and 13 December 2024;

- emails to 396 people who have signed up to be notified of the draft LPS exhibition²;
- a dedicated [Council webpage](#), providing:
 - explanatory information and background in addition to the exhibited documents
 - an [interactive mapping tool](#)
 - an online formal representation/submission form
 - an online enquiry form;

More than 16,500 people engaged on this page during the exhibition period.
- public information sessions (including session times outside normal business hours) at Alonnah on 22 October 2024, Kettering on 29 October 2024, Sandfly on 31 October 2024, Kingston on 5 November 2024 and Adventure Bay on 8 November 2024; a total of 167 people attended these sessions;
- approximately 10 small group presentations, which were provided on request;
- one-on-one consultations (during office hours and after hours) through appointments and/or as part of routine Duty Planner enquiries and meetings with Council's strategic planning unit and other planners; and
- ability to lodge enquiries via email, online form or to speak to a Council officer on the phone.

Reporting on representations

Following the statutory public exhibition of the draft LPS, undertaken in accordance with sections 35C and 35D of the LUPAA, the Planning Authority is required to prepare a report for submission to the TPC. This post-exhibition report must assess the representations received during the exhibition period. The report must include recommendations on whether the issues raised in the representations warrant modifications to the draft LPS. The specific legislative requirements for this report are set out under section 35F of LUPAA and are reproduced below.

35F. Report by planning authority to Commission about exhibition

- (1) *A planning authority, within 60 days after the end of the exhibition period in relation to a draft LPS in relation to the municipal area of the planning authority or a longer period allowed by the Commission, must provide to the Commission a report in relation to the draft LPS.*
- (2) *The report by the planning authority in relation to the draft LPS is to contain –*
 - (a) *a copy of each representation made under section 35E(1) in relation to the relevant exhibition documents in relation to the draft LPS before the end of the exhibition period in relation to the draft LPS, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and*
 - (b) *a copy of each representation, made under section 35E(1) in relation to the relevant exhibition documents in relation to the draft LPS after the end of the exhibition period in relation to the draft LPS, that the planning authority, in its discretion, includes in the report; and*
 - (ba) *a statement containing the planning authority's response to the matters referred to in an LPS criteria outstanding issues notice, if any, in relation to the draft LPS; and*
 - (c) *a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to –*
 - (i) *whether the planning authority is of the opinion that the draft LPS ought to be modified to take into account the representation; and*
 - (ii) *the effect on the draft LPS as a whole of implementing the recommendation; and*
 - (d) *a statement as to whether it is satisfied that the draft LPS meets the LPS criteria; and the recommendations of the planning authority in relation to the draft LPS.*
 - (e) *Without limiting the generality of subsection (2)(e), the recommendations in relation to a draft LPS may include recommendations as to whether –*
 - (a) *a provision of the draft LPS is inconsistent with a provision of the SPPs; or*
 - (b) *the draft LPS should, or should not, apply a provision of the SPPs to an area of land; or*
 - (c) *the draft LPS should, or should not, contain a provision that an LPS is permitted under section 32 to contain.*

² The 2023/2024 rates notices included an invite to sign-up to be notified of the draft LPS exhibition period. That invite was available on Council's website up to the point where the draft LPS was exhibited in October 2024.

1.6 Broad overview of representations received

A total of 620 representations were received in relation to the draft LPS. It included petition lists, template submissions, and individual representations, many of which addressed multiple properties or issues. For instance, one submission referenced 1,577 properties, while another comprised 820 individual letters referring to approximately 730 properties. All representations, including those submitted as enquiries, have been treated as formal representations and are considered in this report. They will be presented to the TPC for review. It should also be noted that Council received requests to withdraw some representations. However, under the LUPAA, there is no mechanism to formally withdraw a representation once submitted. In line with advice from the TPC, all representations including those requested to be withdrawn must be forwarded for its consideration.

The representations cover a broad spectrum of issues related to the draft LPS. These include both expressions of support for the draft LPS or specific elements of it, as well as objections to the draft LPS or specific provisions. Some representations focus on the process itself, while others are more specific, addressing issues related to zoning, codes, overlays, SAPs, or landowners' intentions to either maintain the current situation under the KIPS2015 or pursue future subdivision or development. Despite the range of issues raised, including those in support of the draft LPS, several key themes emerged; these are indicated below and discussed in more detail in Parts 2 to 5 of this report.

1. Requests to modify the subcategory within the Rural Living Zone (mainly to facilitate subdivision);
2. Opposition and concerns about the Landscape Conservation Zone;
3. Opposition and concerns about the Agriculture Zone;
4. Opposition and concerns about the Specific Area Plans;
5. Concerns and request to modify the Priority Vegetation Area Overlay;
6. Opposition and request to modify the Scenic Protection Overlay; (it should be noted that this is a matter that cannot be resolved in the LPS due to the transitional arrangements under Schedule 6 of LUPAA); and
7. Opposition to the Kingborough Biodiversity Offset Policy (the policy is mainly a Council matter as it is only referenced in the proposed new SAPs and can be applied even if not specifically referenced in the planning scheme).

In addition to the above, many of the representations raised the following issues:

- the complexity of the new planning scheme;
- issues with the LPS process, particularly the absence of community consultation before the formal exhibition of the draft LPS, as well as limited notification regarding the new planning scheme and the exhibition period;
- concerns about the exhibition process, particularly the limited time available for making representations, along with requests for additional information sessions and community meetings; and
- concerns regarding the lack of clear information and understanding about the changes and their implications for the community.

1.7 How this report addresses representations

- **Representations:** Each representation is listed in Attachment 3 and assigned a unique reference number, which is used throughout this report. Given the significant number of representations and the broad range of issues raised, the report has been structured into sections that address related matters. These sections are organised by Zoning, Codes and Overlays, Specific Area Plans, and general issues. As many representations address multiple topics, references to individual representations may appear in more than one section of the report.
- **Comments on representations:** Each section provides a broad response and outlines Council's preliminary position on how it proposes to proceed. Representations are summarised in this report, and the public hearings will provide an opportunity to gain a better understanding of the concerns raised in the representations and to explore suitable alternatives that align with the State Government's LPS Guidelines, whether for specific sites or broader areas. If a representation highlights an issue in their representation which is not mentioned or discussed in detail in this report, the representor still can raise and discuss that matter with Council and the TPC at the public hearings, as the focus of this report is to provide a brief summary of issues and to focus on the matters that Council is willing to consider ahead of the public hearings.
- **Discussions required with representors:** In most cases and regardless of the recommendations in this report, further discussion with representors will be necessary during the public hearing process. Council's general approach is to remain open to making changes where appropriate, with the aim of addressing concerns and identifying workable solutions available under the TPS, the State Government's LPS Guidelines and broader outcomes sought by the State Policies and the STRLUS. Also refer to the commentary in relation to the hearings in section 1.8 of this report.
- **Strategic changes:** The State Government's position is that the LPS process is not intended to facilitate major strategic land use reviews or introduce changes that result in outcomes significantly different from those afforded under the interim planning schemes. Rather, the intent is to translate existing planning provisions into the new

scheme in a manner that generally reflects the current situation under the interim schemes. Council's officer comments will reiterate this where the representors are seeking changes beyond what can be strategically justified in this report.

- **Matters not resolved through the LPS process:** Representations that seek changes beyond what can be achieved through this translation process can still be pursued through a separate planning scheme amendment process after the implementation of the TPS in Kingborough, as per the standard process afforded by LUPAA.
- **Recommendations:** Where Council considers an alternative approach appropriate, such as proposing a different zoning or agreeing to amend an overlay, this report includes a recommendation to that effect. However, these recommendations do not preclude the opportunity to explore further alternatives during the public hearings. In some instances, the recommended changes may apply to a broader group of properties than those specifically referenced in a representation. Where this occurs, further discussion may be required with the relevant landowners or with those who have made representations about the same issue.

IMPORTANT: The recommendations in this report are preliminary and do not bind the TPC in their decision-making. The TPC will make the final decision on the LPS, considering the information in all representations, Council's recommendations in this report, discussions at hearings, and its own independent assessment.

1.8 Discussions and additional recommendations at public hearings

Regardless of the recommendations outlined in this report, Council officers may make additional recommendations during the TPC hearings in response to matters raised by individuals. In doing so, the following guiding principles will be applied when forming positions during the LPS public hearings process:

- **Openness to change:** Council officers will remain open to considering alternative ideas and suggestions raised during the hearings, including matters not previously addressed in this report, particularly where it can be demonstrated that the proposed changes align with LUPAA, relevant State Policies, STRLUS, and the LPS Guidelines.
- **Community input and local context:** Council officers will consider local knowledge and community submissions as a valuable input to the hearings process, particularly in areas where regional or state-level policy provides flexibility.
- **Evidence-based recommendations:** Council officers will make recommendations based on planning merit, technical evidence, and strategic justification. Preference will be given to changes that improve clarity, consistency, or implementation of the planning framework, and that respond to legitimate land use or community needs while maintaining statutory integrity. These modifications will be based on clear alignment with established strategic directions (i.e. broad considerations under the *Kingborough Land Use Strategy 2019*), STRLUS, and the requirements and limitations of the State Government's LPS Guidelines. Proposed changes must also be compatible with the structure and intent of the SPPs.

1.9 Substantial changes to the draft LPS and potential re-exhibition

As a result of this report, or through its consideration of the representations received and matters discussed during the public hearing, the TPC may direct Council to make changes to the draft LPS. If these changes are deemed substantial under section 35KB of the LUPAA, the TPC may direct Council to re-exhibit the draft LPS or provide similar actions to inform the representor or relevant landowners. This action would be at the discretion of the TPC.

1.10 Final decision and implementation

When the TPC is satisfied that no further amendments or hearings are required, it will publish its decision and announce the date that the TPS will come into effect in Kingborough. Council will communicate this to the community as part of the requirements of LUPAA which require a notice in *The Mercury*. Additional communication will be provided on Council's website, via media releases and on social media sites.

1.11 Planning scheme amendments and permits issued since the drafting of the LPS

Any application that has received approval from the TPC to amend the planning scheme since the drafting of the LPS (for example, rezoning approvals) will be carried forward and incorporated into the TPS upon its implementation. Similarly, any development permits issued during this period will remain valid and continue to have effect under the new planning scheme. These arrangements ensure continuity and certainty for landowners, developers and planning authorities, acknowledging decisions already made through statutory processes and avoiding the need for reapplication or reassessment under the new scheme.

Part 2 – Zones

This section of the report responds to representations concerning zoning matters. It should be noted that some representations raise multiple issues about the draft LPS, and where those issues are not specifically related to zoning, they are addressed in other sections of the report.

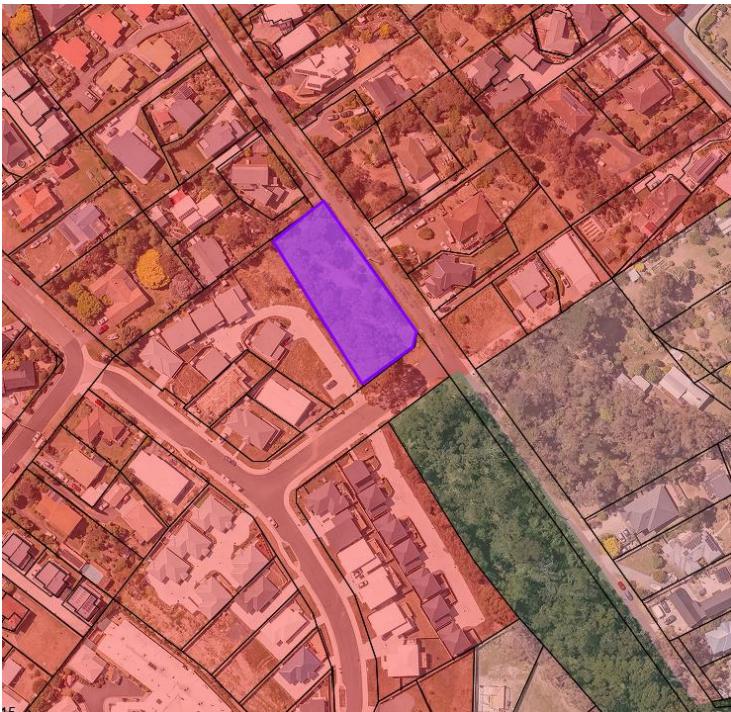
2.1 Section 8.0 General Residential Zone (GRZ)

The GRZ under the TPS closely aligns with the GRZ of the KIPS2015. As such, most of the land zoned GRZ in KIPS2015 is proposed to retain this zoning in the draft LPS. Justification for this zoning is outlined in section 2.2.1 of the LPS supporting document, which includes a statement demonstrating compliance with the State Government's LPS Guidelines. The representations received in relation to this zone vary and there is no specific theme. They include support for the zone but also seek changes to reflect an underlying land use or to increase development potential. Some raise concerns that the zone has been applied too extensively in Margate and Snug.

Table 1 - Summary of representations in relation to the GRZ with Council officer's comments and recommendations

Representation	434
Matters raised in representation	The representation supports the application of the GRZ in Margate.
Planning Authority response	Noted.
Recommendation to TPC	No change is requested or recommended to the GRZ in this report as a result of this representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	538
Matters raised in representation	The representation opposes the GRZ in Margate and Snug, expressing concern that it will alter the character of those towns.
Planning Authority response	The application of the GRZ aligns with the recommendations of STRLUS and the State Government's LPS Guidelines, as discussed in detail in the LPS supporting document. The reason for the zoning change is because of the increase in service capacity afforded by the recent upgrade of the Blackmans Bay Wastewater Treatment Plant. The area where the GRZ has been applied generally aligns with the existing underlying subdivision pattern in both localities but provides additional opportunities for infill development and densification on larger lots contributing to the housing options available in the municipality.
Recommendation to TPC	No change is recommended to the GRZ in this report as a result of this representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	81 and 434
Matters raised in representation	One representation requests the application of the Inner Residential Zone (IRZ) instead of the GRZ in priority growth areas and located within 400 metres of principal and district Centres. It specifically proposes applying the IRZ to the area between Church Street and Auburn Road, and along Mona Street, Olive Place, and Harris Court in Kingston, with the intent of supporting more diverse and higher density housing.

	<p>The other representation seeks zoning changes to facilitate the development of terrace style housing and apartments in the Kingston and Huntingfield areas, aiming to increase the supply of affordable housing in locations with convenient access to parks, public transport, schools and other essential services, thereby reducing reliance on private vehicles. It also requests that land near the Huntingfield Park and Ride be rezoned to allow for higher density residential development, taking advantage of its proximity to public transport infrastructure.</p>
Planning Authority response	<p>The STRLUS and the <i>Kingborough Land Use Strategy 2019</i> both promote infill development and increased residential density in and around principal and district Centres to support the uptake and use of public transport.</p> <p>While the primary objective of the LPS process is to translate existing zoning from the KIPS2015, Council proposes that an increase of the IRZ be considered through further strategic work as part of the <i>Kingston Activity Centre Structure Plan</i>. This work will examine the potential for a wider range of housing options in Kingston and surrounding areas and may ultimately lead to a broader application of the IRZ or other planning scheme amendments to better facilitate housing choice and supply in and around Kingston.</p>
Recommendation to TPC	No change is recommended to the GRZ in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	43
Matters raised in representation	The representation requests a broader application of the Village Zone (VZ) in Snug as an alternative to the GRZ.
Planning Authority response	A broader application of the VZ in Snug may be appropriate in the future; however, this would require additional strategic work, including the preparation of a structure plan for Snug and engagement with the local community to inform the town's long-term vision consistent with the recommendations of the <i>Kingborough Land Use Strategy 2019</i> . If the representor wishes to pursue this further ahead of that work, a separate planning scheme amendment would be required, which would enable a more comprehensive consideration of zoning issues and opportunity for targeted community consultation.
Recommendation to TPC	No change is recommended to the GRZ in this report as a result of this representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	273, 285 and 419
Matters raised in representation	The representations request that 40 Blowhole Road, Blackmans Bay, be zoned Open Space (OSZ) instead of General Residential, indicating concerns about the potential loss of threatened native vegetation communities and endangered flora species present on the site.
Planning Authority response	The representation relates to a parcel of land that is owned by Council with a public open space notation. It is agreed that GRZ is inappropriate. Although the POS could be considered, the site contains significant important natural values (a patch of <i>Eucalyptus ovata</i> (black gum) trees which provides foraging habitat for the swift parrot) that are more appropriately aligned with the application of the Environmental Management Zone (EMZ). The EMZ is consistent with EMZ 1, EMZ 2, and EMZ 3 of the State Government's LPS Guidelines. Council expects that applying the EMZ will achieve outcomes similar to those sought in the representations and is keen to discuss this further with representors during the public hearings.
Recommendation to TPC	Change the zoning of 40 Blowhole Road to Environmental Management Zone.

Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications for the draft LPS.
<p>Figure 3 - 40 Blowhole Road, Blackmans Bay where the Environmental Management Zone is proposed by Council as an alternative to the General Residential Zone</p> 	

2.2 Section 9.0 Inner Residential Zone (IRZ)

The IRZ under the TPS closely reflects the IRZ of the KIPS2015. The rationale for applying this zone is outlined in section 2.2.2 of the LPS supporting document, which includes a statement demonstrating compliance with the State Government's LPS Guidelines. While no representations were received specifically opposing the proposed IRZ in the draft LPS, some representations advocate for its broader application in and around Kingston. These are addressed in sections 2.1 and 2.16 of this report, where the zone is proposed by representors as an alternative to the General Residential Zone or Environmental Management Zone.

2.3 Section 10.0 Low Density Residential Zone (LDRZ)

The justification for the LDRZ is outlined in section 2.2.3 of the LPS supporting document, which includes a compliance assessment against the State Government's LPS Guidelines. The LDRZ under the TPS is broadly consistent with the LDRZ of the KIPS2015. However, a notable difference lies in the minimum lot size requirements for subdivision. The KIPS2015 applies three subcategories: Area A (2,500m²), Area B (5,000m²) and Area C (1,000m²), with multiple dwellings permitted only in Area C. In contrast, the TPS introduces a uniform minimum lot size of 1,500m² across the entire zone and allows multiple dwellings throughout.

Table 2 - Comparison between the minimum lot size requirements of the LDRZ under KIPS2015 and that of the TPS

Min lot size requirement under the KIPS2015	Min lot size requirement under the TPS
LDRZ Area A	2,500m ²
LDRZ Area B	5,000m ²
LDRZ Area C	1,000m ²

While this change is seen as a positive outcome for more urbanised locations, its application in more rural parts of Kingborough presents significant challenges. The reduced lot size requirements of the LDRZ of the TPS could enable the

creation of hundreds of additional lots, placing considerable and unplanned pressure on infrastructure and services. In smaller settlements south of Snug and on Bruny Island, the increase in allowable density also conflicts with the intended development patterns set out in STRLUS.

To address these concerns and given the broader implications of the zone when applied in conjunction with planning codes, the LDRZ in some locations is proposed to be applied in conjunction with a Specific Area Plan (SAP). This ensures that development outcomes more closely reflect those under KIPS2015 and responds to the infrastructure limitations of the area. Further details on this approach are provided in Part 4 of this report.

The representations received in relation to this zone vary and there is no single theme. They include support for the zone but also seek changes to reflect an underlying land use or to increase development potential.

Table 3 - Summary of representations in relation to the LDRZ with Council officer's comments and recommendations

Representation	136, 150, 151, 238, 240, 242, 252, 310 and 311
Matters raised in representation	The representations indicate support of the application of the LDRZ; however, some raise concerns about the proposed SAPs affecting certain properties.
Planning Authority response	Noted. Matters relating to the SAP are discussed in more detail in Part 4 of this report.
Recommendation to TPC	No change is recommended to the LDRZ in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	88
Matters raised in representation	The representation does not provide comments on the proposed zoning or codes but indicates an intention to subdivide the property at 61 Lady Penrhyn Drive, Blackmans Bay.
Planning Authority response	<p>The land is currently zoned LDRZ under KIPS2015, which requires a minimum lot size of 5,000sqm, which would be prohibited under current provisions. However, under the statewide standard provisions, the minimum lot size will be reduced to 1,500sqm, potentially allowing subdivision.</p> <p>Any future subdivision application will still need to meet all relevant planning scheme provisions, including those within the proposed Burwood Drive SAP that is proposed for the area. It should be noted that the SAP does not propose an alternative minimum lot size for this property, so the 1,500sqm standard will apply.</p>
Recommendation to TPC	No change is recommended to the LDRZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	18 and 319
Matters raised in representation	The representations oppose the application of the LDRZ in Taroona, arguing that it would unnecessarily limit future subdivision and reduce opportunities for residential growth in a well-serviced, strategically located area. The proposed zoning of the draft LPS is considered inconsistent with the objectives of the STRLUS, which promotes infill development and increased residential density within existing urban settlements.
Planning Authority response	The application of the LDRZ in Taroona under the TPS is a direct translation from KIPS2015. While the application of the General Residential Zone was considered for Taroona, it was ultimately not pursued due to the significant landslide risk affecting parts of the suburb and the desire to maintain the existing neighbourhood character.

	<p>Council remains open to exploring zoning changes in strategic locations within Taroona to support additional housing opportunities. However, this would require further strategic planning work and local community consultation to ensure alignment with broader planning considerations and local community expectations.</p> <p>There are isolated properties in Taroona that will lose subdivision potential under the new provisions of the LDRZ of the TPS. Council would like to discuss these cases with the affected representors and the TPC at the public hearings, to explore potential options such as the application of a Site-Specific Qualification or similar mechanisms to retain the subdivision potential currently available under KIPS2015.</p>
Recommendation to TPC	No change is recommended to the LDRZ in this report as a result of the representations. There is the opportunity for further discussion with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	402
Matters raised in representation	<p>The representation requests a review of the LDRZ along Auburn Road and Roslyn Avenue in Kingston Beach. It is proposed that the General Residential Zone (GRZ) be considered, given the land's proximity to the Kingston Central Business Area and the fact that the area is fully serviced, making it suitable for infill and increased residential density. The representation indicates that the current zoning under both the KIPS2015 and the draft LPS is inconsistent with the State Government's LPS Guidelines and the STRLUS, which promotes increased housing diversity and density within the Urban Growth Boundary.</p> <p>If the application of the LDRZ is intended to protect native vegetation, it is recommended that this be addressed through the application of the Priority Vegetation Area Overlay, rather than limiting residential development through zoning that reduces subdivision potential.</p>
Planning Authority response	<p>The application of the LDRZ to this area is a direct translation from the KIPS2015 and is therefore consistent with requirement LDRZ 2 of the State Government's LPS Guidelines.</p> <p>Although the original justification for applying the zone under KIPS2015 is undocumented, it is important to note that the land is affected by several constraints that may limit development potential:</p> <ul style="list-style-type: none"> • Steep topography of the land; • Potential landslide hazard area; • Contains mapped priority vegetation; and • Located within a heritage precinct. <p>It is acknowledged that densification within the Urban Growth Boundary should be encouraged where appropriate, particularly in areas close to activity centres and public transport corridors. However, the application of higher-density zones such as the GRZ requires careful consideration, especially in locations where the realistic development potential of the land is constrained. This reflects the intent of LDRZ 1(c) of the State Government's LPS Guidelines.</p> <p>It is also acknowledged that the development pattern in the area has evolved over the years, with a mix of large single dwellings on large lots and scattered multi-unit developments. However, Council prefers to adopt a precautionary approach, recommending that any rezoning in this location be progressed through a separate planning scheme amendment process. Ideally, such changes should be considered in the context of the <i>Kingston Activity Centre Structure Plan</i>, which will assess opportunities for additional housing supply and include additional planning scheme changes to facilitate additional housing options in and around Kingston. There may even be the potential to consider the Inner Residential Zone in parts of the precinct where site conditions allow.</p> <p>Regarding tree protection, the Priority Vegetation Area Overlay under the TPS will apply only to subdivision in the GRZ and LDRZ, and the Priority Vegetation Area Overlay of the Natural Assets Code will therefore not apply to use or development. Retention of vegetation cover is a relevant consideration for landslide risk as part of use or development.</p> <p>Notwithstanding the above, Council remains open to discussing the potential rezoning of the area, or a portion thereof, with the representor and the TPC during the public hearings.</p>

Recommendation to TPC	No change is recommended to the LDRZ in this report as a result of the representation. There is the opportunity for further discussion with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	41, 288, 290, 299, 527 and 528
Matters raised in representation	<p>The representations request the GRZ as an alternative to the LDRZ for several properties in Margate and Snug.</p> <p>The properties are fully serviced with reticulated water, sewerage and stormwater infrastructure, and their location within the urban area supports the objectives of urban consolidation. The transition of surrounding and adjacent properties to the GRZ provides the basis for this request, supporting a consistent zoning pattern.</p>
Planning Authority response	<p>A broader application of the GRZ in Margate and Snug may be considered; however, Council prefers to adopt a precautionary approach, recommending that any rezoning in this location be progressed through a separate planning scheme amendment because the coastal areas of Margate and Snug are affected by several hazard overlays, including:</p> <ul style="list-style-type: none"> • Waterway and Coastal Protection Area Overlay; • Future Coastal Refugia Overlay; • Coastal Erosion Area Overlay; • Coastal Inundation Hazard Overlay; and • Flood Prone Areas Overlay. <p>Many of these lots also contain priority vegetation which requires consideration as part of any future subdivision.</p> <p>These constraints must be carefully considered when determining the suitability of higher-density residential zoning to ensure that future development is sustainable and resilient to identified risks.</p> <p>Notwithstanding the above, Council remains open to discussing the potential rezoning of the area, or a portion thereof, with the representors and the TPC during the public hearings.</p>
Recommendation to TPC	No change is recommended to the LDRZ in this report as a result of the representations. There is the opportunity for further discussion with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	131, 231, 421 and 562
Matters raised in representation	<p>The representations provide support for the LDRZ but oppose the Bruny Island SAP.</p> <p>The primary concern relates to the restrictions imposed by the SAP, particularly those that further limit subdivision potential beyond the standard provisions of the LDRZ. There is also a concern that the SAP controls may unnecessarily constrain development opportunities.</p>
Planning Authority response	<p>Concerns relating to the Bruny Island SAP are discussed in more detail in Part 4 of this report. The proposed controls under the SAP, including those related to subdivision, are intended to maintain the existing development outcomes afforded by the KIPS2015. The application of the LDRZ in conjunction with the Bruny Island SAP is not intended to impose stricter controls, but rather to maintain provisions similar to those of the current planning scheme. The proposed minimum lot size of 2,500m² is designed to ensure adequate onsite management of drainage and wastewater, given the limited infrastructure available on Bruny Island. Applying the 1,500m² minimum lot size provision of the SPPs poses a risk of creating unrealistic development expectations in the LDRZ on Bruny Island. Although the zoning might suggest that a dwelling is possible on such lots, practical constraints such as site-specific design limitations may prevent development at the later design stage, and it is for this reason the SAP is proposing a minimum lot size requirement of 2,500m². In addition to the above, adopting the smaller lot size would be</p>

	<p>Inconsistent with the Tasmanian Government's own settlement strategies, as outlined in the STRLUS, which must also be considered under the State Government's LPS Guidelines.</p> <p>Council would like to discuss the concerns raised by the representors and the Bruny Island community during the public hearings. Council is open to considering amendments to the SAP to address these concerns while also ensuring that the SAP effectively responds to the specific planning challenges faced on Bruny Island.</p>
Recommendation to TPC	No change is recommended to the LDRZ in this report as a result of the representations. There is the opportunity for further discussion with the representors at the public hearings, particularly in relation to the Bruny Island SAP.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	168
Matters raised in representation	The representation raises concerns with the land use definitions in the Bruny Island SAP and raises concerns about the impact of tourism enterprises in the LDRZ.
Planning Authority response	<p>Bruny Island currently has no business zoning and many existing businesses, including those related to tourism, operate within residential-type zones, such as the LDRZ. Under KIPS2015, Tourism Operations are prohibited in this zone, and this prohibition will continue under the new LDRZ of the TPS.</p> <p>To address this issue, the proposed Bruny Island SAP seeks to allow Tourism Operations as a discretionary use within the zone. This would allow new tourism businesses to apply for development approval in the zone, triggering a public notification process and giving nearby landowners and residents an opportunity to comment on those proposals.</p> <p>Council would like to discuss the concerns raised by the representor and the Bruny Island community with the TPC during the public hearings. Council is also open to considering amendments to the SAP to address these concerns while also ensuring that the SAP effectively responds to the specific planning challenges faced on Bruny Island. Some preliminary suggestions are made in the revised SAP provided in section 4.4 of this report.</p> <p>Council is particularly interested in hearing from the representor and other residents on Bruny Island about the types of land uses they believe are needed but are not currently accommodated within the planning scheme. Council also seeks feedback on the types of uses residents consider appropriate or inappropriate within the LDRZ (and other zones) on Bruny Island.</p>
Recommendation to TPC	No change is recommended to the LDRZ in this report as a result of the representation. There is the opportunity for further discussion with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

2.4 Section 11.0 Rural Living Zone (RLZ)

The justification for the RLZ is outlined in section 2.2.4 of the LPS supporting document, which includes a compliance assessment against the State Government's LPS Guidelines. While the RLZ in the TPS is broadly consistent with the RLZ in the KIPS2015, there are some key differences, particularly in development controls such as setback standards and subdivision provisions.

The permitted land uses will generally align with those in the KIPS2015 version of the zone, and the RLZ will continue to offer a range of lot sizes to suit varying contexts. Like the current scheme, the zone includes subcategories Rural Living A, B, C and D, each with a minimum lot size based on the prevailing subdivision pattern in the area.

Under RLZ 3 of the State Government's LPS Guidelines, the application of these subcategories must reflect the existing development pattern and density or be supported by strategic justification aligned with the STRLUS. While STRLUS does not support the creation of new Rural Residential areas, it does encourage the consolidation of existing ones.

Table 4 - Comparison between the minimum lot size requirements of the Rural Living Zone under KIPS2015 and that of the TPS

Min lot size requirement under the KIPS2015	Min lot size requirement under the TPS
RLZ Area A	2.5ha
RLZ Area B	5ha
	RLZ Area A 1ha
	RLZ Area B 2ha
	RLZ Area C 5ha
	RLZ Area D 10ha

It is important to emphasise that the LPS is not intended to create new subdivision opportunities. Its primary purpose is to translate the current planning scheme into the TPS. Where a change in subcategory cannot be justified by STRLUS, or where more detailed local strategic analysis is required, the recommendation will be to retain the existing zoning as proposed by the exhibited draft LPS.

Many of the representations relating to the RLZ propose an alternative subcategory within the zone to facilitate subdivision. Where appropriate and having regard to the considerations outlined above, such changes may be possible to achieve a consistent subdivision pattern within a locality or precinct. In some cases, this may result in increased subdivision opportunities for landowners. In some areas a change in the subcategory may also be pursued through a separate planning scheme amendment, which would allow for more detailed assessment and targeted consultation with affected residents and communities. Regardless of the recommendations below, Council is open to discuss alternative zoning options with the representors and the TPC at the public hearings.

Table 5 - Summary of representations in relation to the RLZ with Council officer's comments and recommendations

Representation	2, 8, 9, 49, 134, 263, 510, 522 and 565
Matters raised in representation	The representations support the RLZ (and subcategory).
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	281, 364 and 592
Matters raised in representation	The representations request the LDRZ as an alternative to the RLZ due to the location or proximity of the Urban Growth Boundary, arguing that it will provide a logical extension for urban type residential development on smaller blocks of land. The representations indicate that the current or historic use of the land aligns more closely with residential rather than rural or agricultural functions. It is put forward that the sites are near an existing town, village or small settlement, further supporting its suitability for low-density residential development rather than rural living.
Planning Authority response	The RLZ is a direct translation from the KIPS2015 and is consistent with the justification outlined in both the LPS supporting document and the State Government's LPS Guidelines. The subject area has not been identified for urban expansion in any current local or regional strategic planning documents. Any shift to an urban type zoning such as the GRZ or LDRZ would require either: <ul style="list-style-type: none"> • an amendment to the Urban Growth Boundary, or • a strategic assessment under SRD 2.12 of the STRLUS. Should the representor or landowner wish to pursue the LDRZ, Council's preference is a separate planning scheme amendment, supported by justification against the STRLUS settlement strategies. This approach will allow for a more detailed strategic assessment as well as targeted consultation with all affected landowners in the area.

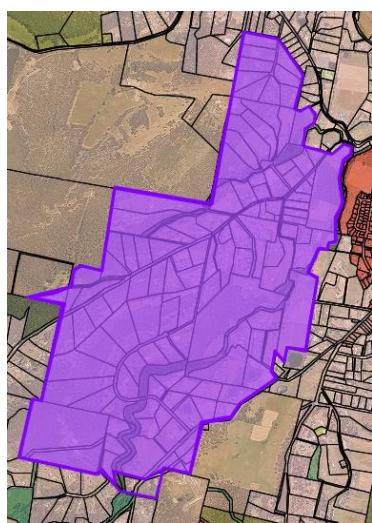
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole as a whole	Nil.
Representation	569
Matters raised in representation	The representor opposes the application of the RLZ and seeks the re-establishment of the zoning that applied prior to the KIPS2015.
Planning Authority response	<p>The representation relates to 198 Saddle Road, which is currently zoned Environmental Living under KIPS2015 (previously Environmental Management under the 2000 scheme), with the Rural Living Zone aligning with the justification in the LPS supporting document and State Government's LPS Guidelines.</p> <p>Because the specific concerns raised are unclear, Council would welcome the opportunity to discuss them further with the representor at the public hearings.</p>
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation. There is the opportunity for further discussion with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	239
Matters raised in representation	The representor opposes the application of the RLZ C in an area north of Kingston and proposes applying RLZ A or B instead, to better reflect the average lot size of surrounding properties in the same zone.
Planning Authority response	<p>The properties are currently zoned Environmental Living under KIPS2015.</p> <p>The precinct includes lots smaller than 1.29 hectares, making it suitable for application of RLZ A, in accordance with RLZ 3 of the State Government's LPS Guidelines.</p> <p>No additional subdivision potential is created through this recommended change.</p>
Recommendation to TPC	Apply the RLZ A as an alternative to the RLZ C in the area identified in Figure 4.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications for the draft LPS.

Figure 4 - Area north of Kingston where the RLZ A is proposed by Council as an alternative to the RLZ C.



Representation	7, 19, 20 and 21
Matters raised in representation	The representations request a review of the RLZ subcategories west of Margate.
Planning Authority response	<p>The purpose of the LPS is to implement a zoning translation, while the representations are essentially seeking a zoning outcome that would enable subdivision beyond what is currently permitted under the KIPS2015. Notwithstanding this, Council has reviewed the Rural Living Zone (RLZ) subcategories in the area west of Margate and recommends applying the RLZ B or RLZ C (or a combination of both) to better reflect the predominant lot sizes in the precinct.</p> <p>This change will ensure a consistent approach to subdivision and would allow some larger lots to be subdivided in a manner that aligns with the existing development pattern. It should be noted, however, that while the subcategory may provide a potential pathway for subdivision, the potential to subdivide and the actual yield will be subject to various factors, including other provisions of the planning scheme and site-specific considerations such as existing Part 5 Agreements, covenants, access, and hazard risks. Therefore, any yield referenced in this assessment should be regarded as indicative only.</p> <p>The proposed zoning aligns with RLZ 3 of the State Government's LPS Guidelines and supports SRD 1.3(c) of the STRLUS that promotes infill and consolidation within established rural living settlements. In line with SRD 1.3(c), Council submits that the application of RLZ B or C (or a combination of both) meets the following key criteria:</p> <ul style="list-style-type: none"> • It applies to an existing rural living settlement and allows for limited subdivision (potentially up to 17 additional lots over and above the existing subdivision yield under KIPS2015). • It does not expand the RLZ footprint in the area. • It avoids increasing the risk of land use conflict. • It integrates with existing road infrastructure. • The land is not identified as Significant Agricultural Land. • Although adjacent to the Urban Growth Boundary, the area is not earmarked for future urban expansion in any local or regional strategy.
Recommendation to TPC	Consider applying Rural Living RLZ B or RLZC (or a combination of both) to the area west and south-west of Margate as per Figure 5. The recommendation requires further discussion with the TPC at the public hearings.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications for the draft LPS.

Figure 5 - Area west of Margate where Council is proposing a more consistent approach to the application of the Rural Living Zone B or C (or a combination of both)



Representation	46, 48, 120, 545 and 559
Matters raised in representation	The representations request the application of either the RLZ A or the LDRZ as alternative to the RLZ B in an area north of Margate.
Planning Authority response	<p>The purpose of the LPS is to implement a zoning translation, while the representations are essentially seeking a zoning outcome that would enable subdivision beyond what is currently permitted under the KIPS2015. Notwithstanding this, Council has reviewed the zoning application in the area.</p> <p>The application of the LDRZ in this area would require an amendment to the Urban Growth Boundary, which is not possible as part of the current zoning translation process to the TPS. Instead, and having regard to the representations received, Council has undertaken a review of RLZ subcategories and recommends applying the RLZ A to reflect the predominant lot sizes in the precinct. This change will ensure a consistent approach to subdivision and would allow some larger lots to be subdivided in a manner that aligns with the existing development pattern. It should be noted, however, that while the subcategory may provide a potential pathway for subdivision, the potential to subdivide and the actual yield will be subject to various factors, including other provisions of the planning scheme and site-specific considerations such as existing Part 5 Agreements, Covenants, access, and hazard risks. Therefore, any yield referenced in this assessment should be regarded as indicative only.</p> <p>The proposed change in subcategory will not diminish the subdivision potential currently available under KIPS2015. The proposed zoning aligns with RLZ 3 of the State Government's LPS Guidelines and supports SRD 1.3(c) of the STRLUS that promotes infill and consolidation within established rural living settlements. In line with SRD 1.3(c). Council submits that the application of RLZ A meets the following key criteria:</p> <ul style="list-style-type: none"> • It applies to an existing rural living settlement and allows for limited subdivision (approximately 8 additional lots over and above the subdivision yield provided by KIPS2015). • It does not expand the RLZ footprint in the area. • It avoids increasing the risk of land use conflict. • It integrates with existing road infrastructure. • The land is not identified as Significant Agricultural Land. • Although adjacent to the Urban Growth Boundary, it is not earmarked for future urban expansion in any local or regional strategy. <p>Additionally, the proposal aligns with SRD 1.4 of STRLUS, which supports a density of one dwelling per hectare where site conditions allow for further densification.</p>
Recommendation to TPC	Apply the RLZ A to the area identified in Figure 6.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications for the draft LPS.

Figure 6 - Area north of Margate where the Rural Living Zone A is proposed by Council as an alternative to the Rural Living B

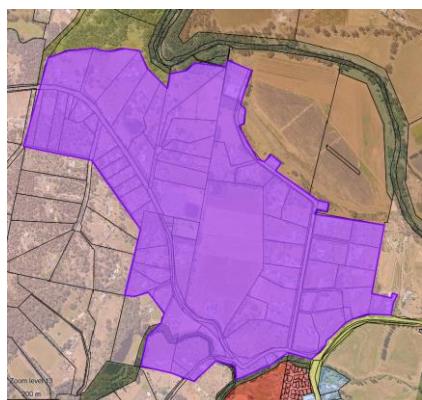


Figure 7- Area north of Margate where the creation of approximately 9 additional lots (over and above the thresholds available under KIPS2015) may be possible because of the application of the RLZ A.



Representation	13, 71, 488, 531
Matters raised in representation	The representations request the application of the GRZ, LDRZ or RLZ A in an area west of Kingston.
Planning Authority response	<p>The area under consideration (refer to Figures 8 and 9) is currently zoned as a mix of Environmental Living, Rural Living, and Rural zones under the KIPS2015, with a range of lot sizes, and it is proposed to be zoned RLZ under the draft LPS. Its proximity to the Kingston Activity Centre makes it a likely candidate for increased urbanisation over time, particularly as outward growth opportunities around Kingston are limited.</p> <p>Despite this potential, the area is not identified in any strategic planning documents for future urban development. The STRLUS places a strong emphasis on infill development within the existing Urban Growth Boundary (UGB), and the TPC has indicated that urban-type zones, such as the LDRZ or the GRZ, will not be supported outside the current UGB.</p> <p>In Tasmania, councils cannot adjust the UGB independently. Any expansion must occur through a review of STRLUS, a Ministerial direction, or a specific amendment process that meets the requirements of RLUS Guideline 1 or SRD 2.12 of the STRLUS. Any change must be based on robust strategic planning and align with long-term objectives for sustainable growth, efficient land use, and protection of environmental and agricultural values.</p>

	<p>The suggested changes by the representor would be premature, and if allowed they may inhibit good planning outcomes for urban development into the future. Proposals must be supported by evidence, including updated population forecasts, regional land supply assessments and demonstrated infrastructure capacity. Sequencing of development, land use compatibility, and localised community and stakeholder engagement are also essential to ensure any change is justified, coordinated and widely supported.</p> <p>Another key challenge in this area is fragmented landownership, with some landowners wishing to retain large lots and others seeking to subdivide. This mix of intentions creates a risk of ad hoc outcomes. However, there is general agreement that a more strategic and coordinated approach is required to manage Kingston's long-term growth. Further work is necessary to inform future zoning decisions, establish a clear basis for any UGB amendment, and ensure future development is planned and delivered in an orderly way.</p> <p>In response to the representations and the strategic context outlined above, the following zoning scenarios are presented.</p> <p>Scenario 1 – Involves applying the RLZ B to the area in Figure 8, where the average lot size is around 2 hectares. This approach is consistent with RLZ 3 of the State Government's LPS Guidelines, which requires the RLZ subcategory to reflect the prevailing subdivision pattern in the area.</p> <p>Scenario 2a – Involves applying the RLZ A to smaller lot groupings (1 hectare or less) in proximity to the UGB, as shown in Figure 9. This would align with RLZ 3 of the State Government's LPS Guidelines and STRLUS Policy SRD 1.3(c), which supports infill and consolidation within established rural living settlements. However, it would be inconsistent with the same policy's requirement to consider future urban expansion opportunities when applying zoning.</p> <p>Scenario 2b – Involves deferring any zoning changes for the land shown in Figure 9 and instead initiating a process to investigate the potential expansion of Kingston's urban footprint into this area following the implementation of the LPS. This would enable a full assessment of the potential for higher-density residential zones such as General Residential or Low Density Residential, subject to strategic justification and infrastructure capacity.</p> <p>Applying RLZ A now could lead to further fragmentation, complicating future densification and subdivision design, particularly given the number of individual landowners. If urban expansion is supported, a structure planning process would allow for localised consultation and may justify inclusion of additional land, including that shown in Figure 8.</p> <p>However, this process would require considerable time and resources and would ultimately depend on regional-level endorsement and Ministerial approval. This approach is consistent with STRLUS Policy SRD 1.3, which requires consideration of long-term urban expansion when applying zoning.</p> <p>Council recommends proceeding with Scenario 1 in this report but is open to exploring Scenario 2a and 2b further with the representors and the TPC during the public hearings.</p>
Recommendation to TPC	Apply the RLZ B as per Figure 8. Further discussion is required to consider the broader zoning application in the area, particularly in relation to the area identified in Figure 9 and having regard to Scenarios 2a and 2b provided above.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications on the draft LPS.

Figure 8 - Scenario 1: Areas in Kingston and where a more consistent approach to the application of the RLZ B is proposed by Council

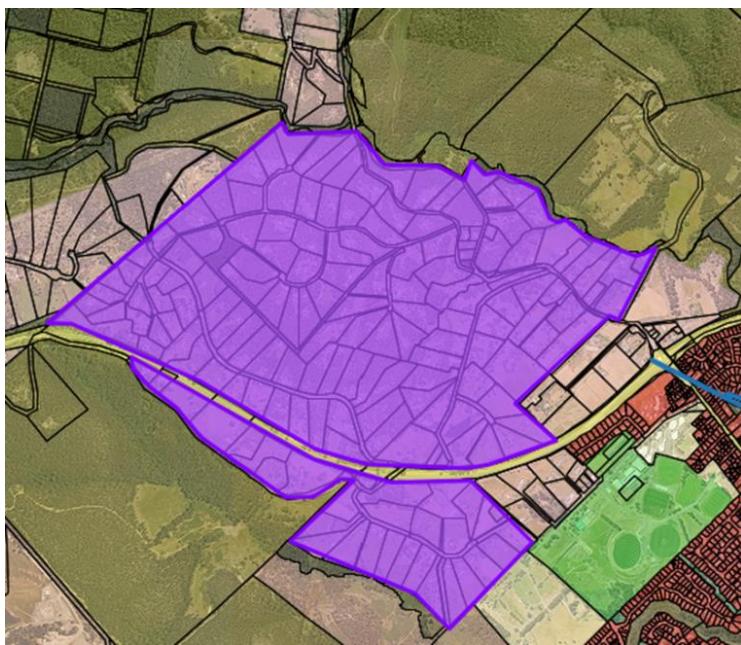


Figure 9 - Scenario 2a and b: Area west of Kingston where a discussion is required to talk about different zoning options as well the potential for urban expansion as part of future strategic work.

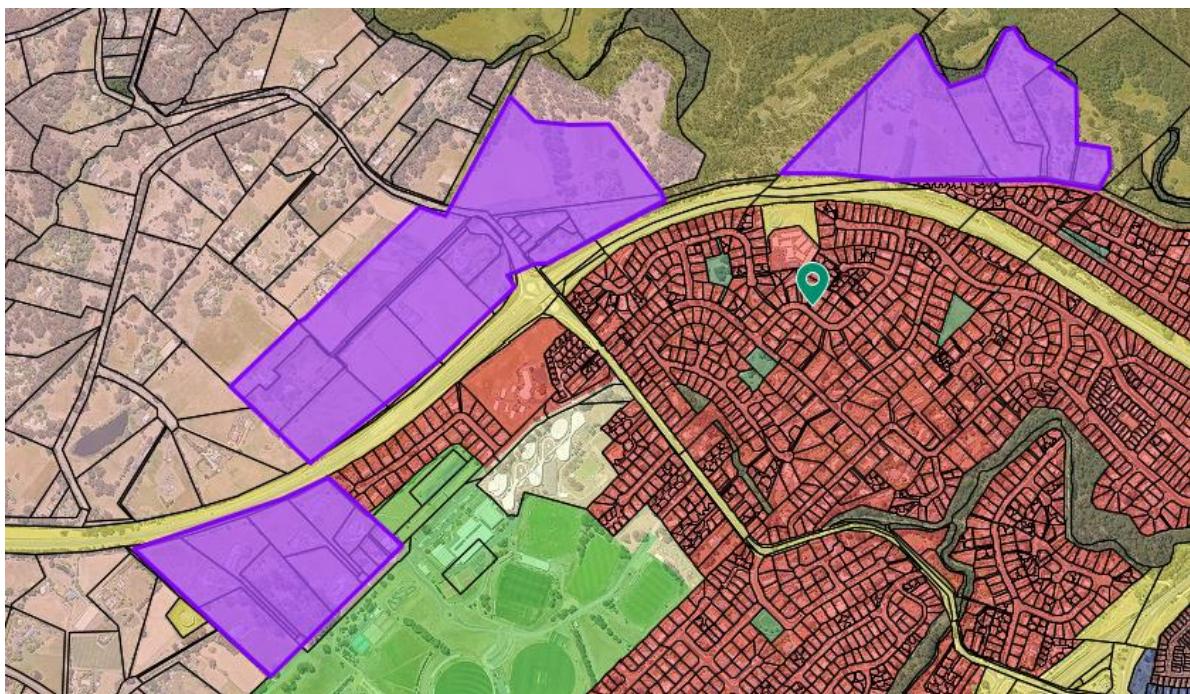
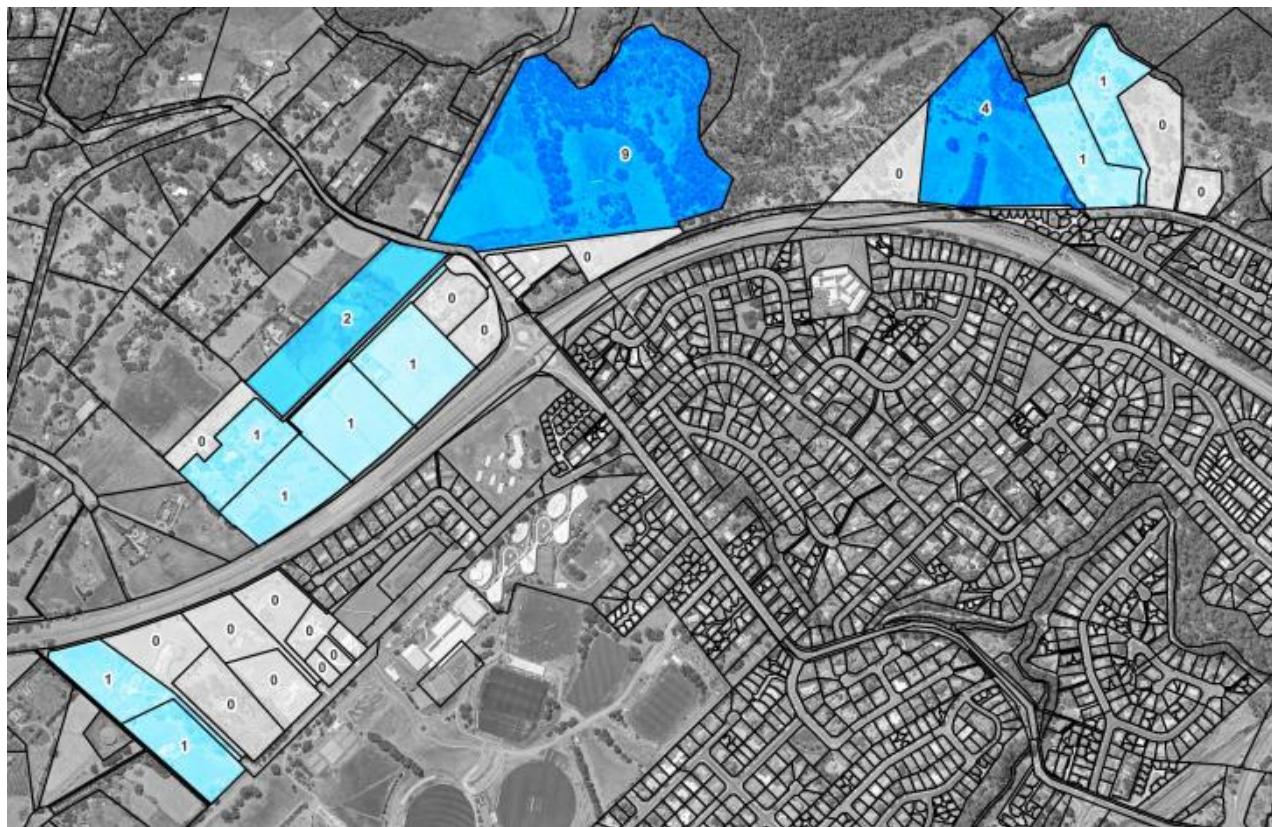


Figure 10 - Area west of Kingston where there may be potential to create approximately 23 additional lots (over and above the thresholds available under KIPS2015) if the RLZ A is to be applied. This yield can significantly be increased if the urban footprint of Kingston is expanded in future.



Representation	95, 106, 109, 209, 233, 262, 297, 509, 513 and 587
Matters raised in representation	The representations seek a different subcategory within the RLZ across several locations in the municipality to better reflect the character and subdivision potential of the land. The representations put forward that allowing subdivision under a more appropriate zoning category would contribute to meeting housing needs within the municipality, aligning with population growth and land use efficiency.
Planning Authority response	<p>The purpose of the LPS is to implement a zoning translation, and the representations are essentially requesting a zoning outcome that would allow subdivision beyond what is currently allowed under the KIPS2015.</p> <p>The subcategories within the RLZ have been applied in accordance with the predominant lot sizes within each precinct, thereby aligning with the RLZ 3 of the State Government's LPS Guidelines. It is acknowledged that some smaller lots exist in the area, having been created under earlier planning schemes.</p> <p>While there may be strategic merit in considering increased density in the areas, it is recommended that any changes to the RLZ subcategory be pursued through a separate planning scheme amendment. Such a change would require further strategic work and justification as well as consultation with the community and residents living in those areas.</p>
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.

Representation	342
Matters raised in representation	The representation requests the application of the RLZ B as an alternative to the RLZ C for a property in Woodbridge.
Planning Authority response	<p>The RLZ C is consistent with the broader zone application within the precinct. The application of either RLZ B (or RLZ C as proposed in the draft LPS) will have no practical effect on the subject property, as neither of the two will provide the potential to subdivide due to the size of the property.</p> <p>Notwithstanding the above, a broader application of RLZ A could be considered in the area, given the location's proximity to Woodbridge and proximity to smaller lots already within RLZ A. However, this would require further discussion with the representor and the TPC and having regard to other changes proposed for Woodbridge in this report.</p>
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation. Further discussion is possible with the representor and the TPC at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	5, 6 and 8
Matters raised in representation	The representations provide support for the application of the RLZ for 2 adjoining properties in Howden, but request consideration of applying RLZ A and the primary justification is that the existing subdivision is more reflective of RLZ A.
Planning Authority response	<p>The property is zoned Environmental Living under the KIPS2015. The purpose of the LPS is to implement a zoning translation, and the representor is effectively seeking a zoning outcome that would enable subdivision beyond what is allowable under the Environmental Living Zone of KIPS2015.</p> <p>Notwithstanding this, and considering the average lot sizes in the area, RLZ B is deemed appropriate as it will ensure a consistent approach to subdivision and would allow some larger lots to be subdivided in a manner that aligns with the existing development pattern. It should be noted, however, that while the subcategory may provide a potential pathway for subdivision, the potential to subdivide and the actual yield will be subject to various factors, including other provisions of the planning scheme and site-specific considerations such as existing Part 5 Agreements, covenants, access, and hazard risks. Therefore, any yield referenced in this assessment should be regarded as indicative only.</p> <p>The proposed application of the RLZ is consistent with Guideline RLZ 3 of the State Government's LPS Guidelines and aligns with SRD 1.3(c) of the STRLUS, which supports infill and consolidation within existing rural living settlements. In light of the requirements under SRD 1.3(c), Council submits that the application of RLZ B satisfies the following criteria:</p> <ul style="list-style-type: none"> • The RLZ B enables limited subdivision (approximately 6 additional lots) compatible with the existing subdivision pattern. • Even though the proposed RLZ B will result in an increase in the RLZ (it is zoned Environmental Living under KIPS2015), the increase is not deemed as significant. • It will not increase the risk of land use conflict. • The area is well connected to the existing rural living settlement via established road networks. • The land is not classified as Significant Agricultural Land. • The land is not adjacent to the Urban Growth Boundary and is not identified in any local or regional land use strategy as a future urban growth area. <p>Council would be open to consider the application of Rural Living A too; however, it is suggested that it be pursued through a separate planning scheme amendment that</p>

	requires more strategic work as well as more targeted consultation with residents in the locality.
Recommendation to TPC	Change the zoning of 117 and 474 Wingara Road to RLZ B (see Figure 11) consistent with the broader zone subcategory in this location. Council would also like to discuss this proposed change having regard to the broader zoning changes recommended for Tinderbox and Howden.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications for the draft LPS.

Figure 11 - 117 and 474 Wingara Road, Howden where the RLZ B is proposed as an alternative to the RLZ D.

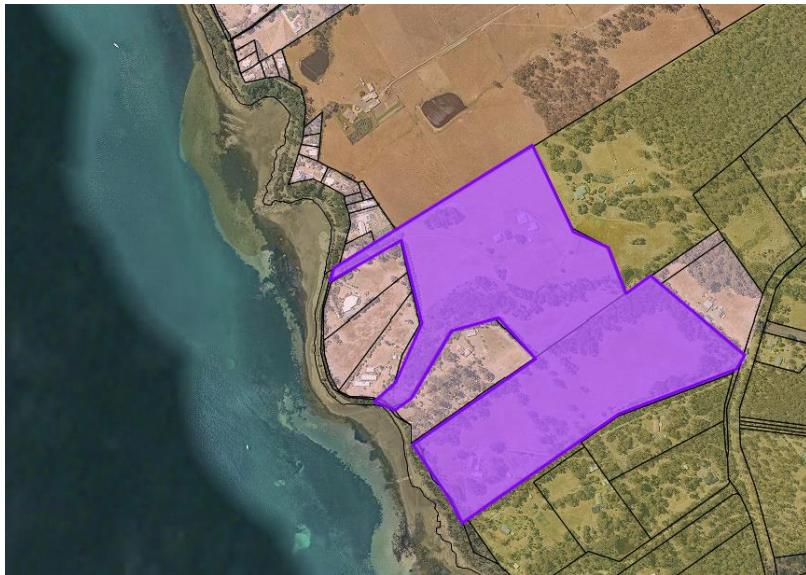


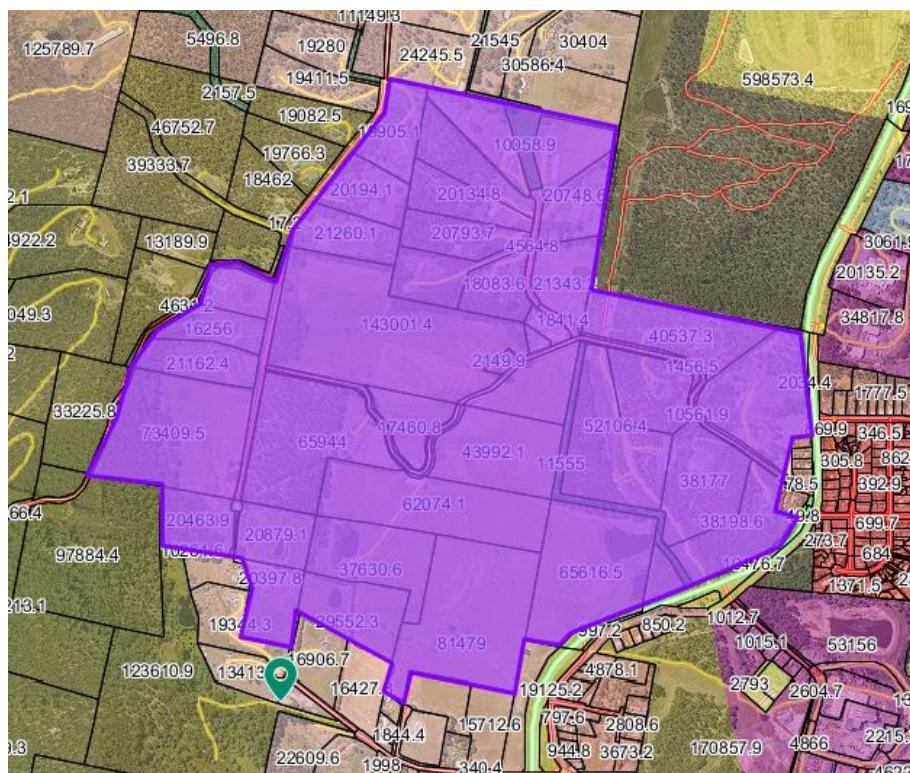
Figure 12 - 117 and 474 Wingara Road, Howden where there may be a possibility to create 6 additional lots because of the above-mentioned recommendation.



Representation	105, 215, 223, 224, 225, 226, 227, 228, 229, 283, 359, 512 and 560
Matters raised in representation	<p>The representations request a review of the subzone categorisation within the RLZ in Electrona. A significant number of submissions request the application of the RLZ A and this is primarily based on the presence of existing smaller, scattered lots in the area. Some representations also reference existing subdivision permits and ongoing applications as supporting evidence. It is argued that enabling further subdivision would support the consolidation of rural settlement areas, aligning with the strategic objectives outlined in the STRLUS.</p>
Planning Authority response	<p>The primary intent of the draft LPS is to undertake a zoning translation from the current planning scheme. The representations received are effectively seeking a zoning outcome that would facilitate subdivision beyond what is currently allowed under the KIPS2015. Notwithstanding this, Council undertook a review of the zoning in the vicinity of Slattery's Road, Culbara Road, and the southern end of Hickmans Road.</p> <p>The draft LPS proposes a mix of Rural Living A, B, C, and D subzones in this area. These subcategories do not correspond neatly with the existing lot sizes, largely due to historic zoning changes and past subdivision approvals. There is a cluster of smaller lots ranging from approximately 2ha to 5ha around Culbara Road and another cluster at the eastern end of Slattery's Road of around 3.5-5ha. South and west of these areas, lot sizes generally increase (between 1.7ha and 8.12up to 14.3ha), before transitioning to smaller properties towards Harts Road (approximately 0.4ha to 1.6ha).</p> <p>Another key challenge in this area is fragmented landownership, with some landowners wishing to retain large lots and others seeking to subdivide. This mix of intentions creates a risk of ad hoc outcomes.</p> <p>It is acknowledged that a more consistent and strategic approach to subdivision in this locality is necessary. A broader application of the RLZ B subcategory, with a minimum lot size of 2ha, is considered the most appropriate outcome for a large part of this area. Consistent with the current subdivision pattern, the area at the eastern end of Slattery's Road, application of RLZ C rather than D is recommended. Theiss changes will ensure a consistent approach to subdivision and would allow some larger lots to be subdivided in a manner that aligns with the existing development pattern. It should be noted, however, that while the subcategory may provide a potential pathway for subdivision, the potential to subdivide and the actual yield will be subject to various factors, including other provisions of the planning scheme and site-specific considerations such as existing Part 5 Agreements, covenants, access, and hazard risks. Therefore, any yield referenced in this assessment should be regarded as indicative only.</p> <p>The application of the RLZ B and C aligns with policy SRD 1.3(c) of the STRLUS, which encourages infill and consolidation within existing rural living settlements. In accordance with SRD 1.3(c), Council considers the application of RLZ B and C to meet the following criteria:</p> <ul style="list-style-type: none"> • The area is an established rural living settlement, and subcategory B and would enable limited subdivision (approximately 17 lots over and above the existing yield available in KIPS2015). • Even though it will increase the Rural Living Zone (some of the lots are currently zoned Environmental Living under KIPS2015), the increase is not considered significant. • It will not increase the risk of land use conflict with surrounding zones. • It can be effectively integrated into the existing rural living settlement via the current road network. • The land is not identified as Significant Agricultural Land. • The area lies outside the Urban Growth Boundary and is not earmarked for future urban growth under any local or regional land use strategy. • The smaller lot sizes proposed within RLZ B and C are not inconsistent with any other policy of STRLUS. <p>Any other proposals to increase residential density in this location should be pursued through a formal planning scheme amendment process, supported by more detailed strategic analysis and targeted consultation with the residents in this locality.</p>

Recommendation to TPC	Apply a combination of the RLZ B and C to the area identified in Figure 13. The alignment of the subcategories require discussion with the TPC at the public hearings.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications for the draft LPS as a result of the recommended change.

Figure 13 - Area at Slattery's Road, Culbara Road and southern end of Hickmans Road where a more consistent approach to the application of the Rural Living Zone B and C is proposed by Council.



Representation	17 and 453
Matters raised in representation	<p>The representations request a review of the current RLZ subcategory north of Snug. A zoning change is sought to enable further subdivision potential. One representation proposes applying the Low Density Residential Zone (LDRZ), while another suggest RLZ A or RLZ B.</p>
Planning Authority response	<p>The primary purpose of the draft LPS is to undertake a zoning translation from the current KIPS2015. The representations are effectively seeking a zoning outcome that would enable subdivision beyond what is currently allowed under KIPS2015. Regardless, Council reviewed the zoning application in the area to consider a more strategic approach particularly in light of the area's proximity to Margate.</p> <p>While the LDRZ is proposed by one of the representations, this is not possible due to the area's location outside the Urban Growth Boundary. However, Council would like to present the following two Scenarios:</p> <p>Scenario 1 – Involves applying the RLZ A to the area in Figure 14, where the average lot size is around 2 hectares. This approach is consistent with RLZ 3 of the State Government's LPS Guidelines, which requires the RLZ subcategory to reflect the prevailing subdivision pattern in the area.</p> <p>Scenario 2 – Involves further strategic work to consider densification opportunities in the area identified in Figure 15 due to its proximity to Margate. One of the key considerations will be potential land use conflict issues (the area to the south is proposed to be zoned Agriculture).</p> <p>Having regard to the above, Council proposes Scenario 1 in this report and recommends that any other proposals for densification beyond this recommendation</p>

	<p>be pursued through a separate planning scheme process that will involve more strategic work as well as more targeted consultation with residents in the locality.</p> <p>The proposed change in subcategory will not diminish the subdivision potential currently available under KIPS2015. The application of the RLZ A is consistent with SRD 1.3(c) of the STRLUS, which promotes infill and consolidation within existing rural living settlements. In line with SRD 1.3(c), Council considers the application of RLZ A to meet the following criteria:</p> <ul style="list-style-type: none"> • The area is an established rural living settlement. The application of the RLZ A will create opportunities for subdivision that reflects the historic development pattern in the area (it would provide 2 additional lots through the recommended change). • The proposal does not expand the RLZ footprint in the locality. • It does not increase the risk of land use conflict. • The area is well-connected via the current road network. • The land is not identified as Significant Agricultural Land. • Even though the land is in proximity to Urban Growth Boundary, it is not earmarked for future urban development in any local or regional strategy. • The proposed lot sizes are consistent with broader STRLUS policy objectives. <p>Furthermore, the proposal aligns with SRD 1.4 of STRLUS, which supports residential densities of one dwelling per hectare in appropriate rural living areas where site conditions allow.</p> <p>Any other proposals to increase development density in this locality should be pursued through a planning scheme amendment, supported by detailed strategic analysis and justification against the STRLUS settlement strategies.</p>
Recommendation to TPC	Apply the RLZ A to the area identified in Figure 14.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications for the draft LPS as a whole.

Figure 14 – Scenario 1: Area between Harts Road and Jarvis Road, Snug, where Council is proposing the RLZ A as an alternative to the RLZ C.

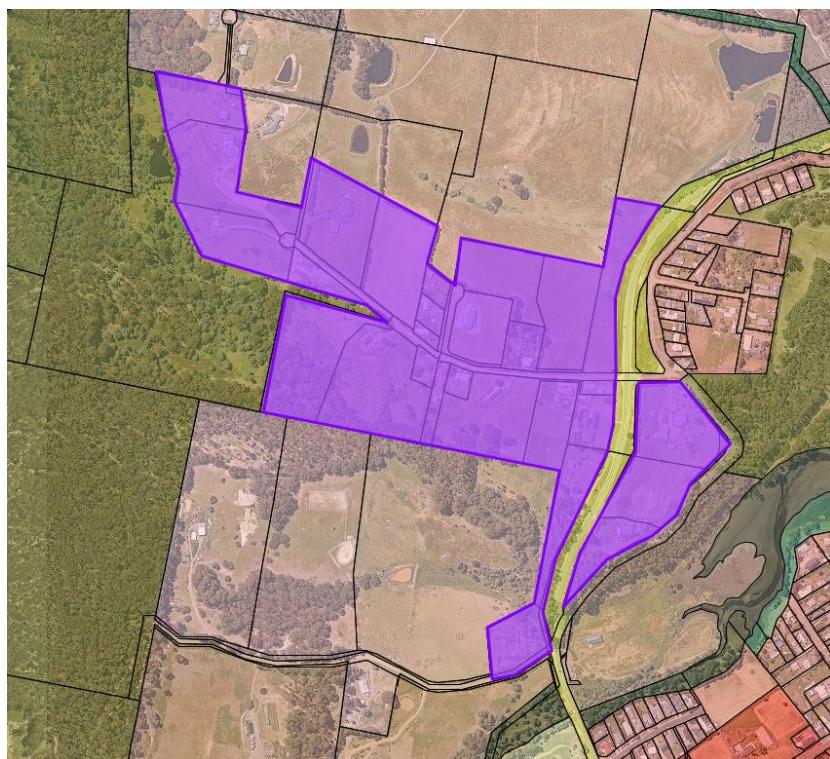
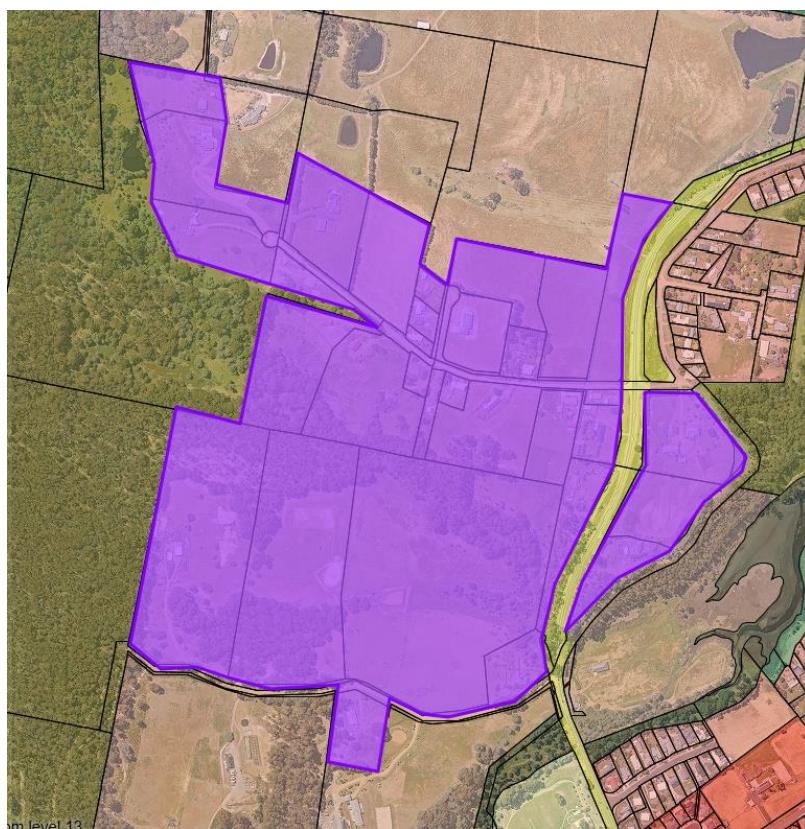


Figure 15 – Scenario 2: Area between Harts Road and Jarvis Road, Snug, where more strategic work is required to consider if densification through another zoning can be accommodated.



Representation	213, 216, 368 and 440
Matters raised in representation	The representations seek a review of the current RLZ subcategory in Woodbridge. A zoning change is requested to enable additional subdivision potential. Several representations propose the application of RLZ A as a more suitable alternative to the RLZ C.
Planning Authority response	<p>The primary purpose of the LPS is to implement a zoning translation from the current KIPS2015. The representations received are, in effect, seeking a zoning outcome that would allow for subdivision beyond what is currently allowed under KIPS2015.</p> <p>The area contains a cluster of smaller lots consistent with the minimum lot size for the RLZ A. The subdivision pattern then transitions to larger properties towards the coastline, with scattered smaller lots that may be more characteristic of the LDRZ.</p> <p>The draft LPS proposes the application of RLZ C in this area, which offers a subdivision potential similar to that under the existing KIPS2015 provisions.</p> <p>Notwithstanding this, and having regard to the representations received, Council undertook a review of the RLZ subcategories along Thomas Road and the Channel Highway, south of Woodbridge, and proposes the application of RLZ A for the area identified in Figure 19. The proposed change in subcategory will not diminish the subdivision potential currently available under KIPS2015. The proposed application of RLZ A aligns with policy SRD 1.3(c) of the STRLUS, which supports infill and consolidation within existing rural living settlements. In line with SRD 1.3(c), Council considers that the application of RLZ A satisfies the following criteria:</p> <ul style="list-style-type: none"> • The area is an established rural living settlement and given the proximity to Woodbridge and the presence of the local school, the subdivision yield associated with RLZ A is considered appropriate. • The proposal does not expand the RLZ in the immediate locality. • It does not increase the potential for land use conflict. • The area can be integrated into the existing rural living settlement via the current road network.

	<ul style="list-style-type: none"> • The land is not designated as Significant Agricultural Land. • The land is located outside the Urban Growth Boundary and is not identified for future urban development in any local or regional strategy. • The proposed lot sizes are consistent with broader STRLUS policy directions. <p>Additionally, the proposal aligns with STRLUS policy SRD 1.4, which encourages residential densities of one dwelling per hectare in existing rural living areas where site conditions are suitable.</p>
Recommendation to TPC	Apply the RLZ A to the area identified in Figure 16.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications for the draft LPS as a whole.

Figure 16 - Area south of Woodbridge where the RLZ A is proposed as an alternative to the RLZ C.

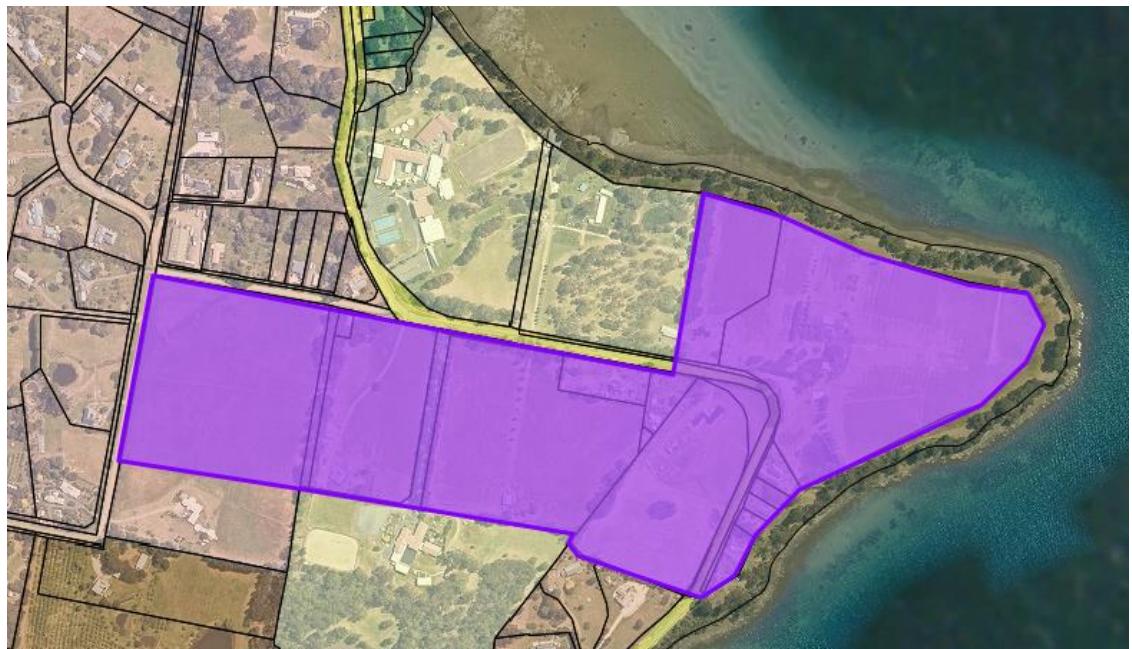
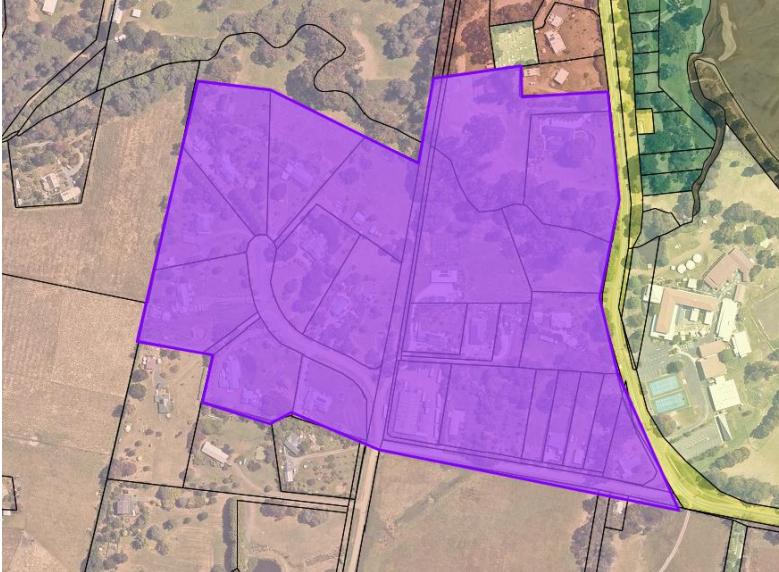


Figure 17 - Area south of Woodbridge where there is a possibility to create an additional 14 lots (over and above those available under KIPS2015) as a result of the above-mentioned recommendation.



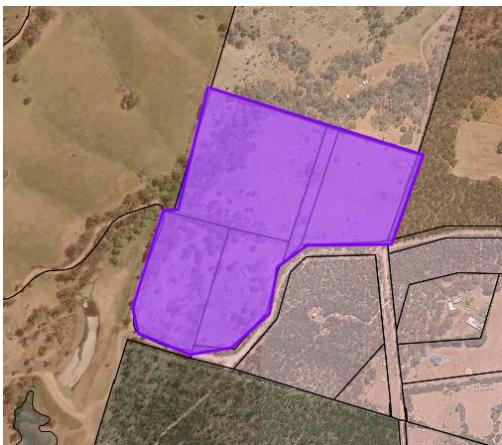
Representation	241
Matters raised in representation	The representation requests the application of the Village Zone (VZ) in place of the proposed RLZ in Kettering. It is argued that the VZ is more appropriate given the site's location within the Kettering township, its proximity to the Channel Highway, and its adjacency to existing Village-zoned land. It is put forward that the proposed zoning change is consistent with the strategic directions of the STRLUS and relevant State Policies. Additionally, the Village Zone is seen as a more suitable designation under the State Government's LPS Guidelines, having regard to the site's characteristics and its surrounding context.
Planning Authority response	The representation relates to 2945 Channel Highway, which is currently zoned Rural Living under the KIPS2015 and is proposed to retain that zoning under the draft LPS. The application of the VZ could be considered for 2936, 2945, and 2949 Channel Highway, Kettering. However, this would require further discussion with the representor and TPC having regard to broader strategic implications for zoning in the surrounding area, including the proposed Kingborough Coastal Settlement Specific Area Plan. The application of the Village Zone in this location has the potential to satisfy the State Government's LPS Guidelines and align with the strategic objectives of the STRLUS, particularly the goal of consolidating and strengthening rural towns and villages.
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	531
Matters raised in representation	The representation requests the application of the General Residential Zone (GRZ) instead of the RLZ B at the end of Kingston View Drive, Kingston, close to the Kingborough Sports Centre. It suggests that 81 Kingston Drive, Kingston could be used for a public open space if such a change is supported.
Planning Authority response	There is general support for zoning the land in a way that could facilitate additional housing opportunities near Kingston and the Kingborough Sports Centre. However, applying the GRZ would require either an amendment to the Urban Growth Boundary or assessment under SRD 2.12 of the STRLUS. This would necessitate further strategic work and cannot be accommodated within the scope of the draft LPS process. Council would be open to considering such a change as part of a separate planning scheme amendment.
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings to discuss the alternative zoning options put forward for the land west of Kingston elsewhere in this report.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	541
Matters raised in representation	The representation opposes the application of the RLZ at 425 Allens Rivulet Road, Allens Rivulet. It raises concerns that the proposed zoning is not compatible with existing agricultural activities on the land. The representation instead suggests that an alternative zoning may be more appropriate to support ongoing agricultural use.
Planning Authority response	The land is currently zoned Rural Resource under the KIPS2015, with the draft LPS proposing the RLZ to better reflect the predominant land use and established subdivision pattern in the area. Existing lawful uses can continue under clause 7.2 of the General Provisions of the Planning Scheme. While a direct translation to the Rural Zone could be considered reasonable, it would require broader application of

	that zone within the precinct to avoid isolated or 'spot' zoning. Council is open to considering either the Rural Zone or the Agricultural Zone as alternatives; however, this would require further discussion with the representor and the TPC during the hearings process.
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	528
Matters raised in representation	The representation opposes the RLZ and requests that the Rural Zone (RZ) be applied consistent with the situation under the KIPS2015.
Planning Authority response	The broader application of the Agriculture Zone (AZ) in the locality led to the isolation of the RZ, prompting the TPC to direct the application of the RLZ to ensure consistency with the prevailing zoning application in the area. Council remains open to considering the application of either the RZ or the AZ as an alternative to the RLZ; however, this would require further discussion with the representor and the TPC at the public hearing, having regard to the broader zoning configuration in the locality.
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	247
Matters raised in representation	The representation requests the application of the RZ as an alternative to the proposed RLZ. It argues that the proposed RLZ is overly restrictive, particularly for future non-residential development, and does not adequately accommodate the site's longstanding manufacturing and processing use, which has operated compatibly with surrounding agricultural and residential uses for nearly 35 years.
Planning Authority response	Council has previously provided advice to the TPC in relation to this matter and would like to discuss the proposal and alternative options including by not limited to SSQ with the TPC and the representor at the public hearings.
Recommendation to TPC	No recommendation. Further discussion is required with the applicant and the TPC at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil
Representation	118 and 443
Matters raised in representation	The representations request the application of the LDRZ consistent with the situation under the KIPS2015 as an alternative to the RLZ.
Planning Authority response	Council agrees that a direct translation to the LDRZ is appropriate, providing the lots are also subject to the Kingborough Coastal Settlement SAP to ensure the lot size is sufficient to contain a residential use and associated infrastructure requirements. The application of the LDRZ is consistent with LDRZ 1, LDRZ 2, LDRZ 3, and LDRZ 4 of the State Government's LPS Guidelines.
Recommendation to TPC	Apply the LDRZ to the area identified in Figure 18.

Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping and Kingborough Coastal Settlement Specific Area Plan.
Figure 18 - Area south of Woodbridge where a direct translation of the LDRZ consistent with the situation under the KIPS2015 is recommended as an alternative to the Rural Living Zone.	
	
Representation	
Matters raised in representation	The representation supports the RLZ (and subcategory) at 150 Matthew Flinders Drive on Bruny Island, as well as the overlays. It includes a couple of suggestions for the Bruny Island SAP that are discussed in more detail under Part 4 of this report.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	
Matters raised in representation	The representation opposes the RLZ along Matthew Flinders Drive on Bruny Island as the lots contribute to the broader landscape values in the location. The representation also supports the Landscape Conservation Zone in the broader locality.
Planning Authority response	The land is zoned Environmental Living under the KIPS2015. The 2019 version of the draft LPS proposed the LCZ for this area; however, this was revised to the RLZ in the 2024 exhibited version of the draft LPS. It should be noted that other parts of this report recommend the application of the RLZ A as an alternative to the RLZ B for this area. Regardless this recommendation, Council is open to considering the application of a Particular Purpose Zone (Kingborough Bushland and Coastal Living Zone) in this area which seeks to balance established residential use with the protection of landscape and natural values. However, this would require broader consultation with the Bruny Island community through the hearing process, particularly in light of other issues raised in the representations.
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.

Effect of recommendation on the draft LPS as a whole	Nil.
Representation	619
Matters raised in representation	The representation seeks a zoning outcome that would enable future subdivision of the land at 40 Seaview Drive, Adventure Bay on Bruny Island.
Planning Authority response	The land is proposed to be zoned Rural Living A, which allows for a minimum lot size of 1 hectare. This zoning represents a direct translation from the KIPS2015. Alternative zones, such as the LDRZ, are not considered suitable as they do not meet the relevant criteria set out in the State Government's LPS Guidelines. Furthermore, applying the LDRZ would result in spot zoning, which is not a preferred planning outcome.
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	11
Matters raised in representation	The representation supports the application of the RLZ but requests that RLZ B be applied instead of RLZ D to 841 Killora Road, North Bruny.
Planning Authority response	<p>While the application of RLZ D is consistent with the broader zoning application in Killora, it is acknowledged that the settlement contains a wide range of lot sizes, from approximately 0.5 hectares to 16 hectares.</p> <p>In this context, consideration could be given to applying RLZ B to the three properties located on the northern side of Killora Road.</p> <p>The proposed application of RLZ B aligns with policy SRD 1.3(c) of the STRLUS, which supports infill and consolidation within existing rural living settlements. In line with SRD 1.3(c), Council considers that the application of RLZ B satisfies the following criteria:</p> <ul style="list-style-type: none"> • The area is an established rural living settlement. The application of the RLZ B will enable limited subdivision that reflects the historical development pattern (the change would enable the subdivision of two lots, one of which is already physically separated by a road easement). • The proposal does not unreasonable expand the RLZ in the immediate locality. • It does not increase the potential for land use conflict. • The area can be integrated into the existing rural living settlement via the current road network. • The land is not designated as Significant Agricultural Land. • The land is located outside the Urban Growth Boundary and is not identified for future urban development in any local or regional strategy. • The proposed lot sizes are consistent with broader STRLUS policy directions. <p>A broader consideration of the Kingborough Rural and Coastal Zone is also possible for the area.</p>
Recommendation to TPC	Apply the RLZ B to 841, 845 and 811 Killora Road as per Figure 19. As an alternative to this recommendation, Council would also be open to a broader application of the Kingborough Rural and Coastal Living Zone in this area.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a change in the zone mapping. There are no broader implications for the draft LPS.

Figure 19 - 841, 845 and 811 Killora Road, North Bruny Island, where the Rural Living Zone B is proposed by Council instead of the Rural Living Zone D.

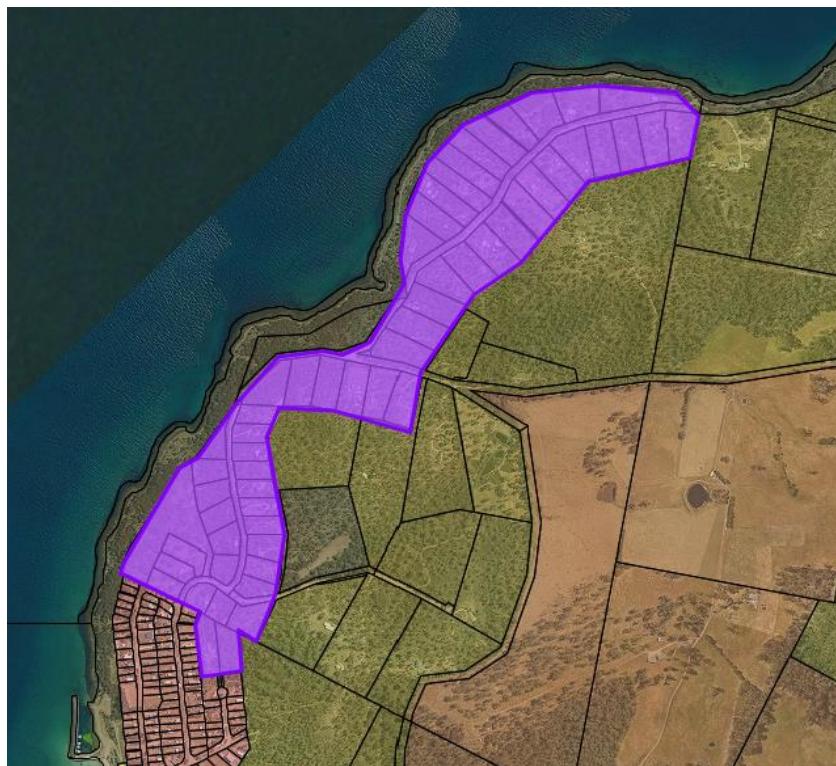


Representation	44
Matters raised in representation	The representation expresses uncertainty about whether the RLZ is the most appropriate zoning for 1020 Killora Road, North Bruny, and seeks clarification on how to interpret the zoning provisions. It also indicates that the landowners are seeking to protect and preserve the trees on the property.
Planning Authority response	<p>The 2019 version of the draft LPS proposed the application of the Landscape Conservation Zone for the Killora area. This was revised in the 2024 exhibited version of the draft LPS. The updated zoning aligns with the predominant land use in the area and is supported by the justification provided in the LPS Supporting Report and the State Government's LPS Guidelines.</p> <p>The RLZ, in conjunction with the Bruny Island Specific Area Plan, retains the ability to protect and preserve vegetation on the property. Council welcomes further discussion with the representor at the hearings to address any additional concerns, particularly in the context of broader issues raised in representations relating to Bruny Island.</p>
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	503
Matters raised in representation	The representation indicates concerns about the broad application of the RLZ as an alternative to the Landscape Conservation Zone (LCZ) in the vicinity of Paraweenah Road, Alonnah on Bruny Island.
Planning Authority response	<p>The land is zoned Environmental Living under the KIPS2015. The 2019 version of the draft LPS proposed the LCZ for this area; however, this was revised to the RLZ in the 2024 exhibited version of the draft LPS. It should be noted that other parts of this report recommend the application of the RLZ A as an alternative to the RLZ B for this area.</p> <p>Regardless of this recommendation, Council is open to considering the application of a Particular Purpose Zone (Kingborough Bushland and Coastal Living Zone) in this area, which seeks to balance established residential use with the protection of landscape and natural values. However, this would require broader consultation with the Bruny Island community through the hearing process, particularly in light of other issues raised in the representations.</p>
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.

Effect of recommendation on the draft LPS as a whole	Nil.
Representation	618
Matters raised in representation	The representation requests the application of the LDRZ as an alternative to the RLZ at 62 Cemetery Road, Lunawanna on Bruny Island.
Planning Authority response	The property is currently zoned LDRZ under KIPS2015. However, broader zoning changes in the area led to the application of the RLZ in order to avoid a spot zoning. The lots are already developed with dwellings, and the proposed zoning change is expected to have minimal practical impact. Council is open to discussing the concerns raised in the representation and is willing to consider alternative zoning options where appropriate.
Recommendation to TPC	No change is recommended to the RLZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil
Representation	176
Matters raised in representation	The representation requests the application of the RLZ A as an alternative to the RLZ B at 11 Matthew Flinders Drive, Alonnah.
Planning Authority response	<p>The intention of the LPS is to provide a zoning translation from the current planning scheme. The representation is effectively seeking a zoning outcome that would enable subdivision beyond what is possible under KIPS2015.</p> <p>The draft LPS proposes the RLZ B in this area, which does not increase or decrease subdivision potential in area (it was proposed to be zoned Landscape Conservation in the 2019 version of the draft LPS).</p> <p>With the exception of one lot, all properties in the precinct are under 1 hectare in size, making the RLZ A more appropriate and consistent with the existing subdivision pattern. The application of the RLZ A aligns with SRD 1.3(c) of the STRLUS, which supports infill and consolidation within established rural living areas. In this context, Council considers that applying the RLZ A satisfies the following criteria:</p> <ul style="list-style-type: none"> • The area constitutes an established rural living settlement, and the RLZ A would allow for the creation of only one additional lot. • It reflects the existing subdivision pattern that has developed over time. • It avoids increasing the potential for land use conflict. • It integrates effectively with the current rural living area through existing road networks. • The land is not identified as Significant Agricultural Land. • It is located outside the Urban Growth Boundary and is not earmarked for future urban expansion in any local or regional land use strategy. • The smaller lot sizes are not inconsistent with any other policy direction in the STRLUS. <p>Council would also be open to considering the application of the Kingborough Rural and Coastal Zone for the Area to align with that zoning which is proposed to the east of the precinct. This, however, will diminish the potential to subdivide the property mentioned in this representation.</p>
Recommendation to TPC	Apply the RLZ A to the area illustrated in Figure 20. Further discussion is required with the representor at the public hearings. As an alternative to this recommendation, Council would also like to discuss a broader application of the Kingborough Rural and Coastal Living Zone in this location.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zoning maps. Even though there are broader implications for the draft LPS, it should be noted there are many zoning configuration options available for this precinct, including but not limited to the

	broader application of a Particular Purpose Zone (Kingborough Bushland and Coastal Living Zone) as recommended for the area adjacent to this precinct.
--	--

Figure 20 - Area in Alonnah where the Rural Living Zone A is proposed by Council as an alternative to the Rural Living Zone B.



Representation	361
Matters raised in representation	The representation requests the application of the RLZ B as an alternative to the RLZ D at 49 Hayes Road, Adventure Bay on Bruny Island.
Planning Authority response	<p>The land is zoned Environmental Living under KIPS2015 and the draft LPS proposes the RLZ D for the site.</p> <p>The intention of the LPS is to translate existing zoning from KIPS2015. The representations in this case seek a zoning outcome that would enable subdivision beyond what is currently allowed under KIPS2015.</p> <p>The subject site is affected by numerous constraints including but not limited to flooding. There may be an opportunity to consider an alternative to the RLZ D, however it requires a more detailed assessment and subsequently Council's recommendation is that it be pursued through a separate planning scheme amendment process.</p>
Recommendation to TPC	No recommendation as a result of the representation. Further discussion at the public hearings is possible.
Effect of recommendation on the draft LPS as a whole	Nil.

2.5 Section 12.0 Village Zone (VZ)

The VZ under the TPS closely aligns with the VZ in the KIPS2015 and has therefore only been applied in areas where it represents a direct translation from the existing scheme. The rationale for this zoning is detailed in section 2.2.5 of the LPS supporting document, which includes a statement of compliance with the State Government's LPS Guidelines.

No representations were received in direct response to the proposed application of the VZ in the draft LPS. However, some representations seek to expand the zone, and they are addressed in the relevant sections of the report, such as section 2.4, where they relate to requests for rezoning RLZ to the Village Zone in Kettering.

2.6 Section 13.0 Urban Mixed-Use Zone (UMZ)

The justification for this UMZ is outlined in section 2.2.6 of the LPS supporting document, which includes a compliance statement with the State Government's LPS Guidelines. The UMZ under the TPS is intended to support a diverse mix of residential, commercial and community activities, particularly in locations close to urban centres where a blend of uses can enhance the vibrancy and functionality of an area. This zone closely aligns with the UMZ of the KIPS2015, and as a result, most land currently zoned UMZ under KIPS2015 is proposed to retain that zoning in the draft LPS.

Table 6 - Summary of representations in relation to the Urban Mixed-Use Zone with Council officer's comments and recommendations

Representation	81, 142, 143, 208 and 289
Matters raised in representation	<p>The representations support the application of the UMZ at 41 Alfred Garden, Channel Highway and removal of the Kingston Green Specific Area Plan.</p> <p>Some of the representations also highlight concerns with the proposed Kingston Southern Gateway Specific Area Plan, which is discussed in more detail under Part 4 of this report.</p>
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the UMZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	136
Matters raised in representation	<p>The representation raises concerns regarding the suitability of the UMZ applied to 178 and 180 Channel Highway, Taroona. The concern is that, despite the zoning intent, there are currently no commercial or business activities operating within the residential developments that have been approved on the site. As an alternative, the representation suggests applying the GRZ, which may better reflect the existing and likely future use of the properties.</p>
Planning Authority response	<p>The land is currently zoned Local Business (LBZ) under KIPS2015, and it is acknowledged that no business or commercial activities are presently operating on the site. However, from a long-term strategic approach it may be appropriate to maintain the zone as there are limited options available to introduce this zone in the area.</p> <p>The UMZ accommodates the existing residential use on the property.</p> <p>In light of current land use, the GRZ or Inner Residential Zone (IRZ) may also be suitable alternatives, though this would require further consideration and discussion with the TPC during the public hearings.</p>
Recommendation to TPC	No change is recommended to the UMZ in this report as a result of the representation. Further discussion is required with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

2.7 Section 14.0 Local Business Zone (LBZ)

The justification for this LBZ is detailed in section 2.2.7 of the LPS supporting document, including a statement of compliance with the State Government's LPS Guidelines. The LBZ is designed to accommodate business, retail and administrative activities within smaller centres or neighbourhood hubs. Under the TPS, the LBZ is broadly comparable to

the LBZ in KIPS2015. Accordingly, its application in the draft LPS generally aligns with how it was applied under KIPS2015.

Table 7 - Summary of representations in relation to the Local Business Zone with Council officer's comments and recommendations

Representation	154
Matters raised in representation	<p>A change is requested to the configuration of the LBZ within the Huntingfield Housing Estate. The rezoning of the Huntingfield site was undertaken through a parliamentary process prior to finalising the detailed design for Stage 1. As the design progressed, adjustments to the Stage 1B road layout were required to address drainage issues. This led to changes in internal road alignments, lot configurations, and a misalignment between the LBZ and the approved subdivision plan.</p> <p>The representation seeks to realign the LBZ with the actual shop site and subdivision plan, while retaining the same area and general configuration in line with the Master Plan.</p>
Planning Authority response	<p>A reconfiguration of the LBZ may be considered, provided it remains consistent with the area specified in the Huntingfield Housing Supply Order.</p> <p>As the proposed change would also alter the configuration of the Inner Residential Zone, an amendment to the Huntingfield Housing Supply Order Specific Area Plan (SAP) would therefore be required.</p> <p>The SAP is subject to the transitional provisions under Schedule 6 of LUPAA. Substantial changes that deviate from the original intent or introduce new policy directions may not be permitted through transitional provisions. These types of changes may require a formal planning scheme amendment outside the LPS process.</p> <p>In light of these factors, it is uncertain whether the TPC would support such a modification through the current LPS process. Further discussion at the public hearings is necessary.</p>
Recommendation to TPC	No change is recommended to the LBZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	135
Matters raised in representation	The representation raises concerns regarding the standard setback provisions applicable to the LBZ. It requests either a revision to the zoning or an amendment to the setback standards to address these concerns specifically for 158 Channel Highway and 148 Channel Highway, Taroona.
Planning Authority response	<p>This matter falls outside the scope of the LPS and is instead more appropriately addressed through a future review of the SPPs. The current setback provisions in the LBZ are intended to support active street frontages and improved urban design outcomes. However, Council acknowledges that a 0-metre setback may not be suitable in all contexts.</p> <p>The LBZ remains an appropriate zoning for the site and represents a direct translation from the KIPS2015.</p>
Recommendation to TPC	No change is recommended to the LBZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.

2.8 Section 15.0 General Business Zone (GBZ)

There are no representations in relation to the General Business Zone as proposed in the draft LPS.

2.9 Section 16.0 Central Business Zone (CBZ)

There are no representations in relation to the Central Business Zone as proposed in the draft LPS.

2.10 Section 17.0 Commercial Zone (CZ)

There are no representations in relation to the Commercial Zone as proposed in the draft LPS. However, it should be noted there are representations that oppose a change from the Commercial Zone to the Environmental Management Zone, and that is discussed in section 2.16 of this report.

2.11 Section 18.0 Light Industrial Zone (LIZ)

There are no representations in relation to the Light Industrial Zone as proposed in the draft LPS.

2.12 Section 19.0 General Industrial Zone (GIZ)

The General Industrial Zone has not been applied to any land within Kingborough draft LPS.

2.13 Section 20.0 Rural Zone (RZ)

Justification for the RZ is provided in section 2.2.13 of the LPS supporting document, including a compliance statement with the State Government's LPS Guidelines. The RZ, while new under the TPS, is broadly comparable to the Rural Resource Zone of the KIPS2015. It supports a wide range of uses beyond agriculture, including Domestic Animal Breeding, Extractive Industry, Resource Processing, and some Manufacturing and Storage uses that are linked to rural or agricultural activities.

The zone also plays a key role in protecting agricultural land by ensuring that any discretionary uses, such as residential development, do not undermine agricultural operations or lead to unnecessary land conversion. In the draft LPS, the Rural Zone has been applied to reflect the diverse functions of the municipality's rural areas, recognising that they support more than just farming.

The representations received in relation to this zone vary and there is no specific theme. They include support for the zone but also seek changes to reflect an underlying land use or to increase development potential.

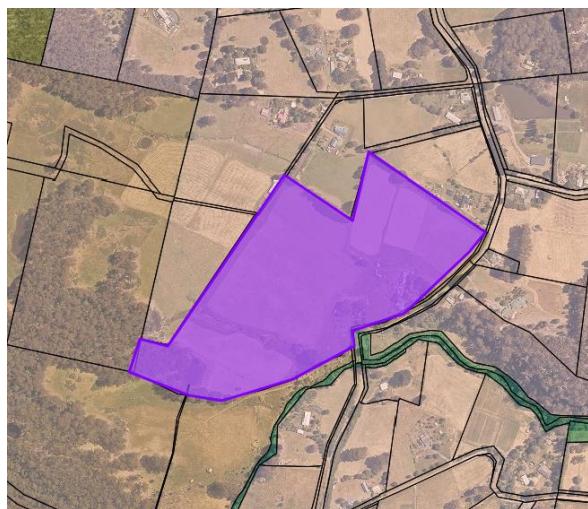
Table 8 - Summary of representations in relation to the RZ with Council officer's comments and recommendations

Representation	494, 495 and 616
Matters raised in representation	The representations suggest uncertainty about the implications of the zoning changes, with concerns that the new planning scheme could impact existing rural practices (these properties are in areas that are proposed Rural).
Planning Authority response	The properties referenced in the representations are currently within the Rural Resource Zone under KIPS2015 and will transition to the RZ under the TPS, which contains provisions broadly consistent with those in KIPS2015. Council welcomes the opportunity to discuss any further concerns with the representors during the public hearings.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	264, 265, 266, 387, 369 and 525
Matters raised in representation	The representations support the application of the RZ due to concerns about potential subdivision of the land at 45 Snug Tiers Road, Snug. Key concerns include increased traffic congestion, loss of vegetation and wildlife habitat, and the reduction of productive agricultural land.
Planning Authority response	The land is identified in the <i>Kingborough Land Use Strategy 2019</i> as a potential future urban expansion area for Snug. The draft LPS submitted to the TPC in 2019 proposed applying the Future Urban Zone (FUZ) to the land. However, the TPC did not support this zoning as it is located outside the Urban Growth Boundary.

Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	245
Matters raised in representation	The representation supports the application of the RZ at 1631 Channel Highway, Margate, but opposes the extensive application of the Environmental Management Zone (EMZ) to part of the lot. It requests that the RZ be applied to the pasture areas of the site, while the EMZ be limited to the wetlands and areas identified as Priority Vegetation Area.
Planning Authority response	The zoning application is a direct translation from KIPS2015 and is based on a physical feature in the ground which provides a logical zone boundary and is a barrier to saltmarsh retreat. The current boundary also aims to incorporate the majority of the extent of Future Coastal Refugia, in addition to the existing wetlands and Priority Vegetation Area; however, Council would be open to discuss a reconfiguration of the split zoning with the representor and TPC at the public hearings.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation. Further discussion is required with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	320
Matters raised in representation	The representation raises concerns regarding the application of the RZ at 58-60 Medhurst Road, Oyster Cove, and the associated access provisions under that zoning.
Planning Authority response	The application of the RZ is a direct translation of the Rural Resource Zone (RRZ) under KIPS2015. The lot is relatively small and not the type of lot one would expect in the RZ. However, it is surrounded by a large Rural-zoned parcel and the RZ is therefore applied to avoid a split zoning. This would not alter the current situation under KIPS2015. Under the SPPs, the RZ requires new dwellings to be located on lots with frontage and access to a road maintained by a road authority. Where this is not feasible, the performance criteria allow for legal access via a right of carriageway to such a road. Any requested changes to this requirement are most appropriately addressed through a future review of the SPPs. Council has already raised this issue with the State Planning Office, which is responsible for conducting that review. Council would be open to discussing the above in detail with the representor and the TPC at the public hearings.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation. Further discussion is required with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	63 and 123
Matters raised in representation	The representations raise concerns about the application of the RZ at 407 Woodbridge Hill Road, Woodbridge, and its potential impact on future development, particularly in relation to Crown access arrangements. It also questions why the RLZ was not considered as an alternative.

Planning Authority response	The standard provisions of the RZ require that new dwellings be located on lots with frontage and access to a road maintained by a road authority. Where this is not possible, the performance criteria allow for legal access via a right of carriageway to such a road. This requirement also applies to access across Crown land. Any request for changes to this provision is best addressed through the review of the SPPs, and Council has formally requested that the State Planning Office consider this issue as part of that process. The land is currently zoned Environmental Living under KIPS2015. The LCZ was proposed for the site under the 2019 version of the draft LPS, which was then changed to the RZ in the 2024 version of the draft LPS that was exhibited. The application of the RLZ is not supported, as it does not satisfy criterion RLZ 2 of the State Government's LPS Guidelines. Applying the RLZ would also result in spot zoning, which is considered inappropriate. Furthermore, the STRLUS does not support the creation of new rural residential settlements, though it does encourage the consolidation of existing ones.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	97
Matters raised in representation	The representation opposes the application of the RZ at 180 Allens Rivulet Road, Allens Rivulet, referencing past subdivision approvals and outcomes from TPC hearings. It suggests that the RLZ would be a more appropriate zoning for the land.
Planning Authority response	While titles have not yet been issued, a 2-lot subdivision has recently been approved and acted upon (DAS-2022-30). The land is also zoned RLZ under KIPS2015. Council agrees that a direct translation to the RLZC is appropriate and consistent with the RLZ 1, RLZ 2, RLZ 3 and RLZ 4 of the State Government's LPS Guidelines.
Recommendation to TPC	Change the zoning of 180 Allens Rivulet Road, Allens Rivulet, to RLZ C.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications for the draft LPS.

Figure 21 - 180 Allens Rivulet Road, Allens Rivulet where the RLZ C is proposed by Council as an alternative to the RZ.



Representation	517
Matters raised in representation	The representation opposes the application of the RZ to 60 Jindalee Drive, Neika, citing the established residential character of the area and the absence of economically viable farms or rural industries in the locality. It requests that a combination of RLZ and LCZ be applied instead.
Planning Authority response	<p>The application of the RZ to this land reflects a direct translation of the Rural Resource Zone under KIPS2015. However, consideration may be given to a split zoning approach, applying the RLZ D to the western portion of the site and the LCZ to the eastern portion. This potential zoning configuration will require further discussion with the representor and the TPC during the hearings to work out the preferred split zone alignment.</p> <p>In light of the broader zoning pattern in the surrounding area, the application of the RLZ D could also be considered for 10, 40, 209 Wolfes Road and 1141 Huon Road, Neika. This zone is consistent with the relevant provisions of the State Government's LPS Guidelines, specifically RLZ 1, RLZ 2 and RLZ 3. It also aligns with SRD 1.3(c) of the STRLUS, which supports the consolidation of existing rural living settlements. Council submits that applying the RLZ D in this context meets the following criteria under SRD 1.3(c):</p> <ul style="list-style-type: none"> • The area forms part of an existing rural living settlement, and the RLZ D supports limited subdivision. • While the zone expansion would increase the extent of RLZ land in the area, subdivision potential remains limited and could be subdivided in a manner that is reflective of the existing subdivision pattern in the area. • The proposal does not increase the risk of land use conflict. • The site is well connected to the existing rural living area via the current road network. • The land is not identified as Significant Agricultural Land. • The site is not adjacent to the Urban Growth Boundary and is not earmarked for future urban growth in any local or regional land use strategy. <p>Additionally, the proposed application of the Landscape Conservation Zone to part of 60 Jindalee Drive is consistent with LCZ 1, LCZ 2, LCZ 3 and LCZ 4 of the State Government's LPS Guidelines.</p>
Recommendation to TPC	Apply the RLZ D to part of 60 Jindalee Drive, 10, 40 and 209 Wolfes Road and 1141 Huon Road, Neika generally in accordance with Figure 22. Apply the LCZ to 60 Jindalee Drive, Neika generally in accordance with Figure 23. Council would be open to the RLZ D for this area too however further discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are broader implications for the draft LPS.

Figure 22 - Part of 60 Jindalee Drive and 10, 40 and 209 Wolfes Road as well as 1141 Huon Road, Neika where Council is proposing the application on the Rural Living Zone D as an alternative to the RZ and the LCZ.

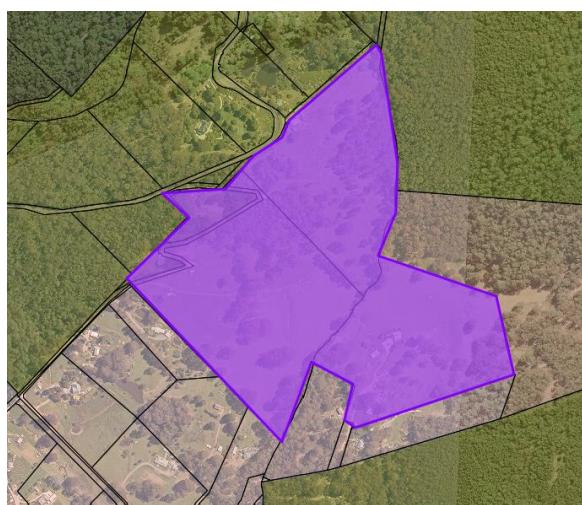
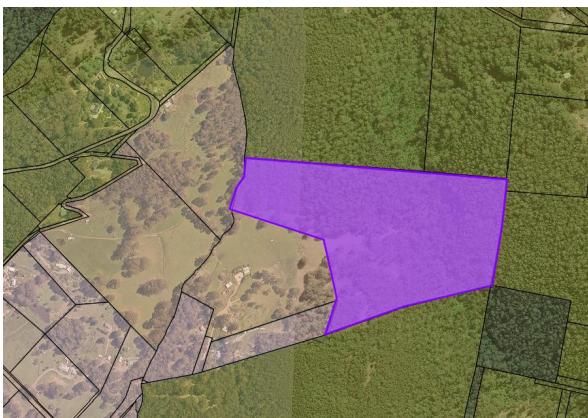


Figure 23 - Part of 60 Jindalee Drive, Neika, where Council is proposing the application of the LCZ as an alternative to the RZ (the alignment of the split zoning requires discussion with the representor and the TPC). Council would be open to consider the RLZ D too, but it requires discussion with the applicant.

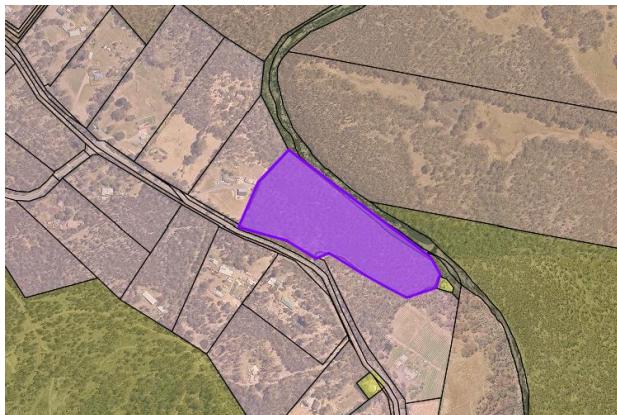


Representation	39
Matters raised in representation	The representation expresses concern about the neighbouring RZ at 2274 Channel Highway, Lower Snug, and the potential for that land to be subdivided.
Planning Authority response	The land is unable to be subdivided due to the size of the lot and has the potential to be subdivided into 2 lots under the minimum lot size requirement of the RZ. This is consistent with the current scheme and there is no appropriate alternative zoning which would achieve a lesser level of subdivision.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	397
Matters raised in representation	The representation requests that the land at 69 Maddocks Road, Kingston, which is currently proposed to be zoned Rural under draft LPS, be zoned General Residential and Light Industrial.
Planning Authority response	<p>The land is currently in the Rural Resource Zone under the KIPS2015 and is proposed to be zoned Rural under the draft LPS, representing a direct translation of the existing zone that meets the State Government's LPS Guidelines.</p> <p>The site is located outside the UGB, and any consideration for urban expansion requires a more detailed strategic assessment or must be addressed through a review of the STRLUS that considers appropriate locations for urban expansion in a regional context.</p> <p>It should be noted there is currently an active Planning Scheme Amendment application PSA-2022-1 with Council. This application seeks to amend the UGB, rezone the land to General Residential to enable an 80-lot subdivision. The application is currently subject to an information request, requiring the applicant to address several outstanding matters before it can proceed to Council for formal consideration.</p>
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.

Representation	50, 63, 80, 90, 121, 275, 287, 321, 592 and 610
Matters raised in representation	<p>The representations oppose the application of the RZ in various locations across the municipality and instead request that the land be zoned Rural Living or Low Density Residential.</p> <p>They argue that the RLZ is more consistent with the predominant land uses and subdivision pattern in the surrounding area or in nearby locations identified within the representations.</p> <p>Some representations used SRD 1.3 of the STRLUS as justification for the proposed zoning change.</p>
Planning Authority response	<p>In all instances, the application of the RZ represents a direct translation from the Rural Resource Zone under the KIPS2015. This zoning aligns with the predominant zoning pattern in the area and is consistent with the State Government's LPS Guidelines.</p> <p>An application of the LDRZ will be inconsistent with LDRZ 1 of the State Government's LPS Guidelines as the land is not within an existing residential area and is not supplied with the full range of services.</p> <p>The RLZ is also not considered an appropriate alternative, as it fails to meet the requirements of RLZ 2 of the State Government's LPS Guidelines. In some cases, its application would also result in spot zoning, which is generally not supported as a sound planning practice.</p> <p>In addition to the above, the STRLUS does not support the creation of new rural residential settlements, but it does support the consolidation of existing ones. Accordingly, the RLZ has only been applied where it reflects the existing settlement pattern or contributes to the consolidation of established rural residential areas. This approach is also consistent with the recommendations of the <i>Kingborough Land Use Strategy 2019</i>.</p>
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	298
Matters raised in representation	<p>The representation requests that the LCZ be applied to 301 Woodbridge Hill Road, Woodbridge, as an alternative to the RZ. It argues that the current land use does not align with the State Government's LPS Guidelines and that the RZ is inconsistent with the zoning of surrounding properties as well as the ecological and scenic characteristics of the landscape.</p> <p>The representation highlights that the property makes a significant contribution to the area's scenic values due to its high elevation. It also plays a key role in completing an essential ecological corridor to the Woodbridge Hill Conservation Area and supports threatened species, including wedge-tailed eagles, grey goshawks and Tasmanian devils.</p>
Planning Authority response	The land is currently zoned Environmental Living and proposed to be zoned Rural under the draft LPS. Council is supportive of the LCZ for the property, as outlined in the representations. However, further discussions are required with the representor and the TPC, taking into account the broader zoning application in the area and having regard to other representations that have been received about the LCZ. It should also be noted that the Natural Values Assets Code will continue to provide protection of natural values that exist on the site and adjoining properties.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation. Further discussion is required with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

Representation	352
Matters raised in representation	The representation requests the application of the RLZ at 275 Sandfly Road, Margate, as an alternative to the RZ, highlighting that the size and characteristics of the lot are similar to those of adjacent properties within the RLZ.
Planning Authority response	Council agrees with the arguments provided in the representation. The application of the RLZ is supported as it complies with RLZ 1, RLZ 2, RLZ 3 and RLZ 4 of the State Government's LPS Guidelines.
Recommendation to TPC	Apply the RLZ C to 275 Sandfly Road, Margate.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications for the draft LPS.

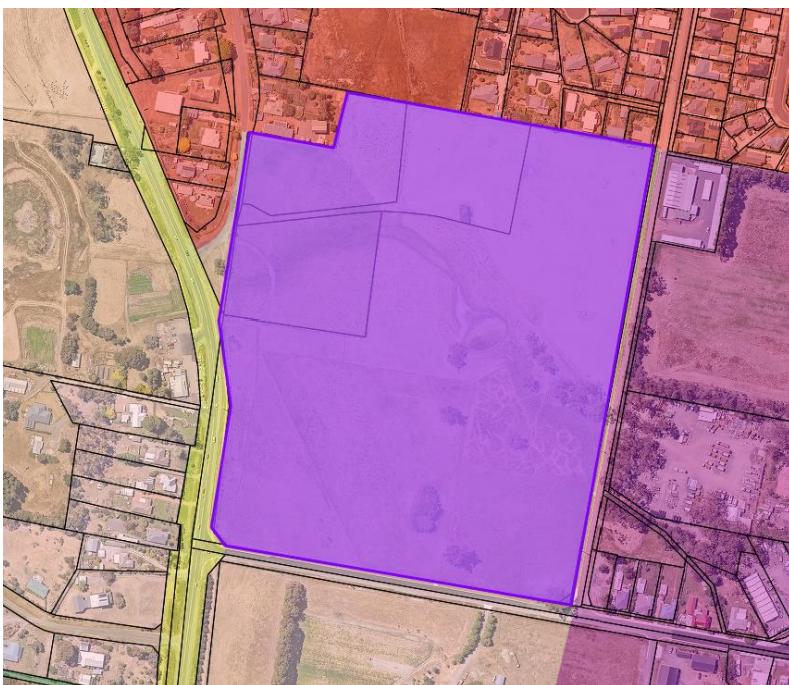
Figure 24 - 275 Sandfly Road, Margate where Council is proposing the RLZ C as an alternative to the RZ.



Representation	381
Matters raised in representation	The representation requests the application of the Agriculture Zone (AZ) for numerous properties in the Woodbridge Area.
Planning Authority response	More clarity is required in relation to the representation and as such Council would like to discuss this representation in more detail at the public hearings.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation. Further discussion is required with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	432
Matters raised in representation	The representation is seeking a planning outcome that would allow the subdivision of land at 10 Beadles Road, Flowerpot. The property is separated by Channel Highway, and the intent is to create a separate title for the part of the land on the eastern side of the highway.
Planning Authority response	The property is currently zoned Rural Resource under KIPS2015, and a direct translation to the RZ is proposed under the draft LPS. The issues raised in this submission are not matters for consideration under the draft LPS, although it should be noted that the RZ provides greater flexibility for subdivision than the Rural Resource Zone under KIPS2015 and Council is open to discuss that with the representor at the public hearings or through the general planning enquiry process.

Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	250
Matters raised in representation	The representation opposes the application of the Rural Zone to 21 Gemalla Road, 26 Crescent Drive and 1830 Channel Highway in Margate. It proposes that 21 Gemalla Road and 26 Crescent Drive be zoned General Residential, and that 1830 Channel Highway be included in the Future Urban Zone. The representation also requests the reinstatement of the 1992 Site Specific Qualification for 1830 Channel Highway. It highlights the strategic importance of these sites for accommodating urban expansion in line with the <i>Kingborough Land Use Strategy 2019</i> .
Planning Authority response	<p>The first version of the draft LPS of 2019 that was submitted to the TPC proposed the application of the Future Urban Zone to the subject land; however, the TPC did not support this zoning due to the land's position outside the Urban Growth Boundary. The land has been identified for future urban growth in previous iterations of the Kingborough Land Use Strategy, dating back to 2013, and in the most recent 2019 version. This long-term growth intent is further supported by significant recent investments by TasWater in infrastructure to accommodate the anticipated expansion in Margate.</p> <p>Council has recently initiated a planning scheme amendment to rezone land on the eastern side of the Channel Highway at 26 Crescent Drive and 21 Gemalla Road to the GRZ, relying on SRD 2.12 of the Southern STRLUS. This proposal includes a Specific Area Plan to support a master-planned approach to the future subdivision of the land. Council recommends that, should this planning scheme amendment be supported by the Commission, it be transitioned into the LPS. The TPC will consider this proposal on 25 July 2025.</p> <p>With respect to 1830 Channel Highway, the future zoning of this land depends on the outcomes of the STRLUS review, which may lead to further changes in the UGB and allow for Margate's expansion in response to the broader regional demand for additional housing. It should be noted that the Minister for Planning has recently made changes to the UGB ahead of the finalisation of the STRLUS review, and this includes an expansion of the UGB including part of 1830 Channel Highway and the eastern portion of land opposite Channel Highway. Given the recent changes to the UGB, the potential zoning outcomes are not limited to what the representor proposed and must also be considered in light of the other proposed changes in the location and particularly land further to the south. This requires further discussion with the representor and the TPC at the public hearings.</p>
Recommendation to TPC	Apply the GRZ in conjunction with the SAP as put forward by Council in PSA2024-1 to land at 26 Crescent Drive and 21 Gemalla Road, Margate, as depicted in Figure 30. Council would like to discuss with the TPC the broader zoning application in the area, in particular the area south of 1830 Channel Highway (please refer to the discussion below).
Effect of recommendation on the draft LPS as a whole	The recommendation requires changes to the zoning and code mapping as well as the text of the draft LPS to accommodate the proposed SAP. Further discussion is required with the representor at the public hearings.

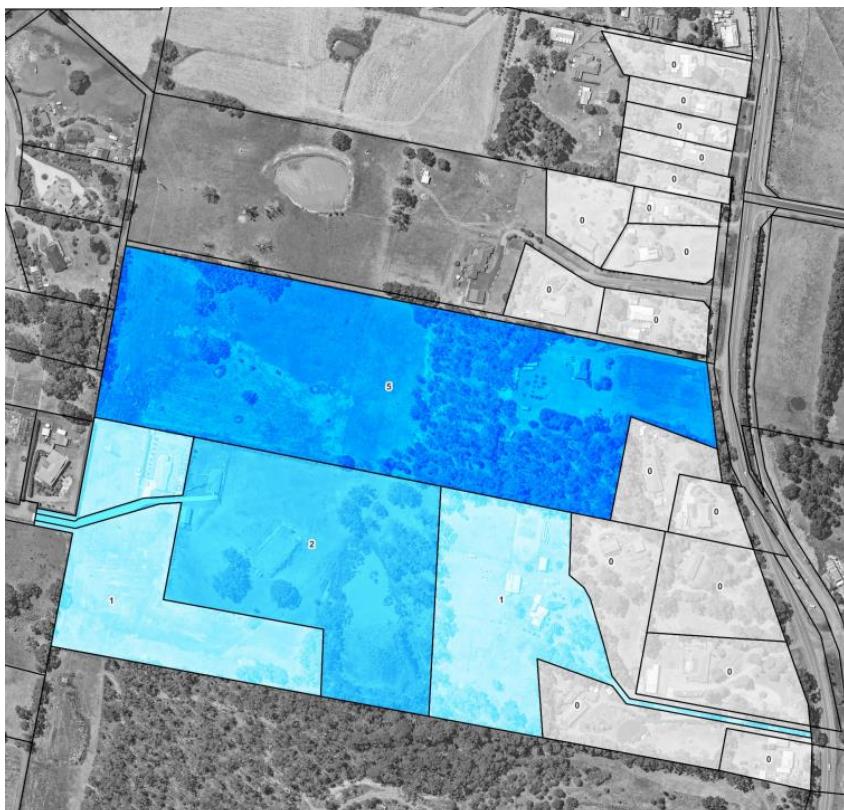
Figure 25 - Land at 26 Crescent Drive and 21 Gemalla Road, Margate, that is subject to a rezoning application under PSA2024-1.



Representation	140
Matters raised in representation	The representation requests consideration of applying the RLZ A, as an alternative to the RZ, to the property at 1858 Channel Highway, Margate.
Planning Authority response	<p>Council is open to considering a broader application of the RLZ south of Margate as a replacement of the RZ; however, a discussion is required with the TPC at public hearings to consider various options in relation to the recent changes to the UGB in this location.</p> <p>Even though there is no recommendation to this effect in this report, a broader application of RLZ A can be considered in this area to ensure a consistent approach to subdivision across the precinct. This approach would enable additional subdivision opportunities on some larger lots, while remaining compatible with the existing subdivision pattern.</p> <p>The proposed change in subcategory will not diminish the subdivision potential currently available under KIPS2015. Applying the RLZ A is consistent with RLZ 3 of the State Government's LPS Guidelines and supports SRD 1.3(c) of the STRLUS, which encourages the consolidation and infill of existing rural living settlements.</p> <p>In line with SRD 1.3(c), Council considers that the application of RLZ A meets the following criteria:</p> <ul style="list-style-type: none"> • The RLZ A would allow for only limited subdivision (approximately 9 additional lots). • Even though the change would result in an expansion of the Rural Living Zone within the area, the surrounding area reflects a land use pattern and character that is more compatible with the Rural Living Zone. • If the Rural Zone was completely removed in this location, it will not increase the potential for land use conflict; however, if the Rural Zone were to remain, there could be potential land use conflict that will have to be resolved. • The land can be effectively integrated into the existing Rural Living area via the current road network. If the urban expansion is supported, it could also be integrated with the context. • The land is not identified for future urban growth in any local or regional land use strategy; however, due to the recent changes to the Urban Growth Boundary, this must be considered when considering the broader zoning application in the areas. <p>Furthermore, the application of RLZ A aligns with SRD 1.4, which supports residential densities of one dwelling per hectare in existing rural living areas where site conditions are suitable. From a strategic point of view, it would be particularly relevant closer to more urbanised areas (for example in this scenario, Margate).</p>

	Given the above complexities, there is no recommendation included in this report. However, Council would like the opportunity to discuss the broader implications of the recent change to the Urban Growth Boundary in this location and the potential to change the zoning as part of the public hearing process.
Recommendation to TPC	No change is recommended in this report, but Council seeks a discussion with the TPC at the hearing in relation to the broader zoning application in the area in light of the recent changes to the Urban Growth Boundary.
Effect of recommendation on the draft LPS as a whole	Nil.

Figure 26 - Area south of Margate where there is a potential to create 9 additional lots (over and above the thresholds under KIPS2015). This must be considered in light of any potential zoning changes to the land to the north.



Representation	56, 183, 184 217, 389 and 580
Matters raised in representation	The representations indicate support for the RZ on various properties on Bruny Island. Some also raise concerns about other aspects of the draft LPS, which are addressed separately in this report under the relevant issues.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.

Representation	204
Matters raised in representation	A request is made to apply the Landscape Conservation Zone (LCZ) as an alternative to the RZ for a property at 2125 Bruny Island Main Road, Great Bay. This zoning would align the property with nearby titles (e.g. CT 138091/2, CT 155562/1, CT 167611/2) and more accurately reflect its land capability and current use. The property is not suitable for agricultural use due to biophysical constraints, with past farming efforts yielding poor economic returns and contributing to environmental degradation. Bordered by the Bruny Island Neck Game Reserve and visible from both Bruny Island Main Road and the Cape Queen Elizabeth walking track, the site possesses significant landscape and environmental values consistent with the objectives of the Landscape Conservation Zone. Rezoning the land to the LCZ would also help prevent land use conflicts with nearby recreational and tourism activities such as the Cape Queen Elizabeth track and Bruny Island Honey while protecting the area's landscape character and visual amenity.
Planning Authority response	The land is currently zoned Environmental Living under the KIPS2015. Council supports the application of the LCZ, as it aligns with the broader justification outlined in the LPS supporting documentation and satisfies criteria LCZ 1, LCZ 2, LCZ 3 and LCZ 4 of the State Government's LPS Guidelines.
Recommendation to TPC	Apply the LCZ to 2125 Bruny Island Road as per Figure 27.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a change to the zone mapping. There are no broader implications for the draft LPS as a whole.

Figure 27 - 2125 Bruny Island Road where the Landscape Conservation Zone is proposed as an alternative to the Rural Zone.



Representation	376
Matters raised in representation	Request the application of the LCZ to 136 Simpsons Bay Road, Simpsons Bay, as an alternative to the RZ.
Planning Authority response	The application of the RZ at 136 Simpsons Bay Road is a direct translation from the Rural Resource Zone under the KIPS2015 and is consistent with the State Government's LPS Guidelines. Notwithstanding this, the application of the LCZ may be considered, especially taking into consideration the natural values and hazards which constrain the uses on the land. However, this would require further discussion with the representor, the landowner, and the TPC during the public hearings, taking into account the broader zoning approach for Simpsons Bay as outlined in this report.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation. Further discussion is required with the representors at the public hearings.

Effect of recommendation on the draft LPS as a whole	Nil.
Representation	207 and 220
Matters raised in representation	The representations request the application of the RLZ as an alternative to the RZ at Dennes Point consistent with Council's 2019 version of the draft LPS. It is suggested that the existing land use and subdivision pattern align more closely with the adjoining RLZ A.
Planning Authority response	<p>The 2019 version of the draft LPS proposed the RLZ, but the TPC directed Council to replace it with the RZ. The rationale behind this decision is unclear. However, it is assumed that the RZ was chosen because it is a direct translation from the KIPS2015. Council agrees with the arguments raised in the representation and recommends that the RLZ A be applied to the area shown in Figure 33 below. The RLZ A aligns with RLZ 1, RLZ 3 and RLZ 4 of the State Government's LPS Guidelines and supports SRD 1.3(c) of STRLUS, which encourages infill and consolidation of existing rural living settlements. In consideration of SRD 1.3(c), Council argues that the RLZ A meets the following criteria:</p> <ul style="list-style-type: none"> • The area is considered an existing rural living settlement (regardless of the zoning under KIPS2015), and the RLZ A supports limited subdivision (2 additional lots). • The change in zoning would further consolidate the rural living settlement in Dennes Point. • It will not increase the potential for land use conflicts. • It will integrate with the existing rural living area via the existing road network. • The land is not designated as Significant Agricultural Land. • The land is not identified as a future urban growth area in any local or regional land use strategy. <p>Applying the RLZ A also supports SRD 1.4, which encourages densities of 1 dwelling per hectare in existing rural living areas where site conditions permit.</p>
Recommendation to TPC	Apply the RLZ A to the land identified in Figure 28.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications on the draft LPS.

Figure 28 - Area in Dennes Point where the RLZ A is proposed by Council as an alternative to the RZ.

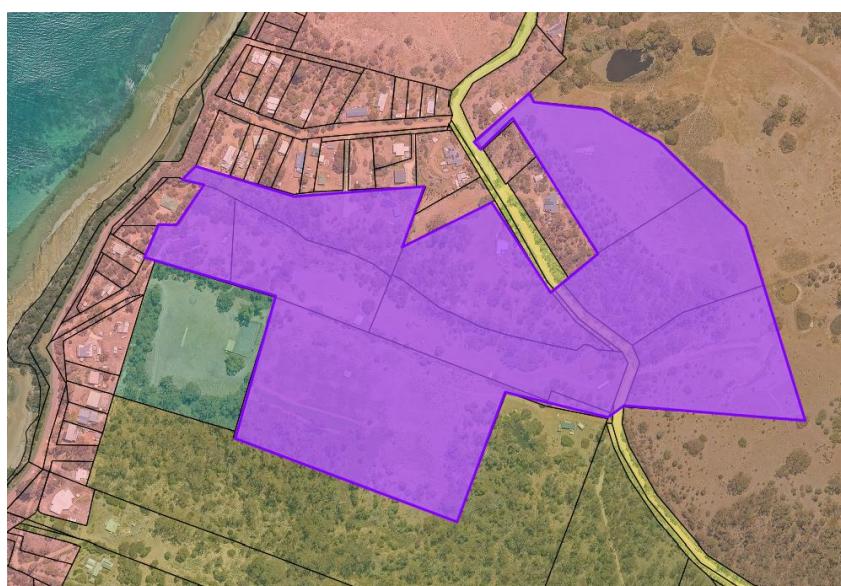


Figure 29 - Area in Dennes Point where there is potential to create 2 additional lots as a result of the above-mentioned recommendations.



Representation	206
Matters raised in representation	The representations request the RLZ A as an alternative to the RZ at 99 Church Road, Barnes Bay.
Planning Authority response	<p>While the RZ is a direct translation from KIPS2015, it is acknowledged that applying the RLZ A would be more appropriate. Under the draft LPS, the RZ would create an isolated pocket of rural land that is better suited for Rural Living purposes. Overall, the application of RLZ A aligns with RLZ 1, RLZ 3 and RLZ 4 of the State Government's LPS Guidelines and with SRD 1.3(c) of the STRLUS, which supports infill and consolidation within existing rural living settlements.</p> <p>In line with SRD 1.3(c), Council proposes that the application of RLZ A meets the following criteria:</p> <ul style="list-style-type: none"> • The area is considered an existing rural living settlement (regardless of the zoning under KIPS2015), and the RLZ A supports limited subdivision (5 additional lots). • Although the change would increase the extent of RLZ, the existing subdivision pattern and land use are more compatible with the adjoining RLZ, and the rezoning would support the consolidation of the rural living settlement in the precinct. • The proposal would not increase the potential for land use conflicts. • The area can be integrated with the existing rural living settlement through the current road network. • The land is not identified as Significant Agricultural Land. • The site is not adjacent to the Urban Growth Boundary and is not earmarked for future urban development in any local or regional strategy. <p>The proposed RLZ A also supports SRD 1.4, which encourages a density of one dwelling per hectare in appropriate rural living areas where site conditions are suitable.</p> <p>It should be noted, however, that while the subcategory may provide a potential pathway for subdivision, the potential to subdivide and the actual yield will be subject to various factors, including other provisions of the planning scheme and site-specific considerations such as existing Part 5 Agreements, covenants, access, and hazard risks. Therefore, any yield referenced in this assessment should be regarded as indicative only.</p>

Recommendation to TPC	Apply the RLZ A to the area identified in Figure 30.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. There are no broader implications for the draft LPS.

Figure 30 - Area in Barnes Bay on Bruny Island where the Rural Living Zone A is proposed by Council as an alternative to the Rural Zone.

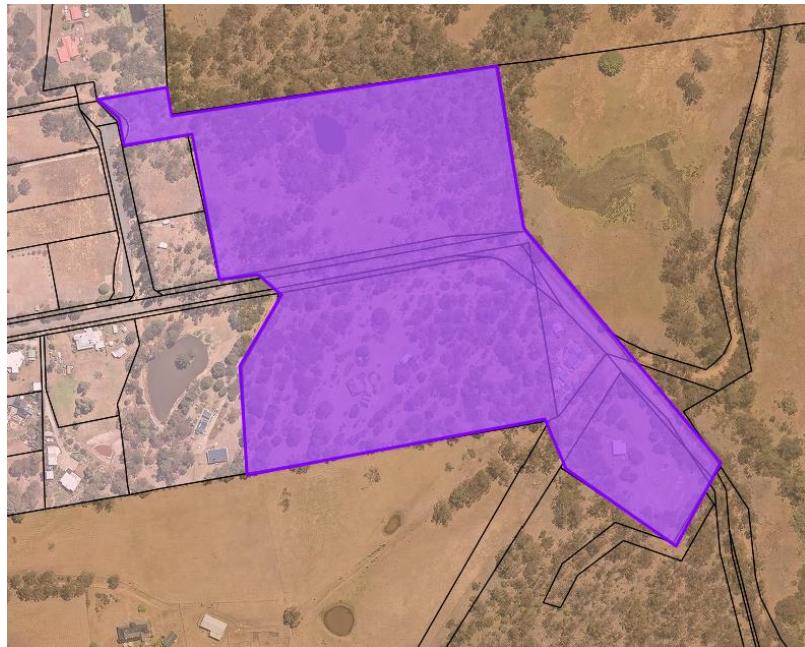
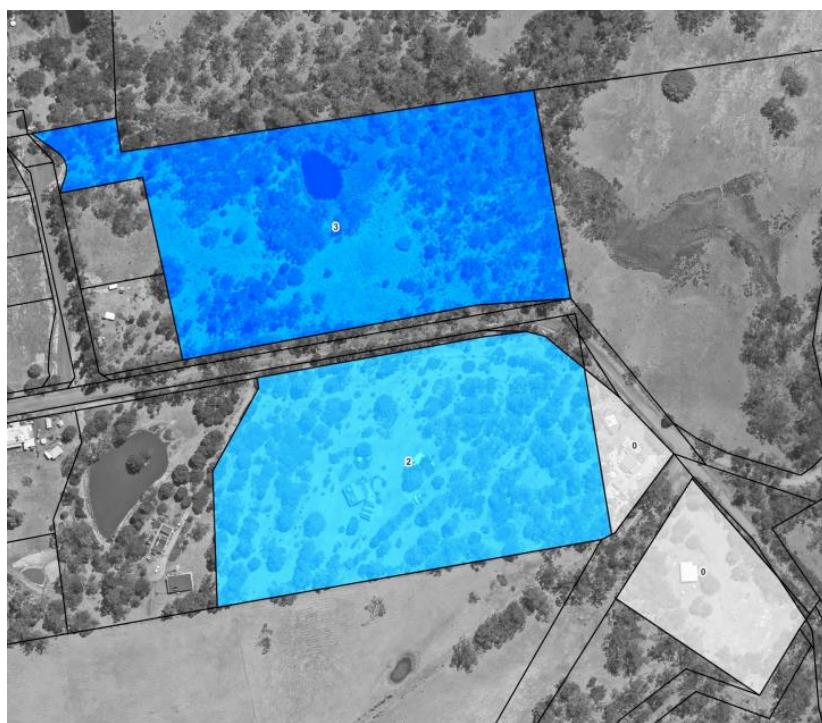


Figure 31 - Area in Barnes Bay where there is an opportunity to create 5 additional lots as a result of the above-mentioned recommendation.

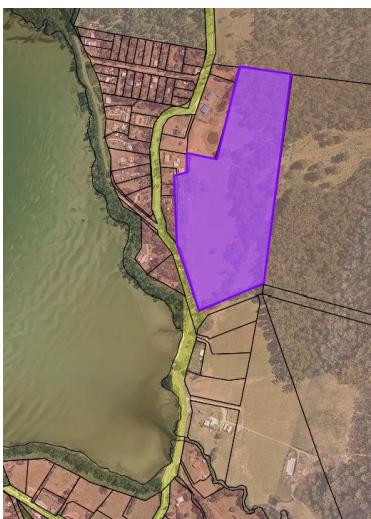


Representation	577
Matters raised in representation	Opposition is raised to the application of the RZ at 17 Sawdust Road, Adventure Bay. The primary concern is that applying the RZ may remove the current ability to establish a dwelling on the property, which would significantly limit its development potential and intended use.
Planning Authority response	While the RZ does allow the construction of a dwelling, Council has reviewed the zoning in this part of Adventure Bay and now proposes applying a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone to a number of parcels as an alternative to the LCZ, RLZ and RZ. This zone better reflects the character and intended use of the area and ensures that the ability to construct a dwelling is still possible (refer to the discussion and justification provided under Part 6 of this report). The recommendation should also be read with the commentary that has been made in relation to other parcels in the precinct, particularly those that relate to the LCZ in section 2.15 of this report.
Recommendation to TPC	Apply the Kingborough Bushland and Coastal Living Zone to 17 Sawdust Road, Adventure Bay.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a modification to the zone mapping. This recommendation also needs to be considered in relation to the recommendation elsewhere in this report to change zoning in this area.

Figure 32 - Area in Adventure Bay where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the LCZ, the RLZ D and RZ.

Representation	15, 400, 404 and 405
Matters raised in representation	The representations request that the LDRZ or the RLZ be applied, as a more suitable alternative to the RZ, for various properties on Bruny Island.
Planning Authority response	In all instances, the application of the RZ is a direct translation from the Rural Resource Zone under KIPS2015 and is consistent with the State Government's LPS Guidelines. The RZ also aligns with its broader application across the surrounding locality. Applying the LDRZ or RLZ would not meet the requirements of the State Government's LPS Guidelines and would be inconsistent with the settlement strategies outlined in the STRLUS.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	139 and 327
Matters raised in representation	The representations request the application of a split zoning comprising both the LDRZ and RLZ A at 258 Nebraska Road, Dennis Point, as a more suitable alternative to the RZ.
Planning Authority response	<p>The land is currently zoned Environmental Living under the KIPS2015 and the application of the RZ is consistent with the State Government's LPS Guidelines.</p> <p>A discussion is required with the representors and the TPC at the public hearings to consider alternative options to the broader application of zoning in the precinct. The site and the properties to the west that are currently proposed as RLZ (also zoned Environmental Living under KIPS2015) are within an area where Council would like to propose the application of a Particular Purpose Zone i.e. the Kingborough Rural and Coastal Settlement Living Zone (refer to the discussion under Part 6 of this report).</p>
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representations. Further discussion is required with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	612
Matters raised in representation	The representation opposes the application of the RZ to 4475 Bruny Island Main Road, Lunawanna. Due to the property's proximity to existing residential development, applying the RZ would likely eliminate future subdivision opportunities and significantly reduce the land's value and market appeal.
Planning Authority response	The land at 4475 Bruny Island Main Road is zoned LDRZ under KIPS2015. Council agrees that a direct translation is appropriate and will satisfy LDRZ 1, LDRZ 2, LDRZ 3 and LDRZ 4 of the State Government's LPS Guidelines, providing the Bruny Island SAP provisions in relation to lot size, on-site wastewater and vegetation are also applied.
Recommendation to TPC	Apply the LDRZ to 4475, Bruny Island Main Road, Lunawanna, providing the land is also subject to the SAP. Further discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	The recommended change requires a change in zone mapping and must be considered in the context of the proposed Bruny Island SAP.

Figure 33 - Area at 4475 Bruny Island Main Road, Lunawanna where the LDRZ is proposed by Council as an alternative to the RZ.



Representation	425
Matters raised in representation	<p>The representation opposes the proposed zoning and overlay applied to the property at 243 Lighthouse Road, Lunawanna. The current proposal includes a mix of RZ, LCZ and areas split between AZ and LCZ. The representation indicates that the fragmented approach does not reflect the property's integrated use and undermines both existing operations and future plans. It states that the inconsistent zoning across the titles threatens the viability of established mixed farming enterprises, limits opportunities for farm tourism, and restricts the development of necessary worker accommodation. These uses are critical to the property's sustainable management and ongoing contribution to the local economy. It requests the application of a consistent zoning across the entire property that supports continued agricultural use and aligns with future plans.</p>
Planning Authority response	<p>No change is recommended in this report; however, Council would like to discuss the concerns with the representor and is open to changes to address concerns, having regard to the current zoning under KIPS2015, the State Government's LPS Guidelines and particularly the methodology used for the AZ.</p>
Recommendation to TPC	<p>No change is recommended to the RZ in this report as a result of the representation.</p>
Effect of recommendation on the draft LPS as a whole	<p>Nil.</p>
Representation	197
Matters raised in representation	<p>The representation indicates that land in the Rural Resource Zone in KIPS2015 has been transitioned to either the RZ or AZ according to its suitability for agriculture, but there are concerns about some lands with Private Timber Reserves (PTRs) being incorrectly assigned to the LCZ instead of the RZ. The Mapping Project's layers, such as the Potential Agricultural Land Initial Analysis and the Land Potentially Suitable for Agriculture, are crucial in guiding these zoning decisions. However, some stakeholders have raised issues with the exclusion of forestry-related land from the analysis, which may be better suited for the RZ due to its strategic importance as a naturally occurring resource.</p>
Planning Authority response	<p>Forestry operations within a declared PTR are exempt from LUPAA and the Scheme. As such, the underlying zoning does not affect this use. However, other uses and developments within a PTR remain subject to the relevant zone provisions. Since a PTR can be developed for purposes other than forestry, its status does not dictate the underlying zone. This ensures that</p>

	any development subject to LUPAA and the Scheme is based on the land's characteristics and the zoning, rather than the PTR status.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

2.14 Section 21.0 Agriculture Zone (AZ)

The AZ is a new zone introduced under the TPS and does not have a direct equivalent previously used in Kingborough, as the Significant Agricultural Zone under KIPS2015 was not applied in the municipality. The AZ has been predominantly applied to rural land currently zoned Rural Resource, where the land is either actively used for agriculture or identified as having agricultural potential. In line with the State Government's LPS Guidelines, land suitable for agriculture must be zoned Agriculture, with guidance from the Land Potentially Suitable for Agriculture Zone layer on LISTmap, supported by local analysis and discretion.

The methodology and justification for applying this zone are detailed in section 2.2.14 of the LPS supporting document, which includes a compliance assessment against the State Government's LPS Guidelines. This zoning reflects a direction from the TPC to expand the AZ within Kingborough, consistent with the outcomes of the State Government's Agricultural Land Mapping Project. Council is, however, open to exploring alternative or split zoning approaches where warranted, subject to further discussion with representors and the TPC during the hearing process.

Representations about this zone are mixed; some support it, others oppose it or are uncertain about how the controls may impact future development. Most of the feedback relates to Bruny Island, where the TPC directed a broad application of the zone. While Council is open to considering zoning changes, any adjustments must be assessed in conjunction with the Bruny Island SAP, as with other zonings on the island.

Table 9 - Summary of representations in relation to the Agriculture Zone with Council officer's comments and recommendations

Representation	411
Matters raised in representation	<p>The representation raises concerns with the fact that the Supporting Report acknowledges the AZ has not previously been applied in Kingborough yet relies on feedback from the public exhibition period to finalise its application. Given the lengthy preparation of the LPS, it is surprising that more thorough consultation with affected stakeholders was not undertaken earlier to assess the potential extent and implications of introducing this new zoning.</p> <p>This lack of early engagement raises questions about whether landowners and users within the areas proposed for the AZ had a fair opportunity to participate in the process and fully understand how the changes might affect their land use and future plans.</p>
Planning Authority response	<p>There is no requirement under the LUPAA for consultation prior to the formal exhibition of the draft LPS. It should also be noted that the transition to the TPS is led by the State Government, and Council's capacity to undertake consultation beyond the statutory requirements is limited.</p> <p>The 2019 version of the draft LPS submitted to the TPC did not include a broad application of the AZ. The zoning as exhibited in 2024 reflects the TPC's direction to apply the AZ more extensively across Kingborough, consistent with the State Government's Agricultural Land Mapping Project. Those directions were provided not long before the TPC directed Council to proceed with the exhibition of the draft LPS.</p> <p>The formal exhibition process provides the initial opportunity to receive public feedback, while the subsequent hearing process will enable more in-depth discussions with representors. As outlined in this report and the LPS supporting document, Council remains open to considering alternative zoning options, but this will require further dialogue with both representors and the TPC.</p>
Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representation. All representations in relation to the AZ require discussion with the TPC at the public hearings.

Effect of recommendation on the draft LPS as a whole	Nil.
Representation	385
Matters raised in representation	<p>This representation opposes the application of the AZ at 1 and 1A Maddocks Road. The property has a longstanding history of mixed farming and is currently used for beef cattle grazing. However, it is located within a predominantly urban and residential setting, where the potential for significant future agricultural use is limited. The site comprises both basalt and mudstone geology, with a northerly aspect on the larger parcel and an easterly aspect on the smaller one.</p> <p>Given its peri-urban location and transitional nature, applying the AZ is unduly restrictive and does not adequately reflect the property's actual land use, context, or future development potential. Accordingly, the representation requests that the property be zoned Rural instead of Agriculture, to better align with its current use, surrounding character, and realistic development prospects.</p>
Planning Authority response	<p>This zoning application reflects the TPC's directive to apply the AZ more broadly within Kingborough, in accordance with the State Government's Agricultural Land Mapping Project. The RZ can be considered as an alternative to the AZ under AZ 6 of the State Government's LPS Guidelines but requires discussion with the representor and the TPC at the public hearings.</p>
Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representation. All representations in relation to the AZ require discussion with the TCP at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	248
Matters raised in representation	<p>The representation opposes the application of the AZ at 1520 Channel Highway, Margate. The representation indicates that the primary objective of the AZ is to protect agricultural land and avoid conflicting land uses. The property lacks characteristics typically associated with productive agricultural land, such as open, irrigated areas. Instead, it features significant tree cover, steep topography, coastal proximity, and scattered residential development. These constraints make it unclear why a like-for-like transition to the RZ was not pursued. The site does not display the consistent agricultural land qualities found in regions such as the Southern Midlands or North West Coast, where the AZ may be more appropriate. Applying multiple zones to a single property creates unnecessary complexity, with different allowable uses and development standards undermining integrated farm management. The restrictive nature of the AZ could severely limit land use flexibility, making it difficult to maintain economic viability. Brookfields Farm has historically supported a range of rural uses, and the landowner wishes to preserve the flexibility to continue diverse operations under the more appropriate RZ.</p> <p>There is a broader concern with the inconsistent application of the AZ across Kingborough under the draft LPS. The rationale for selecting Agriculture over Rural zoning is unclear, with no obvious pattern in land characteristics or existing use. Even a logical, like-for-like zoning transition appears to have been disregarded. The subject site, which includes native eucalyptus forest, a dwelling, and land adjacent to residential lots as small as one hectare, presents multiple constraints.</p>
Planning Authority response	<p>This zoning application reflects the TPC's directive to apply the AZ more broadly within Kingborough, in accordance with the State Government's Agricultural Land Mapping Project. The RZ can be considered as an alternative to the AZ under AZ 6 of the State Government's LPS Guidelines but requires discussion with the representor and the TPC at the public hearings.</p>
Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representation. All representations in relation to the AZ require discussion with the TCP at the public hearings.

Effect of recommendation on the draft LPS as a whole	Nil.
Representation	353, 381, and 544
Matters raised in representation	The representations oppose the application of the AZ for various properties in Woodbridge and seek a direct translation from the existing RLZ under the KIPS2015. It is submitted that the proposed zoning change does not align with the established character or historical use of the land. The application of the AZ is considered inconsistent with the intent and criteria set out in the State Government's LPS Guidelines. The property does not exhibit the characteristics typically required to justify inclusion in this zone, such as broadscale agricultural activity or high-value farming potential. Furthermore, the underlying land use does not reflect the purpose of the Agriculture Zone. The land has not been used in a way that supports intensive or large-scale agricultural operations, making the proposed zoning inappropriate for the property's current and foreseeable use.
Planning Authority response	Given the existing RLZ under KIPS2015 and the fact that the land is not identified within the 'Land Potentially Suitable for Agriculture Zone' layer, a direct translation to the RLZ is considered the most appropriate outcome and will be consistent with the State Government's LPS Guidelines. The proposed application of the AZ in this locality raises broader strategic and practical concerns that warrant further discussion. It is therefore requested that this matter be discussed in greater detail with the TPC and other representors during the public hearings.
Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representations. All representations in relation to the AZ require discussion with the TCP at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	593
Matters raised in representation	The representation opposes the proposed zoning of several titles in the Kettering area, which are also addressed in more detail elsewhere in this report. The representation indicates that the current zoning proposals do not accurately reflect existing land use, development patterns, or the suitability of the land for the zones applied. The following alternative zoning outcomes are proposed for consideration: <ul style="list-style-type: none"> • Title 183768/1 should be zoned LDRZ instead of RLZ C. • Title 54247/2 should be zoned LDRZ rather than RZ. • Title 183769/1 should be zoned RLZ C instead of RZ. • Title 57373/1 should also be zoned RLZ C instead of RZ. • Title 183770/1 should be LCZ to the north of the creek and AZ to the south, rather than the current combination of Rural and Agriculture Zones.
Planning Authority response	Council wants to discuss this representation further with the representor during the public hearings and provides the following preliminary advice to assist in guiding those discussions. <ul style="list-style-type: none"> • For Title 183768/1, the application of the RLZ is a direct translation from the KIPS2015. Applying the LDRZ would be inconsistent with LDR 1 of the State Government's LPS Guidelines, as the site is not located within an existing residential area and lacks access to the full range of urban services. • For Title 54247/2, the RZ has been directly translated from the Rural Resource Zone of the KIPS2015. The proposed LDRZ would similarly conflict with LDR 1, due to the absence of existing residential context and full servicing. • Titles 183769/1 and 57373/1 are also direct translations to Rural from the KIPS2015. Applying the RLZ to these titles would be inconsistent with RLZ 2 of the State Government's LPS Guidelines, as the STRLUS does not support the establishment of new rural residential settlements. It does, however, support the consolidation of existing ones. • For Title 183770/1, the application of the LCZ may be appropriate in part; however, this would need to be assessed in the context of the broader zoning changes proposed in the area to ensure consistency.

Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representation. All representations in relation to the AZ require discussion with the TPC at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	61
Matters raised in representation	The representation opposes the application of the AZ for 3643 Channel Highway, Birchs Bay. It is suggested that the RLZ be applied instead, in order to provide additional housing options for the area.
Planning Authority response	This zoning application reflects the TPC direction to apply the AZ more broadly within Kingborough as per the State Government's Agricultural Land Mapping Project. Applying the RLZ would be inconsistent with RLZ 1, RLZ 2 and RLZ 3 of the State Government's LPS Guidelines, as well as SRD 1.3 of STRLUS, which discourages the establishment of new rural living communities. The RZ may be considered as an alternative to the AZ under AZ 6 of the State Government's LPS Guidelines; however, this would require further discussion with the TPC. Council is open to discussing the concerns raised by the representor in more detail during the public hearings.
Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representation. All representations in relation to the AZ require discussion with the TPC at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	219
Matters raised in representation	The representation opposes the application of the AZ to the three northern titles of the property in Birchs Bay. Current and prospective activities on the land, including horticulture, an art farm and community initiatives, would benefit from a zoning that aligns more closely with these uses. The RZ would streamline management and better support the property's ongoing social and economic contributions.
Planning Authority response	The zoning application aligns with the TPC direction to apply the AZ more broadly within Kingborough, in accordance with the State Government's Agricultural Land Mapping Project. Applying the RLZ would conflict with RLZ 1, RLZ 2 and RLZ 3 of the State Government's LPS Guidelines, as well as SRD 1.3 of STRLUS, which discourages the creation of new rural living communities. The RZ may be considered as an alternative to the AZ under AZ 6 of the State Government's LPS Guidelines, but this would require further discussion with the TPC. However, it is understood that the uses relating to an art farm and community initiatives are located on land proposed to be zoned RZ not AZ and agricultural use should be maintained as the primary use.
Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representation. All representations in relation to the AZ require discussion with the TPC at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	529, 578 and 579
Matters raised in representation	The representations indicate support for the AZ on various properties on Bruny Island. Some also raise concerns about other aspects of the draft LPS, which are addressed separately in this report.

Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representations. All representations in relation to the AZ and the Bruny Island SAP require discussion with the TCP at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	31, 32, 37, 74, 103, 113, 141, 243, 251, 333, 426, 447, 530 and 561
Matters raised in representation	<p>The representations oppose the application of the AZ on Bruny Island, arguing that it is not consistent with the State Government's LPS Guidelines and does not reflect the underlying land use or the intent of the zone. As an alternative, some of the representations suggest applying the RZ or RLZ, which are considered more appropriate given the characteristics of the land. Key concerns raised include limited access provisions within the zone, the restricted potential for agricultural activity on the land, and the absence or unreliability of access to potable water. Some representors indicated concerns about the ongoing viability of agriculture on Bruny Island, highlighting the combined impacts of drought, labour shortages, and the added costs associated with transport and logistics unique to island living. They noted that the expense of moving livestock and equipment, along with long ferry queues particularly during peak tourist season, makes it increasingly difficult to sustain agricultural operations.</p>
Planning Authority response	<p>The zoning aligns with the TPC's direction to implement the AZ more broadly on Bruny Island consistent with the State Government's Agricultural Land Mapping Project. (Council's 2019 version of the draft LPS did not propose the AZ on Bruny Island.) Applying the Rural Living Zone in these areas would conflict with RLZ 1, RLZ 2 and RLZ 3 of the State Government's LPS Guidelines, as well as SRD 1.3 of the STRLUS, which discourages the creation of new rural living communities. The Rural Zone may be considered as an alternative under AZ 6 of the State Government's LPS Guidelines, but this would require further discussion with the TPC.</p> <p>Given the level of interest and feedback received, it is recommended that the zoning of land on Bruny Island be further discussed at the public hearings with the broader Bruny Island community. This includes consideration of the standard overlays and the proposed Bruny Island SAP, which could be utilised to address a number of concerns, subject to wider community input and agreement from the Commission.</p> <p>In relation to access, the SPPs require that new dwellings in the AZ be located on lots with frontage to a road maintained by a road authority. Where this is not achievable, the provisions allow for access via a legal right of carriageway. Any potential changes to these requirements would need to be considered through a future review of the SPPs. Council has raised this matter with the State Planning Office and is open to further discussing these issues with representors and the TPC during the hearing process.</p>
Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representation. All representations in relation to the AZ and the Bruny Island SAP require discussion with the TCP at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	10
Matters raised in representation	The representation opposes the application of the AZ to Lot 1/374 Nebraska Road, North Bruny, on the basis that the land is relatively small in size and its predominant use is residential. The proposed zoning is considered inconsistent with the existing and intended use of the property.
Planning Authority response	Council agrees that an alternative zoning that better reflects the underlying land use at Lot 1/374 Nebraska Road must be considered. The mapping appears to be an error. Following a review of zoning along Nebraska Road, Council proposes applying a Particular Purpose Zone (the

	Kingborough Bushland and Coastal Living Zone) to several parcels in place of the proposed Landscape Conservation and Agriculture Zones. Further discussion on this matter is provided in Part 6 of this report.
Recommendation to TPC	Change the zoning of the properties identified in Figure 34 to the Kingborough Bushland and Coastal Living Zone.
Effect of recommendation on the draft LPS as a whole	Nil.

Figure 34 - Area along Nebraska Road on Bruny Island where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the Landscape Conservation Zone and the Agriculture Zone.



Representation	425
Matters raised in representation	<p>The representation opposes the proposed zoning and overlay applied to the property at 243 Lighthouse Road, Lunawanna. The current proposal includes a mix of RZ, LCZ and areas split between the AZ and LCZ.</p> <p>The representation indicates that the fragmented approach does not reflect the property's integrated use and undermines both existing operations and future plans. It states that the inconsistent zoning across the titles threatens the viability of established mixed farming enterprises, limits opportunities for farm tourism, and restricts the development of necessary worker accommodation. These uses are critical to the property's sustainable management and ongoing contribution to the local economy. It requests the application of a consistent zoning across the entire property that supports continued agricultural use and aligns with future plans.</p>
Planning Authority response	Council would like to discuss the concerns with the representor and is open to changes to address concerns, having regard to the current zoning under KIPS2015, the State Government's LPS Guidelines and particularly the methodology used for the AZ.
Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representation. All representations in relation to the AZ and the Bruny Island SAP require discussion with the TCP at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	376
Matters raised in representation	The representation requests that the LCZ be applied as an alternative to the AZ for Lot 3/3261 Bruny Island Main Road, South Bruny.

Planning Authority response	<p>The zoning aligns with the TPC's direction to implement the AZ more broadly on Bruny Island consistent with the State Government's Agricultural Land Mapping Project. (Council's first draft of the draft LPS did not propose the AZ on Bruny Island.)</p> <p>Given the level of interest and feedback received, it is recommended that the zoning of land on Bruny Island be further discussed at the public hearings with the broader Bruny Island community. This includes consideration of the standard overlays and the proposed Bruny Island SAP, which could be utilised to address a number of concerns, subject to wider community input and agreement from the TPC.</p>
Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representation. All representations in relation to the AZ and the Bruny Island SAP require discussion with the TCP at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	604
Matters raised in representation	<p>The representation is from the Department of State Growth indicating concerns with the AZ on Bruny Island. Mining Lease Application (MLA) 2147P/M and current Mining Lease 1962P/M on Bruny Island are proposed to be rezoned from the Rural Zone to the AZ. Both leases are located on Wooreddy Road, South Bruny. Mineral Resources Tasmania does not support the proposed change in zoning because extractive industries is a permitted use in the RZ but discretionary in the AZ. The change could adversely affect the MLA that is critical to the expansion of the current Mining Lease.</p>
Planning Authority response	<p>The zoning aligns with the TPC's direction to implement the AZ more broadly on Bruny Island consistent with the State Government's Agricultural Land Mapping Project. (Council first draft of the draft LPS did not propose the AZ on Bruny Island.)</p> <p>It is recommended that the zoning of land on Bruny Island, particularly the AZ, be further discussed at the public hearings with the TPC.</p>
Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representation. All representations in relation to the AZ and the Bruny Island SAP require discussion with the TCP at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	197
Matters raised in representation	<p>The representation indicates that land previously in the Rural Resource has been transitioned to either the RZ or AZ according to its suitability for agriculture, but there are concerns about some lands with Private Timber Reserves (PTRs) being incorrectly assigned to the Landscape Conservation Zone instead of the Rural Zone.</p> <p>The Mapping Project's layers, such as the Potential Agricultural Land Initial Analysis and the Land Potentially Suitable for Agriculture, are crucial in guiding these zoning decisions. However, some stakeholders have raised issues with the exclusion of forestry-related land from the analysis, which may be better suited for the Rural Zone due to forestry's strategic importance as a naturally occurring resource.</p>
Planning Authority response	Forestry operations within a declared PTR are exempt from LUPAA and the Scheme. As such, the underlying zoning does not affect this use. However, other uses and developments within a PTR remain subject to the relevant zone provisions. Since a PTR can be developed for purposes other than forestry, its status does not dictate the underlying zone. This ensures that any development subject to LUPAA and the Scheme is based on the land's characteristics and the zoning, rather than the PTR status.

Recommendation to TPC	No change is recommended to the AZ in this report as a result of the representation. All representations in relation to the AZ and the Bruny Island SAP require discussion with the TCP at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	514
Matters raised in representation	The representation indicates support for the RZ at 32 Wooreddy Road, South Bruny.
Planning Authority response	It is unclear whether the representor has misunderstood the proposed zoning, but the property is proposed to be included in the Agriculture Zone. If the representor has concerns about this zoning, they are welcome to submit a revised representation to the TPC prior to the hearing. Council will be able to address any concerns and consider alternative solutions if needed and where appropriate during the hearings process.
Recommendation to TPC	No change is recommended to the RZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.

2.15 Section 22.0 Landscape Conservation Zone (LCZ)

The LCZ is a new zone under the TPS and is proposed to be predominantly applied to areas in Kingborough where landscape values require protection and/or conservation, such as elevated bushland areas or areas of important scenic value. Kingborough has significant landscape values, and those values relate to the extensive areas of bushland providing a backdrop from the coast, up the slopes to and including the ridgelines. These landscape values set Kingborough apart from other municipalities in the state and are appreciated by residents and visitors when viewed from either their homes, roads, public places, elevated areas or nearby waters. Council is aware that there are widespread concerns regarding the LCZ, and this report reflects Council's willingness to consider alternative approaches, whether those concerns are based on valid issues or stem from misinformation and undue alarm spread through social media and other channels.

As per the State Government's LPS Guidelines, the LCZ may be applied to large parcels of land that contain landscape values, but it can also be applied to a grouping of lots that together contribute to the landscape values in an area. The LCZ has generally been applied to land zoned Environmental Living in the KIPS2015, and the zoning has been applied to land where the primary intention is for the protection and conservation of landscape values. The land uses that can be accommodated in the LCZ are not significantly different from those uses that are currently available under the Environmental Living Zone of the KIPS2015. The Environmental Living Zone has also been converted to several other zones under the TPS not limited to the LCZ.

The Rural Living Zone (RLZ) is often put forward as an alternative to the LCZ as it provides a much more flexible approach to subdivision. However, if that zone is applied, there is a risk that the predominant land use pattern and characteristics of the area could be eroded over time through the introduction of a range of additional uses that are not prevalent or have not historically been allowed in those areas. The RLZ, for example, will allow for additional uses that may not necessarily be conducive to the character and amenity of those locations and could also have detrimental impacts on the landscape values that exist. Where appropriate, this zone has been applied in the draft LPS as an alternative to the LCZ. Council has also considered other zonings as an alternative to the LCZ, and where appropriate those zones have been applied.

One of the biggest challenges with the zoning translation is that there are areas in the municipality where none of the zones available under the TPS neatly align with the characteristic and spatial qualities of those areas. This is particularly apparent in bushland and coastal settlement areas, where there are established residential uses on most properties and there are also significant landscape and natural values that contribute to the residential amenity of those residential areas. To address this issue, Council is proposing in this report the introduction of a Particular Purpose Zone (i.e. the 'Kingborough Bushland and Coastal Living Zone' and to apply that zone to specific areas in the municipality as an alternative to the LCZ. The zone

had been discussed with the TPC but requires further discussion at the public hearings. The need for the zone, its justification and how it will operate in the LPS are discussed in more detail in Part 6 of this report.

The draft zone allows for a range of uses compatible with residential amenity but provides a more flexible approach to establishing dwellings in the zone through No Permit Required (NPR) and Permitted pathways. In terms of the use standards, the controls have been drafted to provide a greater level of flexibility than is afforded under the Environmental Living Zone of the KIPS2015; they draw from the Environmental Living Zone, LCZ and RLZ provisions to establish outcomes that are compatible with those that exist in a bushland and coastal setting. While no community consultation was undertaken during the drafting of the PPZ, it has been developed directly in response to representations received during the exhibition of the draft LPS. Many of those representations raised concerns about the proposed application of the LCZ, asking Council to consider a more appropriate alternative. The PPZ reflects Council's attempt to strike a more balanced approach; however, it remains a proposal that requires scrutiny, feedback and endorsement through the public hearing and TPC decision making process. To this effect, Council is keen to understand whether the proposed PPZ better aligns with community expectations, and it welcomes feedback from representors during the upcoming public hearings. However, any decision to support the PPZ, modify it, or require re-exhibition ultimately rests with the TPC. If the PPZ is not supported, an alternative zoning approach, potentially involving the application of either the LCZ or RLZ, may need to be considered for the land proposed for the PPZ. This would require further discussion with representors and the TPC during the hearings and could also lead to re-exhibition if the changes are considered substantial by the TPC.

The table below is provided to assist with discussions during the public hearings.

Table 10 - Summary/comparison between the Environmental Living Zone (KIPS2015), the LCZ and RLZ of the TPS, and the Kingborough Bushland and Coastal Living Zone proposed in this report³

Zone	Environmental Living Zone (ELZ) – KIPS2015	Landscape Conservation Zone (LCZ) – SPP	Rural Living Zone (RLZ) – SPP	Kingborough Bushland and Coastal Living Zone
Zone Purpose	Provides for residential and other uses and development in areas that have natural and landscape values.	Focuses on landscape protection and allows other compatible uses (including residential uses).	Supports rural- residential use, but it provides more scope for other land uses. The purpose includes the retention of natural and landscape values; however, there are no controls in the zone code.	Provides for residential use and development in a manner that balances residential amenity with natural and landscape values in a bushland and coastal setting. Also provides non-residential use or development that is compatible with the residential amenity, natural and landscape values in a bushland or coastal setting.
No Permit Required Uses	Natural and cultural values management, passive recreation, minor utilities (underground), home-based childcare.	Natural and cultural values management, passive recreation.	Natural and cultural values management, passive recreation, single dwelling , grazing, minor utilities.	Natural and cultural values management, passive recreation and single dwelling (in a building area on a sealed plan) .
Permitted Uses	Single dwelling , home-based business, visitor accommodation.	Single dwelling (within building area on a sealed plan) , home-based business, minor utilities.	Home-based business, visitor accommodation.	Single dwelling, home-based business, minor utilities and visitor accommodation.
Discretionary Uses	Churches, craft centres, public halls, fire station, café/restaurant	Community Meeting and Entertainment if for a place of workshop, art and craft centre or	Business and Professional Services if for a veterinary, Community Meeting	Place of worship, arts and craft centre, public hall, domestic animal breeding, boarding or

³ The zones operate with other parts of the planning scheme, and even though the summary aims to provide a broad overview of the key similarities/differences, readers should be aware that the codes interact differently with the zones under the KIPS2015 and the TPS.

	(limited to listed properties), crop production on cleared land, tourist operations (limited to listed properties), other utilities (not listed as NPR).	public hall, Domestic Animal Breeding, Boarding or Training, Emergency services, Food services (limited to 200sqm), General Retail and Hire if for a Tourism Operation, Residential if for a single dwelling, Resource Development if not for intensive animal husbandry or plantation forestry, Sports and recreation if for an outdoor recreation facility, Tourist Operation, Utilities, Visitor Accommodation	and Entertainment if for a place of worship, art and craft centre of public hall, Domestic Animal Breeding, Boarding or Training, Education and Occasional Care if for a childcare centre, primary school or existing respite centre, Emergency services, Food services (limited to 200sqm), General Retail and Hire for primary produce sales, sales related to Resource Development or a local shop, Manufacturing and Processing if for alteration or extension to existing Manufacturing and Processing plants, Resource Development if not for intensive animal husbandry or plantation forestry or not listed as NPR, Resource Processing if not for an abattoir, animal sales yard or sawmilling, Sports and recreation if for an outdoor facility, Utilities if not listed NPR, Vehicle Fuel Sales and Service.	training if on predominantly cleared land, emergency services, food services (<200m ²), general retail and hire if associated with an existing use, agriculture use, crop production or grazing on predominantly cleared land, resource processing if not for an abattoir, animal sales yard, fish processing or sawmilling, tourist operation associated with an existing use and utilities (not listed no permit required).
Visitor Accommodation Controls	Must be in existing building, max 160m ² . Discretionary considerations are available under the performance criteria and are primarily focused on residential amenity.	Must be in an existing building, max 300m ² . Discretionary considerations are available under the performance criteria and are primarily focused on the protection of landscape values.	Must be in an existing building, max 200m ² , Discretionary considerations are available under the performance criteria and are primarily focused on the protection of residential amenity.	Must be in an existing building, max 200m ² . Discretionary considerations are available under the performance criteria and focused on compatibility with the residential amenity, natural and landscape values in a bushland or coastal setting.
Natural and Landscape Values when considering new uses	Not stated in a specific discretionary clause, but all use and development must generally respond to natural or landscape values as per the zone purpose and design provisions.	Discretionary uses must be compatible with landscape values, considering the nature, scale and extent of the use, and measures to minimise or mitigate impacts.	Discretionary use must not cause an unreasonable loss of amenity to adjacent sensitive uses, but landscape impact is not a required consideration.	Discretionary use must be compatible with the residential amenity, natural and landscape values in a bushland or coastal setting.
Minimum Lot Size	There are no minimum lot size	Minimum lot size requirement of 50ha	Minimum lot size requirement depends	Minimum lot size requirement of 10ha or

	requirements, but density controls apply – 1 lot per 10ha and 1 per 20ha on Bruny Island.	with the possibility of creating smaller lots but not less than 20ha.	on the zone subcategory: Area A = 1ha, Area B = 2ha, Area C = 5ha, and Area D = 10ha.	1 lot per 10ha under the discretionary provisions.
Building Height (AS)	Max 7.5m with the potential to go to 8.5m under the performance criteria.	Max 6m with the potential to go higher under the performance criteria (no limitation stipulated).	Max 8.5m with the potential to go higher under the performance criteria (no limitation stipulated).	Max 7.5 with the potential to go higher under the performance criteria (no limitation stipulated).
Front Setback (AS)	30m	10m	20m	20m
Side/Rear Setback (AS)	30m	20m	10m	20m
Sensitive Use Buffer to Rural/Agriculture Zones	No specific distance provided.	200m	200m	No specific setback. Requires site-based considerations.
Design & Visual Impact Controls	No development on skylines/ridgelines unless unavoidable. Colour reflectance ≤40%. Buildings must be <300m ² .	No development <10m below ridgeline. Colour reflectance ≤40%. Site coverage ≤400m ² .	Site coverage ≤400m ² .	No development <10m below ridgeline. Colour reflectance ≤40%. Site coverage ≤400m ² .
Outbuilding Limits	Max 80m ² , height 6.5m, subservient to dwelling.	Assessed under site coverage and visual impact provisions.	No specific outbuilding standard; assessed under general setback and site coverage.	Assessed under site coverage and visual impact provisions.
Access & Roads	Min 40m frontage (no internal lots). New roads discouraged.	Min 40m frontage or 3.6m legal access.	Min 40m frontage or 3.6m legal access.	Min 40m frontage or 3.6m legal access.
Wastewater & Stormwater	Onsite systems required.	Onsite systems required.	Onsite systems required depending on location and zone subcategory.	Onsite systems required.
Subdivision – Services	No requirement for reticulated water.	No water service required; access and fire safety considered.	Water service required if available within 30m (RLZ A/B); otherwise, onsite provision.	No water service required; access and fire safety considered.
Environmental Controls	Focus on minimising native vegetation removal and siting within building envelopes.	Controls to minimise native vegetation removal and siting to avoid landscape impact.	No detailed requirements.	Encourages development within a building area on a sealed plan or to avoid impact on natural and landscape values.

Table 11 - Summary of representations in relation to the LCZ with Council officer's comments and recommendations

Representation	25, 119, 124, 136, 169, 279, 318, 403, 510, 522 and 583
Matters raised in representation	The representations support the application of the LCZ in various locations across the municipality and express concern about the potential deterioration of landscape values in the municipality.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representations. Please consider these representations with other recommendations made in relation to the LCZ.

Effect of recommendation on the draft LPS as a whole	Nil.
Representation	395
Matters raised in representation	The representation initially opposed the application of the LCZ but submitted a request to withdraw the representation.
Planning Authority response	There is no provision under the LUPAA to formally withdraw a representation once it has been submitted. As such, the TPC will still consider the representation as part of its assessment process.
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	101, 104, 111, 127, 137, 165, 317, 320, 450, 507, 508, 565, 582, 590, 594, 599, 605 and 606
Matters raised in representation	The representations oppose the application of the LCZ, stating that it is overly restrictive and not justified or consistent with the State Government's LPS Guidelines. Concerns are raised about the potential impact on property value, and the RLZ is proposed as a more appropriate alternative. The representations argue that the Priority Vegetation Area Overlay and Scenic Protection Overlay already provide sufficient environmental protection, making the Landscape Conservation Zone unnecessary. Some of the representations also oppose the application of the Scenic Protection Overlay itself and raise concerns regarding the Kingborough Biodiversity Offset Policy.
Planning Authority response	It appears that these representations were submitted by individuals who are not directly affected by the proposed Landscape Conservation Zone. For example, the properties referenced are either proposed for a different zone or no specific property details have been provided. Council has considered these submissions in this report alongside other representations that raise concerns about the LCZ. Council welcomes the opportunity to further discuss these concerns with representors at the public hearings and, where appropriate, explore potential modifications to address them. Issues relating to the Scenic Protection Overlay, Priority Vegetation Area Overlay and the Kingborough Biodiversity Offset Policy are addressed in detail elsewhere in this report.
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representations. Please consider these representations with other recommendations made in relation to the LCZ. If the representations relate to specific properties, Council welcomes the representor to provide that information to the TPC during or ahead of the hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	211 and 455
Matters raised in representation	The representations oppose the application of the LCZ and suggest that either the RZ or RLZ would be more appropriate alternatives.
Planning Authority response	The LCZ is not proposed for the properties referenced in the representations. Council recommends that the representors review the exhibited zoning maps from 2024 that are still available on Council's website, and if there are any further concerns or clarifications required, they are encouraged to raise them during the public hearings.

Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	<p>14, 30, 33, 34, 40, 45, 51, 53, 54, 60, 69, 72, 75, 84, 86, 87, 89, 94, 99, 100, 102, 115, 116, 117, 128, 129, 133, 135, 144, 148, 149, 161, 167, 170, 172, 175, 177, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 180, 205, 210, 232, 240, 249, 252, 254, 255, 267, 268, 273, 274, 286, 273, 285, 294, 295, 303, 304, 306, 308, 313, 322, 328, 334, 335, 336, 337, 339, 348, 360, 363, 373, 374, 375, 406, 408, 409, 410, 419, 422, 424, 428, 430, 437, 438, 442, 444, 449, 450, 458, 471, 520, 524, 533, 536, 540, 542, 543, 546, 547, 548, 552, 555, 557, 568, 574, 585, 588, 589, 598, 608 and 620</p> <p>The representations below relate to the LCZ on Bruny Island where the zoning is required to be considered with the Bruny Island SAP and broader zoning allocation on the island.</p> <p>3, 23, 24, 59, 76, 126, 152, 153, 163, 178, 189, 199, 200, 216, 234, 237, 244, 269, 272, 284, 301, 308, 315, 329, 343, 345, 380, 389, 430, 603, 511 and 597</p>
Matters raised in representation	<p>The representations oppose the application of the LCZ across various locations in Kingborough raising a wide range of concerns.</p> <ul style="list-style-type: none"> • A common view among representors is that the zone does not comply with the State Government's LPS Guidelines, and that land previously zoned Environmental Living under KIPS2015 should not automatically translate to the LCZ. • Many consider the zone unsuitable for residential lots and argue that its application is not evidence-based. • Representors also note that the underlying land use and subdivision patterns in some areas generally align more closely with the LRZ or the LDRZ, and that the proposed zoning does not reflect past zoning decisions or the predominant character of the area. • Further concerns relate to the restrictive nature of the LCZ, particularly its impact on the ability to continue or expand existing land uses. • Several representations raise concerns about potential reductions in property values, as well as the possibility that the zoning may hinder the ability to obtain finance or insurance. • Uncertainty was also expressed regarding the ability to replace dwellings in the event of fire, or to undertake extensions or improvements to existing buildings. • Other matters raised include concerns that the Scenic Protection Overlay was used to justify the LCZ, despite only applying to land above the 100-metre contour. • Some representations also oppose the Scenic Protection Overlay itself and suggest that, in combination with the Biodiversity Overlay and the Rural Living Zone, it could achieve similar outcomes to the Landscape Conservation Zone without the same level of constraint. • There are also calls for a review of the Priority Vegetation Area Overlay (and the Natural Values Overlay of the proposed Bruny Island SAP), which some argue has been applied too broadly and suggest that the overlay has been utilised to apply the zone. • Additional concerns relate to the Kingborough Biodiversity Offset Policy, the management of bushfire risk within the zone, and the perception that the zone discourages necessary vegetation clearance in areas with elevated bushfire risk. • Some representations argue that the properties are subject to Part 5 Agreements, including covenants and designated building areas, which already provide appropriate environmental safeguards. • It is also argued that where Private Timber Reserves exists, the RZ should be applied.
Planning Authority response	<p>Council is of the opinion that the application of the LCZ aligns with the broad justification provided in the LPS supporting document and is the most appropriate of the available SPP zones. However, given the presence of established settlement areas within the proposed LCZ and having regard to the concerns raised about the zone in the representations, Council proposes the application of a Particular Purpose Zone (PPZ), namely the Kingborough Bushland and Coastal Living Zone, as an alternative to the LCZ in certain areas of the municipality. The justification for the PPZ is provided in Part 6 of this report.</p> <p>Despite this alternative proposal put forward, Council is open to discussing concerns about the LCZ with the representors during the hearings. These discussions will provide an opportunity to better understand concerns, explore alternatives (including but not limited to the proposed PPZ), and clarify any misconceptions about the LCZ in general. To assist in these discussions, Council</p>

	<p>offers the following advice in response to the above-mentioned concerns raised about the LCZ in the representations:</p> <ul style="list-style-type: none"> • Uses and developments that are already established will continue to exist under the LCZ. To clarify, existing lawful uses will be able to continue in line with clause 7.2 of the General Provisions of the Planning Scheme. • Expansions of existing uses and developments will generally require a development application (DA), similar to the current situation under KIPS2015, unless it is a use or development that does not require a permit under the zone provisions or is exempt under Part 4 of the TPS. • Section 12 of LUPAA allows for the reconstruction of lawful dwellings that are not intentionally destroyed or damaged. • The land uses allowed under the LCZ are not significantly different from those allowed under the Environmental Living Zone of the KIPS2015. • While concerns about property values and financial impacts are understood, they are not generally planning considerations unless the LUPAA expressly requires them to be considered, for example, in relation to particular purpose zones where economic impacts may be relevant. • Applying the RLZ instead may change the predominant land use pattern and characteristics of the area, potentially allowing a broader range of uses not historically present, which could negatively affect residential amenity and landscape values. This would make the application of the RLZ inconsistent with RLZ 4(b) of the State Government's LPS Guidelines. • Consideration has been given to applying the RLZ in combination with the Natural Assets Code or Scenic Protection Code. However, the Natural Assets Code does not apply to use, and the Scenic Protection Overlay is limited to land above the 100m elevation, excluding many of Kingborough's most scenic areas, and there are no general vegetation provisions in the RLZ, which would apply to vegetation which does not necessarily meet the threshold of priority vegetation. • The LDRZ is not a viable alternative due to its location outside the Urban Growth Boundary and its inconsistency with LDRZ 3 of the State Government's LPS Guidelines. • The Scenic Protection Overlay is subject to transitional provisions and will be reviewed after the implementation of the TPS in Kingborough (refer to a more detailed discussion in section 3.8 of this report). The overlay has informed the application of the LCZ to a certain extent; however, contrary to what most representations suggest, the LCZ has been proposed in some established residential areas where the Scenic Overlay is unable to be used to protect landscape values, and not simply to align the area of LCZ with the overlay. To clarify, the zoning as applied in the draft LPS aims to address a deficiency in the overlay mapping in some areas of the municipality, though not in all areas. The way the code operates is explained in more detail in section 3.8. • The Priority Vegetation Area Overlay identifies and safeguards potentially significant native vegetation and habitats under State legislation, acting as a trigger for closer planning assessment rather than automatically requiring detailed Natural Values Assessment reports. The overlay serves as a tool for planning officers to examine sites in more detail during pre-lodgement discussions or as part of development application assessments. It is important to note that even if an area is mapped as potentially containing priority vegetation, a Natural Values Assessment may not always be needed for a development application. Council has reviewed the representations where requests have been made to modify the overlay, and this is discussed in more detail under section 3.7 of this report. While the presence of priority vegetation may contribute to landscape values, the State Government's Guidelines focus more broadly on the protection of landscape values, and zone mapping should not rely solely on the presence of priority vegetation. • The Natural Values Overlay of the Bruny Island SAP provides a replacement for parts of the Natural Assets Code and extends beyond the mapped priority vegetation communities on the island to include geoconservation sites (refer to section 4.4 of this report for a detailed discussion). Like the Priority Vegetation Area Overlay that applies elsewhere in the municipality, the Natural Values Overlay in the Bruny Island SAP acts as a trigger for closer planning assessment rather than automatically requiring detailed Natural Values Assessment reports. It serves as a tool for planning officers to examine sites in more detail during pre-lodgement discussions or as part of development application assessments. Even if an area is mapped as potentially containing natural values, a Natural Values Assessment may not always be required for a development application. Council has reviewed the representations where requests have been made to modify the Natural Values Overlay on Bruny Island; however, as with all other relevant matters on Bruny, Council and the TPC will use the public hearing process to consider the zoning application and SAP in more detail through broader discussion with the Bruny Island community as part of that process. • The Bushfire Prone Area Overlay operates independently of zoning but triggers additional assessment requirements where development is proposed, unless the proposal is exempt; if
--	---

	<p>the land falls within the overlay, the provisions of the Bushfire-Prone Areas Code apply but it is limited to subdivision and vulnerable uses. This is discussed in more detail in section 3.13 of this report.</p> <ul style="list-style-type: none"> • The TPS allows for the application of biodiversity offsets, and this is not related to the LCZ. The main difference between the current planning scheme and the TPS is that, because the TPS provisions apply statewide, zones will not reference local policies such as the Kingborough Biodiversity Offset Policy. However, the TPS does allow for Specific Area Plans to reference local policies where appropriate. The Kingborough Biodiversity Offset Policy does not prevent the removal of priority vegetation; rather, it guides the offset process at an administrative level to ensure that offsets avoid a net loss of biodiversity and are implemented transparently and consistently. If there are concerns about the policy itself, these should be addressed through a future review of the policy, which is a matter for Council, not the TPC unless the policy is directly referenced in the planning scheme. • In response to representations suggesting that Part 5 Agreements, including covenants and designated building areas, already provide appropriate environmental safeguards, Council advises that the main purpose of the LCZ is not environmental protection but the protection of landscape values, which may include areas of environmental significance. The underlying zoning has no effect on the operation of these agreements, building areas or covenants. The purpose of the zoning application including, but not limited to the LCZ, is to avoid site-specific "spot" zoning and to support consistent, broadscale strategic planning. • Forestry operations within a declared Private Timber Reserve (PTR) are exempt from LUPAA and the Scheme. As such, the underlying zoning does not affect this use. However, other uses and developments within a PTR remain subject to the relevant zone provisions. Since a PTR can be developed for purposes other than forestry, its status does not dictate the underlying zone. This ensures that any development subject to LUPAA and the Scheme is based on the land's characteristics and the zoning, rather than the PTR status.
Recommendation to TPC	<p>Apply the Kingborough Bushland and Coastal Living Zone to the areas identified in the figures below as an alternative to the LCZ. Further discussion is required with the representors at the public hearings.</p>
Effect of recommendation on the draft LPS as a whole	<p>The zone mapping and text in the draft LPS require modification. If there is support for the zone, the TPC in consultation with Council and representors may choose to apply the zone more broadly in Kingborough where a similar justification to that provided in Part 6 can be applied.</p>

Figure 35 - Parts of Taroona where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ.

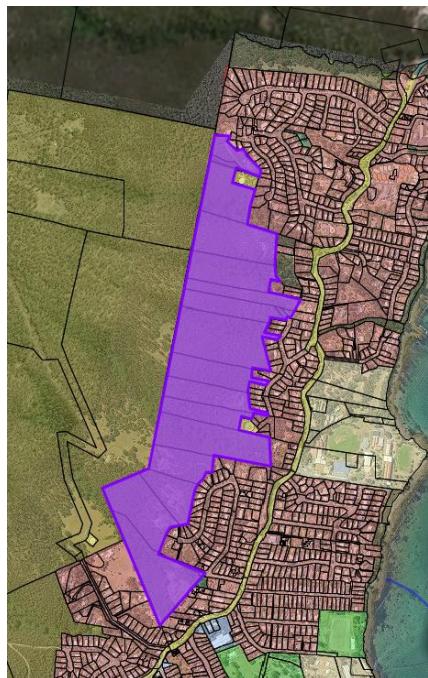


Figure 36 - Parts of Bonnet Hill and Albion Heights where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ.

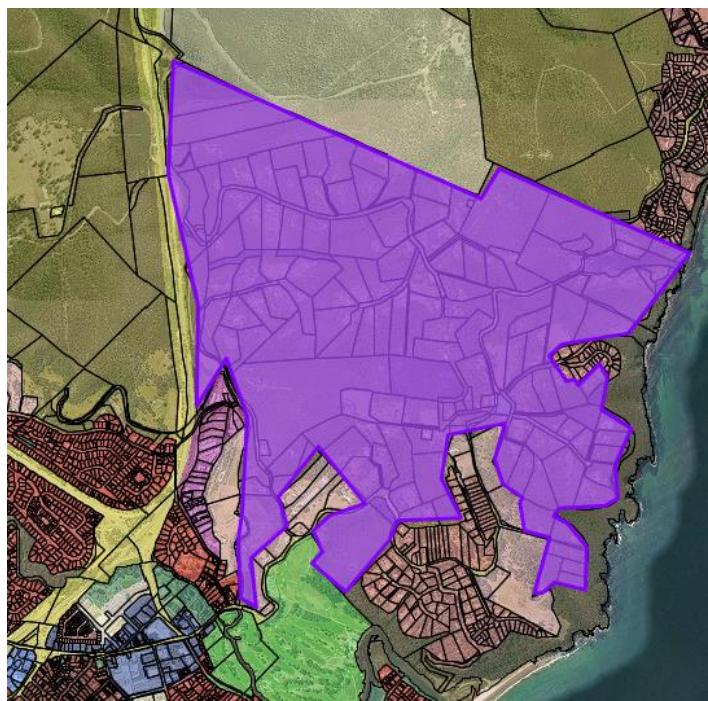


Figure 37 - Parts of Tinderbox Peninsula, Howden and elevated areas in Blackmans Bay where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ. Council would also be open to considering a broader application of the Kingborough Bushland and Coastal Living Zone in the area.

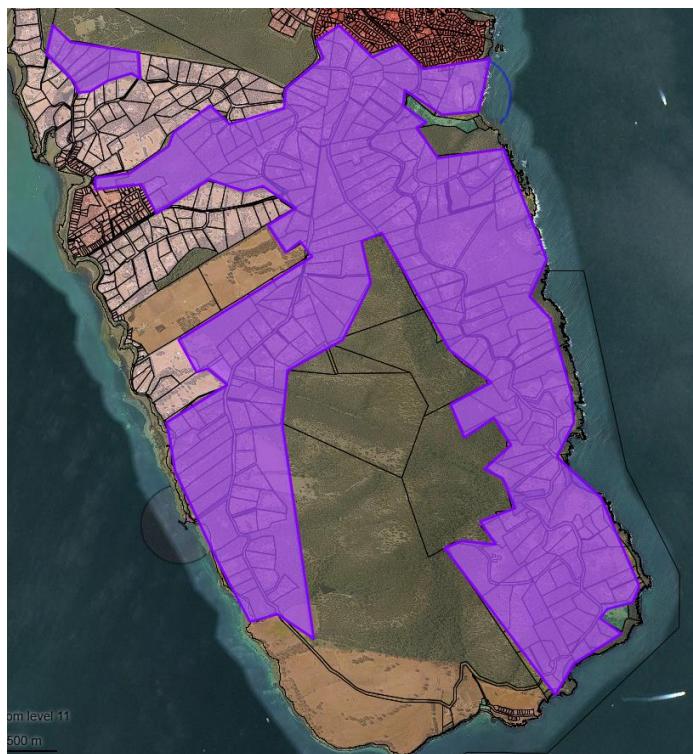


Figure 38 - Parts of Boronia Hill where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ.

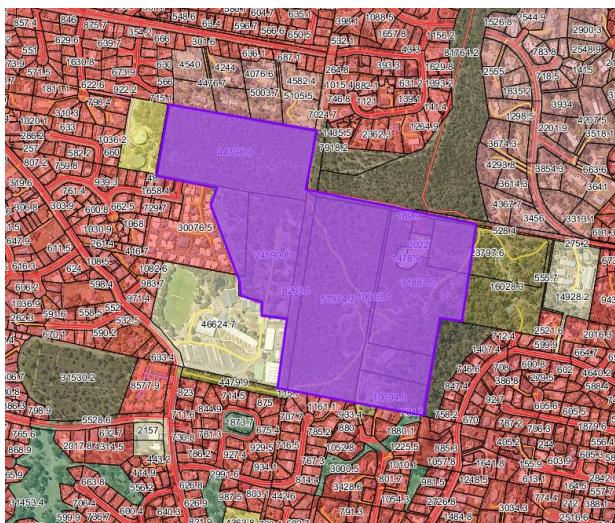


Figure 39 - Area around Maddocks Road, Kingston, Jamieson Road and Fehres Road, Margate, where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ.

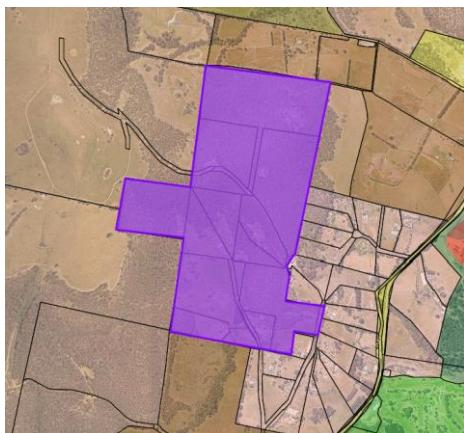


Figure 40 - Area at Miandetta Drive, Margate, where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ.

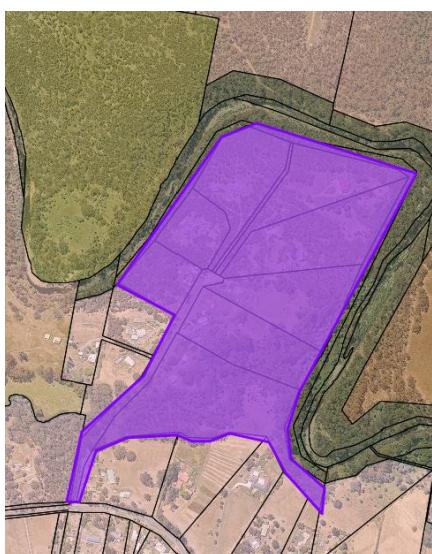


Figure 41 - In light of the above proposal and to avoid a spot zoning, the Rural Zone can be applied to 226 Sandfly Road, Margate, as an alternative to the LCZ.



Figure 42 - Area at Kettering and Birchs Bay where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ.



Figure 43 - Area at Oyster Cove where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ.

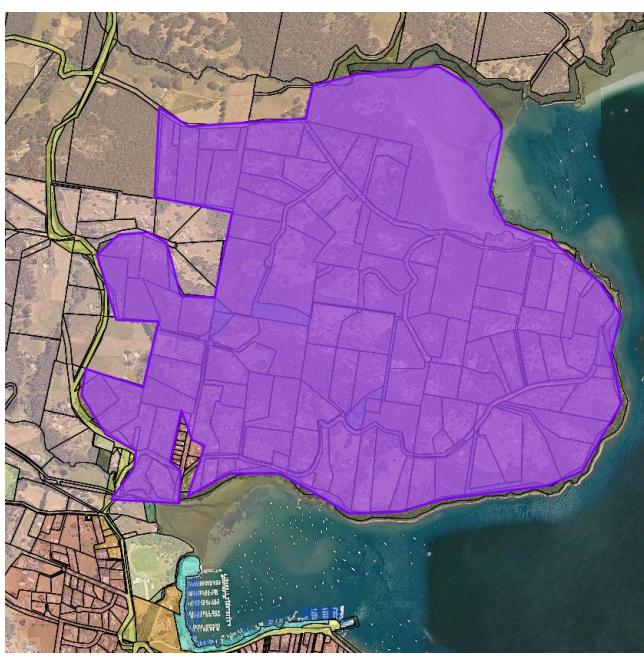


Figure 44 - Area at Lower Snug and Oyster Cove where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ.

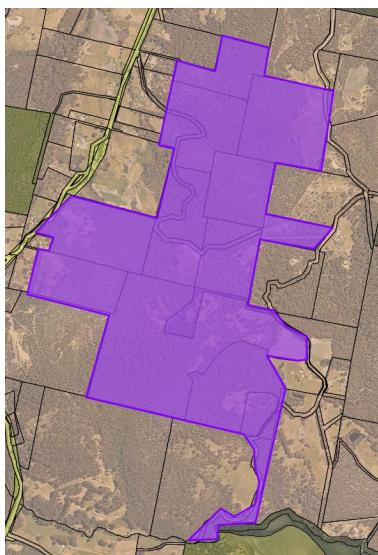


Figure 45 - Area at Groombridges Road where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ.

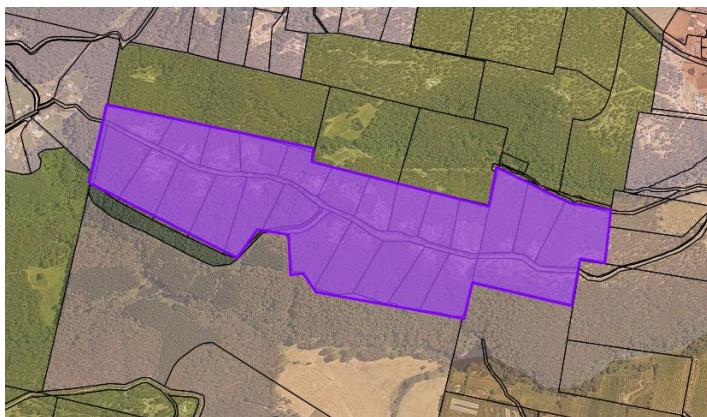


Figure 46 - Area at Hickmans Road, Petterd Road, Old Bernies Road, Valley View Road, Van Morrey Road and Longmans Road where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the LCZ.

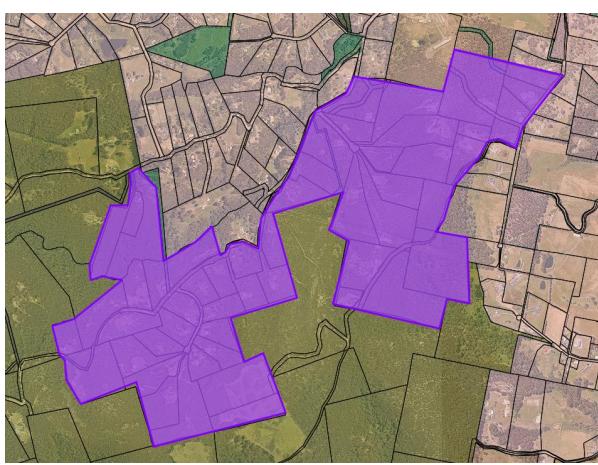


Figure 47 - Area along Nebraska Road on Bruny Island where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the LCZ and the AZ.

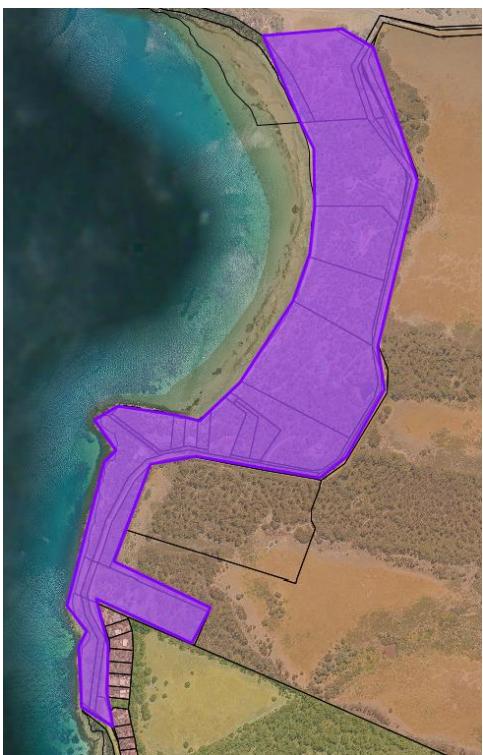


Figure 48 - Area along Apollo Bay Road and Lower Road on Bruny Island where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the LCZ and the RLZ.

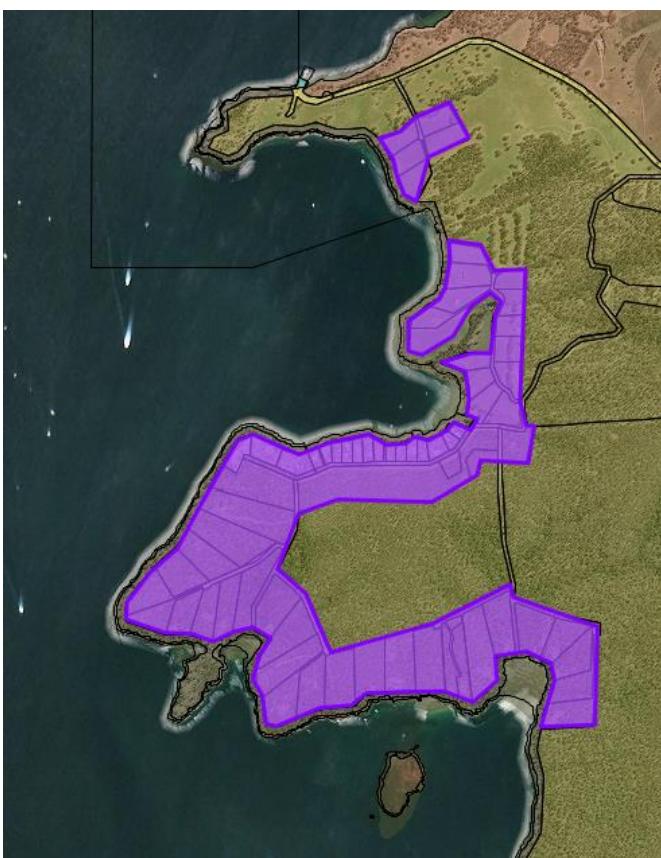


Figure 49 - Area in Simpsons Bay on Bruny Island where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the LCZ (a split zoning is required for some properties and alignment of that split zoning requires discussion with the representors).

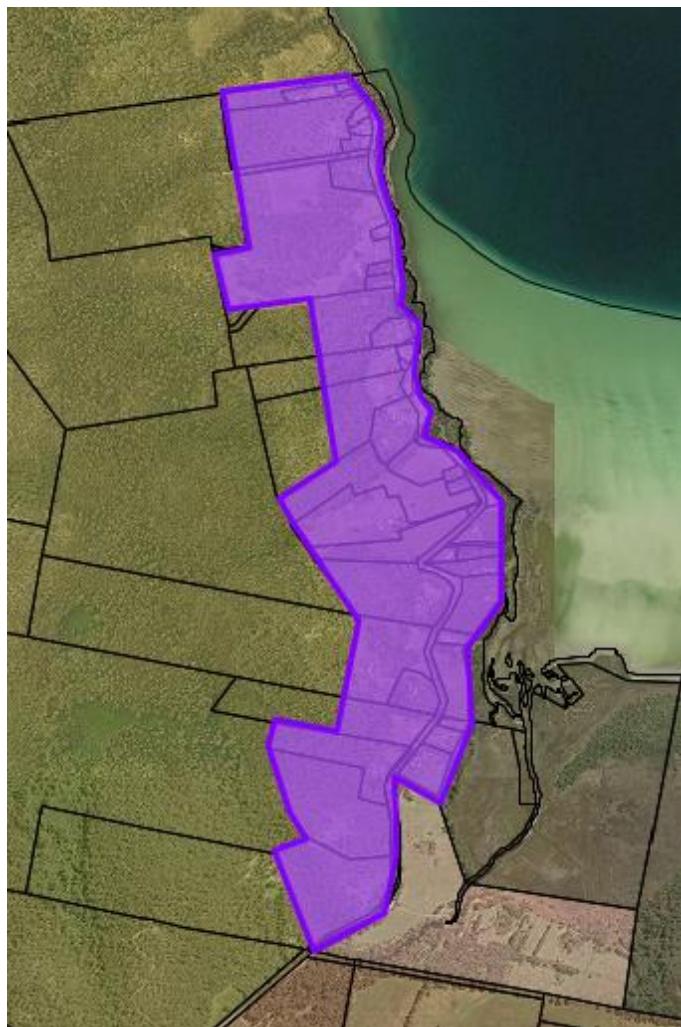
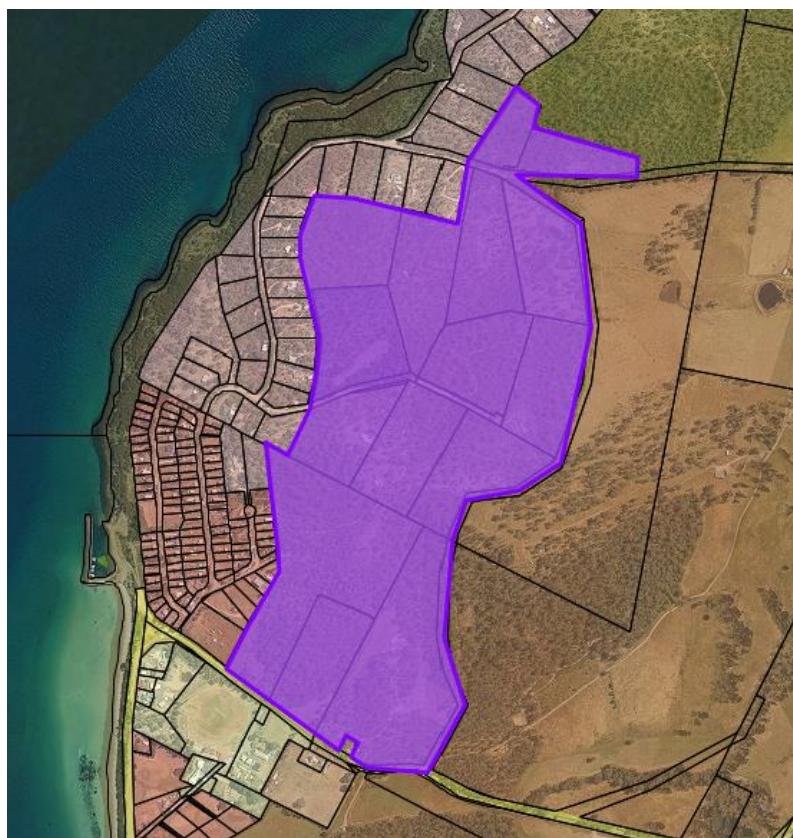


Figure 50 - Areas in Adventure Bay on Bruny Island where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the LCZ, the RLZ D and RZ. The areas in Adventure Bay are unique as they include a couple of parcels of land that are isolated from the broader zoning application in the area.



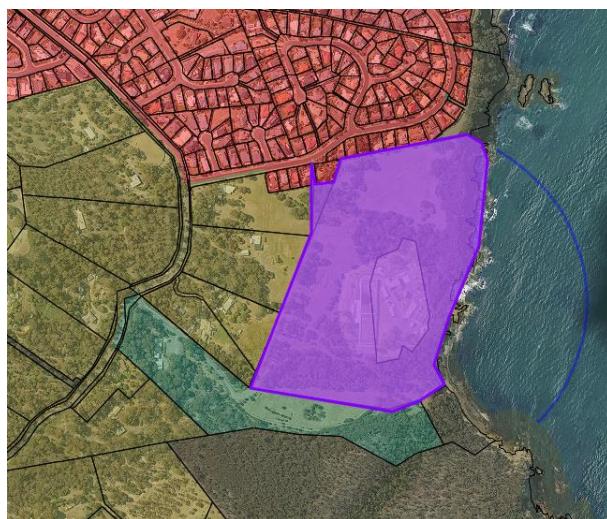
Figure 51 - Area in Alonnah on Bruny Island where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the LCZ. A broader application of the zone could be considered in this location, but it requires further discussion with the TPC and the broader Bruny Island Community at the public hearings.



Representation	198, 273, 285, 419, 422, 430, 458, 552, 555 and 574
Matters raised in representation	<p>The representations suggest applying the Open Space Zone (OSZ) instead of the LCZ for 112 Tinderbox Road and 93A Suncoast Drive, indicating that the public use of the land reflects a better alignment with the Open Space Zone (OSZ). They also request a modification of the Utilities Zone (UZ) boundary for the properties at 112 and 116 Tinderbox Road. The representations further recommend applying the RLZ in conjunction with a SAP in Tinderbox and the upper parts of Blackmans Bay.</p> <p>For the property at 112 Tinderbox Road, Blackmans Bay (the Blackmans Bay Sewage Treatment Plant), the representor proposes a Site-Specific Qualification (SSQ) to preserve the land's passive recreation function and manage the interface with nearby sensitive uses. The SSQ is intended to safeguard the social and recreational value of the land while supporting compatible land use planning. Additionally, there is a request to reinstate an Attenuation Overlay Map for 112 and 116 Tinderbox Road.</p>
Planning Authority response	<p>The application of the OSZ as an alternative to the LCZ could be considered for 93A Suncoast Drive, as it is a local government reserve with a public open space notation on the title. Modification of the UZ boundary requires discussion with TasWater during the public hearings. As a starting point, the UZ boundary at 112 and 116 Tinderbox Road should be adjusted to reflect the development areas identified in recent permits.</p> <p>In relation to the broader application of the LCZ in the context of the above-mentioned properties, it should be noted that Council is proposing a Particular Purpose Zone (PPZ), namely the Kingborough Bushland and Coastal Living Zone, as an alternative to the LCZ (refer to the discussion under Part 6 of this report). The proposed PPZ places a stronger emphasis on residential amenity, which could potentially help manage the interface with the treatment plant. Council intends to further discuss these concerns with the representors during the public hearings. If there is support for the PPZ, provisions within that zone can be strengthened to address land use conflict. The Attenuation Code does not require an overlay to be triggered to assess potential land use conflicts.</p>

Recommendation to TPC	Change the UZ at 112 and 116 Tinderbox Road to align with the development area of the most recent development permit issued and zone 93A Sunset Drive at OSZ. Further discussion is required with the representors, the TPC and TasWater at the public hearings in relation to the balance of the land and 93A Suncoast Drive.
Effect of recommendation on the draft LPS as a whole	The zone mapping and text in the draft LPS require modification. The recommended changes should be considered having regard to the broader recommendations for zoning in this locality.

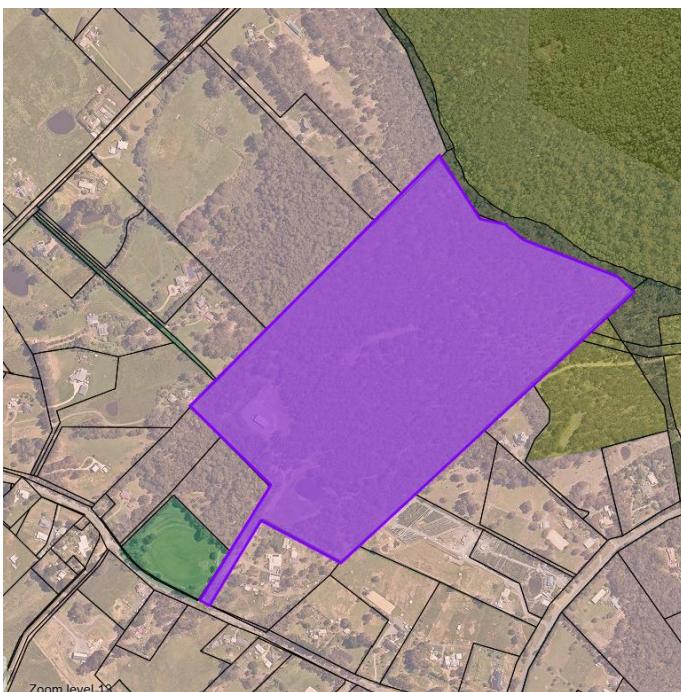
Figure 52 - 112 and 116 Tinderbox Road where the UZ requires modification to align with the most recent development permit.



Representation	157, 373, 374 and 535
Matters raised in representation	<p>The representations oppose the application of the LCZ in the vicinity of Blackmans Bay and Tinderbox. The sites mentioned in the representations, or portions of them, fall within the UGB. It is argued that the LCZ is not suitable for large-lot residential properties.</p> <p>Given the property's established residential character and its alignment with strategic land use policies, the representations request the application of the GRZ. Additionally, there are requests for urban expansion beyond the UGB, with representors seeking consideration under SRD 2.12 of the STRLUS.</p>
Planning Authority response	<p>Council would like to discuss the representations with both the representors and the TPC at the public hearings. It is important to note that the intent of the draft LPS is to translate existing zoning rather than to make strategic changes such as expanding the UGB.</p> <p>Nonetheless, Council remains open to considering alternative zoning configurations, particularly in the context of the proposed Particular Purpose Zone (Kingborough Bushland and Coastal Living Zone), which is intended to apply more broadly in the locality of the properties referenced in the representations.</p>
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representations. Further discussion is required with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	189, 393 and 430
Matters raised in representation	The representations oppose the application of the LCZ at 75 Tingira Road, Blackmans Bay, and propose the LDRZ or the RLZ as a more suitable alternative.

Planning Authority response	<p>The representations oppose the application of the LCZ at 75 Tingira Road, Blackmans Bay and proposes the LDRZ or the RLZ as a more suitable alternative</p> <p>The land is currently zoned LDRZ under the KIPS2015. However, this zone currently has a minimum lot size of 2500m2, is subject to the Biodiversity Code for development as well as subdivision and does not allow multiple dwellings. The site also contains important natural and landscape values. Council disagrees that in this instance zoning as LDRZ is a direct translation to the LDRZ and zoning it LDRZ is contrary to LDZR3. The Kingborough Rural and Coastal Living Zone could be considered for the site and that would align with the proposed broader application of that zone in the area.</p>
Recommendation to TPC	No recommended change proposed in this report, but Council would like to discuss with the representor the potential application of the Kingborough Rural and Coastal Living Zone for the site.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	1 and 430
Matters raised in representation	<p>The representations oppose the application of the LCZ at 540 Leslie Road, Leslie Vale, and suggest that the Scenic Protection Overlay has been used to justify the zoning application. The representors argue that the Scenic Protection Overlay is arbitrary, as it applies to land above the 100m elevation without sufficient analysis. They further contend that there are no significant scenic values on the property to warrant this zoning.</p>
Planning Authority response	<p>Currently, 540 Leslie Road comprises of two titles, is zoned Rural Resource under KIPS2015. CT15943/1 is proposed to be zoned RLZ B, while CT147078/2 is proposed to be zoned LCZ. The application of the LCZ aligns with the justification provided in the LPS supporting document and the State Government's LPS Guidelines. However, considering the existing zoning under KIPS2015 and the predominant zoning in the area, the RLZ B could be considered as an alternative and potentially could be considered with a split zoning. This would align with RLZ 1, RLZ 2 and RLZ 3 of the State Government's LPS Guidelines.</p> <p>The Scenic Protection Overlay applies only to land above the 100m elevation and is subject to transitional provisions.</p> <p>Council acknowledges that this overlay requires review and plans to undertake that work after the implementation of the TPS in Kingborough, as detailed in section 3.8 of this report. The overlay has informed the application of the LCZ to a certain extent; however, contrary to what the representations suggest, the LCZ has been proposed in some established residential areas where the Scenic Protection Overlay is unable to be used to protect landscape values, and not simply to align the area of LCZ with the overlay. To clarify, the zoning as applied in the draft LPS aims to address a deficiency in the overlay mapping in some areas of the municipality, though not in all areas.</p>
Recommendation to TPC	Change the zoning of part 540 Leslie Road (CT 147078/2) to RLZ B and retain LCZ for the balance or change to RLZ D. The alignment of the split zoning requires discussion with the representor and the TPC at the public hearings.
Effect of recommendation on the draft LPS as a whole	The change requires a modification to the zone mapping. There are no broader implications for the draft LPS; however, the change may need to have regard to the adjoining zone application and may need to include a split zoning to ensure the zoning is consistent and aligned with those adjoining it.

Figure 53 - 540 Leslie Road, Leslie Vale, where the Rural Living Zone B (the preference is for a split zoning with the LCZ) is proposed by Council as an alternative to the LCZ across the entire site.



Representation	430, 436, 500, 501 and 517
Matters raised in representation	The representations oppose the application of the LCZ in the vicinity of Wolfes Road, Neika, and suggest the application of the RLZ B instead. Concerns have been raised regarding the potential impact on property value and the ability to secure loans or insurance under the proposed zoning.
Planning Authority response	While property values and financial implications are acknowledged concerns, they are not planning considerations. Notwithstanding, Council has reviewed the zonings in this location and recommends the application of the RLZ D, consistent with the broader zoning approach in the area. The RLZ D aligns with RLZ 1, RLZ 2, and RLZ 3 of the State Government's LPS Guidelines and supports SRD 1.3 (c) of STRLUS, which focuses on the consolidation of existing rural living settlements. The consideration of a lower category within the RLZ can be pursued through a separate rezoning application, as it requires additional strategic work and a more detailed consideration under the STRLUS settlement strategies and consultation with surrounding landowners.
Recommendation to TPC	Apply the RLZ D to 10 and 40 Wolfes Road, Neika generally in accordance with Figure 44. The exact alignment of the split with the LCZ requires discussion with the representors and the TPC at the public hearings. Council would also be open to consider the RLZ D for the entire 60 Jindalee Drive. Also refer to the recommendation made for 60 Jindalee Drive in section 2.13 of this report.
Effect of recommendation on the draft LPS as a whole	Requires a modification to the zone mapping and must be considered having regard to the recommendation of 60 Jindalee Drive in section 2.13 of this report.

Figure 54 - Part of 60 Jindalee Drive and 10, 40 and 209 Wolfes Road as well as 1141 Huon Road, Neika where Council is proposing the application on the Rural Living Zone D as an alternative to the Rural Zone and Landscape Conservation Zone.

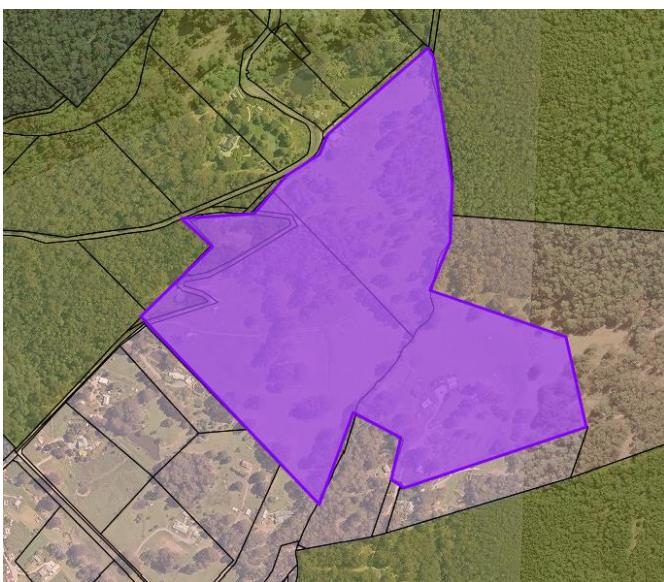
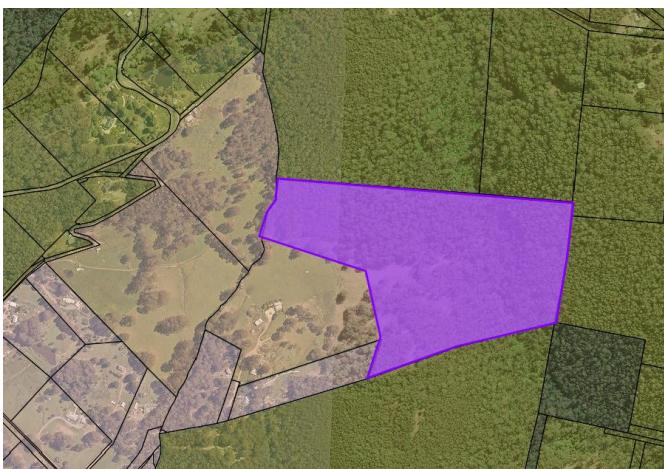


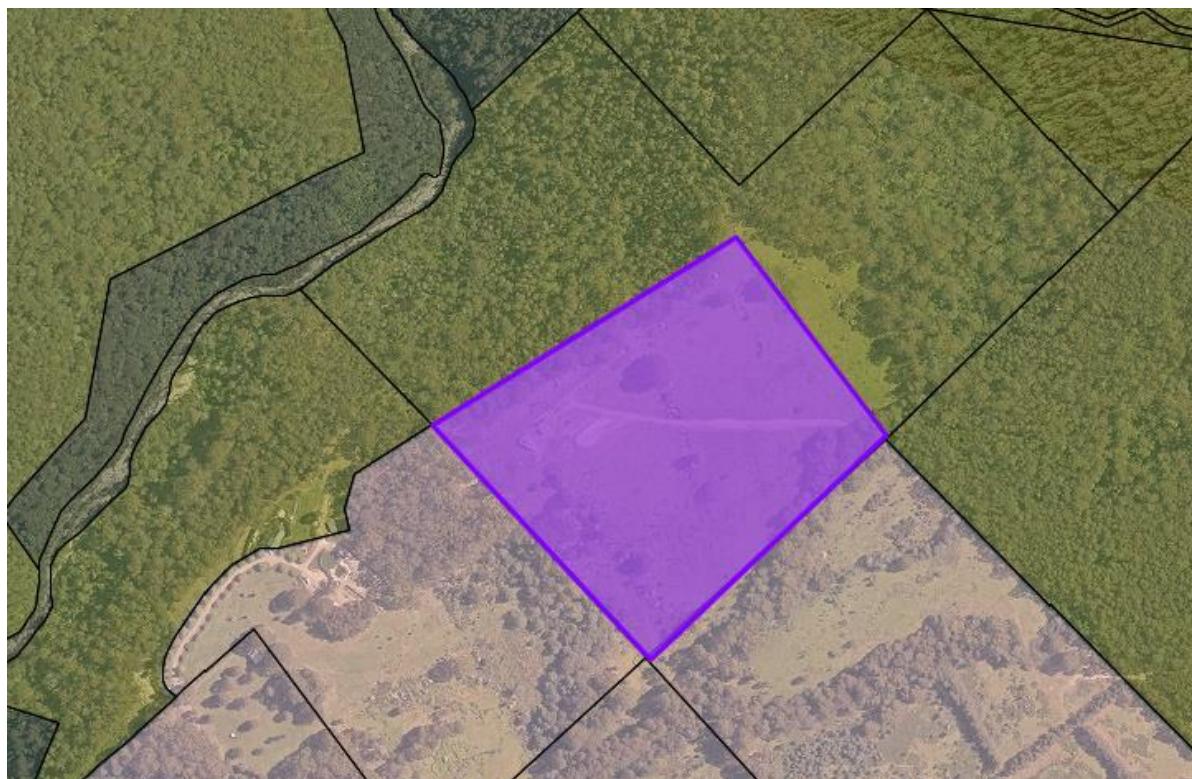
Figure 55 - Part of 60 Jindalee Drive, Neika where Council is proposing the application of the Landscape Conservation Zone as an alternative to the Rural Zone (the alignment of the split zoning requires discussion with the representor). Council would also be open to consider the RLZ D for the entire 60 Jindalee Drive.



Representation	430, 451
Matters raised in representation	The representation opposes the application of the LCZ to 1328 Huon Road, Neika, expressing concerns about the potential impact on property value and the ability to secure loans or insurance.
Planning Authority response	While property values and financial implications are acknowledged concerns, they are not planning considerations. Notwithstanding, Council has reviewed the zonings in this location and recommends the application of a split zoning between the RLZ D and Landscape Conservation Zone, consistent with the broader application of the RLZ D in the locality. The application of the RLZ D meets RLZ 1, RLZ 2 and RLZ 3 of the State Government's LPS Guidelines and aligns with SRD 1.3(c) of STRLUS, which promotes the consolidation of existing rural living settlements. The split zoning configuration will require discussion with the representor and the TPC at the public hearings.
Recommendation to TPC	Apply a split zoning of RLZ D and the LCZ to 1328 Huon Road, Neika. The split zoning configuration will require discussion with the representor and the TPC at the public hearings.

Effect of recommendation on the draft LPS as a whole	<p>The change requires a modification to the zone mapping. There are no broader implications for the draft LPS.</p> <p>It should be noted that there are many similar situations in the municipality where a split zoning configuration as proposed above can be applied. Even though not all of them are highlighted in this report, the intent would be discussed with the representors and the TPC at the public hearings to determine a suitable alignment.</p>
---	---

Figure 56 - 1328 Huon Road, Neika where Council is proposing a split between the RLZ D and the LCZ as an alternative to the LCZ across the entire property. There are many more examples of this in the municipality that require discussion with the representors and the TPC at the hearing to determine an appropriate alignment of the split zoning.



Representation	174
Matters raised in representation	Request the application of the LDRZ as an alternative to the LCZ at 35 Beach Road, Snug.
Planning Authority response	The lot is subject to several overlays, including the Waterway and Coastal Protection Area, Coastal Refugia, Coastal Erosion Area, Coastal Inundation Area and Flood Prone Area, which limits the potential future use of the land for residential purposes. The application of the LDRZ would therefore be inconsistent with LDRZ 1(c) of the State Government's LPS Guidelines. Council would be open to discussing other alternative zoning options with the representor and the TPC at the public hearings, taking into account the hazard mapping of the land.
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

Representation	423
Matters raised in representation	TasNetworks is seeking the application of the Utilities Zone (UZ) as an alternative to the LCZ at the Albion Heights Communications Site (CT13783/1) and several Electricity Transmission Corridors in the municipality.
Planning Authority response	The land is currently zoned Environmental Living under the Kingborough Interim Planning Scheme 2015, and the LCZ has been applied in the draft LPS to reflect the broader strategic application of that zone within the locality. The State Government's LPS Guidelines do not require the UZ to be applied to sites containing minor infrastructure, as such uses are accommodated within the provisions of other zones. However, where infrastructure is of major importance, Council agrees that the UZ may be more appropriate. In such cases, Council would also review the application of the Biodiversity Overlay and Scenic Protection Overlay. These matters warrant further discussion with TasNetworks and the TPC during the public hearings.
Recommendation to TPC	The representation requires further discussion at the public hearings and as such no change is recommended in this report.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	537
Matters raised in representation	The representor requests the application of the GRZ as an alternative to the LCZ at 24 Browns Road, Kingston. It is noted there is a current planning scheme amendment application (PSA-2020-3) with Council for consideration. The proposed rezoning aligns with strategic objectives to increase residential density around Central Kingston in an area that is adjacent to the Urban Growth Boundary.
Planning Authority response	The proposal requires an amendment to the UGB or consideration of SRD 2.12 of STRLUS. While there is in principle support for an urban-type zoning in the location, the proposal is best addressed through the separate planning scheme amendment process currently underway. The application is currently on hold pending a response from the applicant to information requests.
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	385
Matters raised in representation	<p>The representation opposes the application of the LCZ at 105 Maddocks Road, Kingston, on the grounds that it does not align with the property's existing characteristics or intended land use potential. Key points raised include:</p> <p>There is a Private Timber Reserve (PTR) on the property, which the representor argues is at odds with the conservation objectives of the Landscape Conservation Zone. In addition, approximately 30 hectares of unlogged forest are identified as having commercial timber value, particularly in light of tightening restrictions on harvesting from State-managed forests.</p> <p>The representor also highlights recent land improvements, specifically the approved importation of a significant volume of soil under DA-2021-668. This effort was undertaken to address a subsoil hard pan and improve pasture quality, enabling future productive uses such as grazing or cropping.</p> <p>It is argued that the LCZ would unnecessarily limit these land use opportunities, despite the property's demonstrated potential for productive rural activities. The representor contends that an alternative zoning more aligned with the site's rural and productive characteristics would be more appropriate.</p>

Planning Authority response	<p>The land is currently zoned Environmental Living under the KIPS2015, and Council considers that the application of the LCZ is consistent with the strategic intent and justification outlined in the LPS supporting document.</p> <p>Forestry operations within a declared Private Timber Reserve (PTR) are exempt from the LUPAA and the Planning Scheme. As such, the underlying zoning does not affect these activities. However, any use or development other than exempt forestry operations remains subject to the relevant zone provisions. While the PTR status reflects a forestry use, it does not determine the appropriate zoning. The zoning must reflect the broader characteristics and values of the land, ensuring that future development is appropriately assessed under LUPAA and the Scheme.</p> <p>Notwithstanding the above, Council acknowledges the concerns raised and is open to discussing them further with the representor at the public hearings. Council is also willing to explore alternative zoning options, including the potential for split zoning where this would better align with the broader zoning pattern and planning objectives for the locality.</p>
Recommendation to TPC	<p>No change is recommended to the LCZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.</p>
Effect of recommendation on the draft LPS as a whole	<p>Nil.</p>
Representation	<p>242</p>
Matters raised in representation	<p>The representation opposes the application of the LCZ at 344 Coningham Road, arguing that it is inconsistent with the State Government's LPS Guidelines. The property contains buildings formerly associated with Camp Coningham and is currently used for residential purposes. The owner wishes to retain the option of utilising the existing infrastructure in the future and is concerned that the proposed zone, with its limited range of uses, would restrict those possibilities. The representor also questions the justification for applying the proposed zone, noting that the site is in a coastal setting but is not visually prominent. Based on the site's characteristics and predominant land use, the representation recommends applying the RZ instead. A request is also made to remove the Priority Vegetation Area Overlay from areas of the property that have already been cleared.</p> <p>Additionally, the representation opposes the Kingborough Coastal Settlement SAP, stating that it is unfair, overly complex, difficult for the general public to understand, and does not align with the objectives set out in Schedule 1 of the LUPAA.</p>
Planning Authority response	<p>The land at 344 Coningham Road is currently zoned Environmental Living under KIPS2015. Council considers that the application of the Landscape Conservation Zone is consistent with the justification provided in the LPS supporting document and aligns with the State Government's LPS Guidelines. The land uses permitted under the LCZ are generally comparable to those available under the Environmental Living Zone. While it is acknowledged that the RZ could potentially meet the requirements of the State Government's LPS Guidelines, Council believes that the existing and historical land use of the site is more appropriately aligned with the LCZ. Additionally, the site is considered to contribute to broader landscape values, particularly in views from nearby waters.</p> <p>Concerns relating to the Priority Vegetation Area Overlay are addressed in section 3.2 of this report. It is also noted that the Coastal Settlement SAP does not apply to the property referenced in this representation. Council is open to discuss these matters further with the representor during the public hearings and where appropriate to consider alternative options.</p>
Recommendation to TPC	<p>No change is recommended to the LCZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.</p>
Effect of recommendation on the draft LPS as a whole	<p>Nil.</p>

Representation	504
Matters raised in representation	<p>The representation raises concerns regarding the split zoning of LCZ and LDRZ at 50 Rada Road, Kettering, and proposes that the LDRZ be applied to the entire property.</p> <p>It opposes the application of the Kingborough Coastal Settlement SAP on the grounds that it inaccurately characterises Kettering as a fishing village. The representation also expresses concern over bushfire risk and management, suggesting that the proposed planning framework places greater emphasis on conservation than on addressing bushfire hazards.</p>
Planning Authority response	<p>The property is currently subject to a split zoning of Environmental Living and LDRZ A under KIPS2015. This split zoning is the outcome of a previous 43a application which determined that the 60m contour was determined to be the most appropriate zone boundary at the time. Council acknowledges that there may be scope to reconsider the alignment of this split zoning; however, this would require further discussion with the representor and the TPC during the public hearings. Matters relating to bushfire risk are addressed in section 3.13 of this report. Council is also open to discussing the concerns raised regarding the zoning and the Kingborough Coastal Settlement SAP, and where appropriate, modifications could be considered to respond to those concerns. Further discussion on the SAP is provided in section 4.1 of this report.</p>
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representation. Further discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	197 and 198
Matters raised in representation	<p>The representation includes 820 individual letters addressing concerns about the zone and code application of approximately 729 properties, primarily those proposed to be zoned as Landscape Conservation. Matters in relation to the overlays are discussed in Part 3 and the general concerns in Part 5 of this report.</p> <p>The representation highlights that the LCZ should not serve as a direct replacement for the Environmental Living Zone. The Environmental Living Zone as applied under KIPS2015 covers a variety of land types and uses, including coastal areas that balance natural and landscape values with residential development, hobby farms, private timber reserves, and areas with cleared land. The challenge in transitioning from this zone to the TPS lies in accommodating these diverse land uses, which include small-scale rural activities, residential living and conservation areas.</p> <p>The representation provides a methodology for Council and the TPC to consider in applying zones under the TPS to properties currently in the Environmental Living Zone.</p>
Planning Authority response	<p>The zoning translations included in the 2024 draft LPS are complex and should not be seen as direct translations, particularly in relation to the LCZ. A key challenge is the absence of the Environmental Living Zone in the TPS, which has left several areas in Kingborough without a suitable zoning category that accurately reflects their existing character or land use. While Council stands by the rationale outlined in the LPS supporting document, it has taken public representations into account (including the 820 letters submitted as part of this submission) and proposes alternative zoning options where appropriate within this report, and there will also be opportunity to make further changes as part of the public hearing process. However, in many instances, a discussion is required with the representor and the TPC to consider a series of options, including but not limited to alternative zone and in some instances split zonings (where it avoids spot zonings) having regard to the broader zoning allocation in a specific area.</p> <p>Much of the concern surrounding the LCZ appears to stem from issues in the Huon Valley, where the transition from particularly the RLZ to LCZ created significant tension. However, Kingborough's situation is materially different, where the application of an environmental type zone has been extensive since the Kingborough Planning Scheme 2000 scheme came into effect in 2004. This long-standing application of environmental zoning reflects the municipality's scattered settlement pattern through some of the region's most scenic and environmentally sensitive landscapes, which presents unique zoning challenge where those areas are currently located in the Environmental Living Zone, but this zone will no longer exist. These challenges are compounded by the sometimes-conflicting matters that must be considered within the State</p>

	<p>Government's LPS Guidelines that could be interpreted in many ways. While Council appreciates the detailed submission made by the representor, not all matters raised in the submission can be addressed within this report. This report instead, provide Council's clear intention to be open to make changes to address concerns but often it is not very clear what the concern is.</p> <p>Apart from questioning the methodology applied in the draft LPS and raising concerns with the process, the representation does not clearly articulate specific concerns with the LCZ. The public hearings will offer the necessary forum to clarify those concerns, address any misconceptions, and explore additional zoning alternatives beyond those already provided in this report.</p> <p>While Council remains open to further discussions with the representors during the public hearings, it also seeks to clarify their connection to the properties referenced in the submission, as none of the identified properties appear to be registered in their names. It appears that the representation has been made in relation to many properties where the landowners are unaware of the submission. Clarifying this relationship is important to maintaining the transparency and integrity of the consultation process and will assist the TPC in its deliberations, particularly in determining whether re-advertising or direct notification to relevant landowners is required in the event of substantial modifications.</p> <p>The broader issues in relation to the LPS process itself is discussed in more detail under Part 5 of this report.</p>
Recommendation to TPC	<p>While many of the properties referenced in this representation have been offered an alternative zoning outcome in this report (as noted in several sections of this report), there remains a significant number of properties that could benefit from further discussion with the representor (and potentially the landowners that are not aware of the representation) and the TPC at the public hearings.</p>
Effect of recommendation on the draft LPS as a whole	<p>Nil.</p>
Representation	<p>430</p>
Matters raised in representation	<p>The representation references approximately 1,577 properties and seeks a review of the LCZ and provides alternative zoning options. This representation is driven by several issues:</p> <ul style="list-style-type: none"> • Many property owners are simply not aware of the process. • The changes proposed under the LCZ are substantial; property owners' ability to secure finance and insurance on competitive terms will likely be compromised, which is an unacceptable outcome; and • Kingborough Council has not demonstrated appropriate planning competence or integrity in this matter. <p>The representation argues that Council's emphasis has been overly concentrated on natural values, lacking balance with other relevant planning considerations, and the consultation process has been inadequate. Furthermore, it is requested that all affected property owners be contacted directly, invited to participate in the process, and given a genuine opportunity to confirm or challenge the zoning recommendations.</p>
Planning Authority response	<p>The transition to the TPS is a requirement mandated by the State Government, and Council has met all statutory obligations under the LUPAA in relation to the public exhibition process. In fact, the Council has exceeded these statutory requirements and further details on this matter can be found in section 1.5 as well as Part 5 of this report.</p> <p>The draft LPS aligns with the State Government's LPS Guidelines; however, it is acknowledged that there can be differing interpretations of how these Guidelines should be applied during the preparation of a draft LPS. The public exhibition process provides a platform to raise such concerns and propose alternative approaches for zoning translations.</p> <p>Although concerns about property values and financial impacts are recognised, these issues are outside the scope of land use planning considerations.</p> <p>Council would like to discuss the concerns about the LCZ with the representor at the hearings as it will provide an opportunity to explore the issues in greater depth, clarify any</p>

	<p>misunderstandings, and consider potential alternative zoning options beyond those outlined in the report.</p> <p>While Council remains open to discuss the properties within the representation at the hearings, it is also important to clarify the connection as it appears that the representation mentions many properties without the knowledge of their owners. Establishing this relationship is essential to upholding the transparency and integrity of the consultation process and will aid the TPC in its decision-making, particularly in determining whether re-advertising or direct notification to affected landowners is warranted in the case of significant changes.</p>
Recommendation to TPC	While many of the properties referenced in this representation have been offered an alternative zoning outcome in this report (and noted in several sections of this report), there remains a significant number of properties that will benefit from further discussion with the representor (and potentially the landowners that are not aware of the representation) and the TPC at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	411
Matters raised in representation	<p>The current Environmental Living Zone treats timber production as a prohibited activity, but under the SPPs, timber production would be classified as No Permit Required in the RZ and as a Discretionary activity in the LCZ. This shift is expected to enhance landowners' ability to engage in timber-related activities, including small-scale or selective harvesting for uses like firewood or value-adding processes. This is particularly relevant in the undulating, near-coastal landscapes that are well-suited to such uses and would help address issues with existing Private Timber Reserves (PTRs) currently located in the Environmental Living Zone. It may even encourage more landowners to apply for PTR status, supported by the Forest Practices system.</p> <p>The Forest Practices system operates in parallel with the LUPAA planning framework and aims to ensure consistent regulatory outcomes. It is designed to coordinate with planning authorities on shared concerns such as road access, scenic values and biodiversity conservation.</p> <p>Despite this, the draft LPS proposes transitioning many PTR sites currently zoned Environmental Living to the LCZ, which appears inconsistent with the Supporting Report's stated policy of zoning commercial forestry land as Rural. While the LCZ does allow for native forest harvesting, this zoning could restrict the productive use of plantations already present on some PTR lands.</p> <p>A key concern with applying the LCZ to titles that include both native forest and cleared pasture is the restriction it places on establishing new plantations, even on existing cleared land. In situations where pastureland is unproductive or reforestation is desirable, the inability to plant new trees under this zoning becomes a limitation. Although the zone doesn't block the use of Forest Practices Plans for clearing native forest for agriculture, it does close off the option to reforest degraded or underused pastureland through plantation development, potentially hindering practical and ecologically beneficial land use options.</p>
Planning Authority response	<p>Council acknowledges that there is an error in the LPS supporting document and confirms that land containing PTRs has indeed been included within areas proposed for the LCZ. It is important to clarify that forestry operations within a declared PTR are exempt from the LUPAA and the planning scheme, meaning the underlying zoning does not affect forestry activities. However, any other use or development within a PTR remains subject to the provisions of the relevant zone, since PTR status does not determine zoning and does not override the broader planning framework.</p> <p>PTRs are not permanent designations and can be removed at the landowner's discretion. For this reason, zoning must reflect the broader strategic intent and land use characteristics of an area, rather than be based solely on the presence of a PTR.</p> <p>Applying zoning on this basis ensures consistency and avoids "spot" zoning practices intended to address site-specific circumstances. This approach helps maintain the integrity of the planning scheme and supports balanced, long-term land use planning.</p> <p>Despite Council's position on the matter, we are open to further discussing these concerns with the representor and the TPC at the upcoming hearings.</p>

Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representation. Further discussion is welcomed with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	26, 446 and 503
Matters raised in representation	The representations indicate support for the application of the LCZ on Bruny Island. Some also raise concerns about other aspects of the draft LPS, which are addressed separately in the relevant sections of this report.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	441, 529 and 573
Matters raised in representation	The representations oppose the LCZ on Bruny Island but are not directly impacted by the zone application or no address provided.
Planning Authority response	Council will consider the concerns regarding the LCZ in a broader context, while also taking into account the specific sites raised in other related representations. Nonetheless, Council remains open to discussing these concerns directly with representors during the public hearings.
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	218, 277, 282, 377, 378 and 607
Matters raised in representation	The representations include requests to apply the RZ as an alternative to the LCZ on Bruny Island. Some also propose a reconfiguration of the split zoning between the RZ and the LCZ.
Planning Authority response	<p>The land is currently zoned Rural Resource under the KIPS2015. The proposed application of the LCZ is consistent with the broader justification outlined in the LPS supporting document and aligns with the State Government's LPS Guidelines.</p> <p>Council is open to discussing the concerns raised by representors, including the possibility of introducing or revising a split zoning arrangement between the LCZ and the RZ.</p> <p>Alternatively, applying the RZ in combination with the Bruny Island SAP may also be considered, as this would provide a more direct translation from the existing KIPS2015 zoning. The proposed application of the RZ also satisfies RZ 1, RZ 2 and RZ 3 of the State Government's LPS Guidelines. However, this requires further discussion with the TPC about the broad zoning application and SAP provisions on Bruny Island.</p>
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representations. Further discussion is welcomed with the representors at the public hearings.

Effect of recommendation on the draft LPS as a whole	Nil.
Representation	179, 236 and 561
Matters raised in representation	The representations raise concerns about the application of the LCZ on Bruny Island, suggesting that the zone's controls are overly restrictive. Representors are concerned that the zoning may negatively impact property values, the ability to obtain loans and insurance, and may limit future use or development potential of the land.
Planning Authority response	The land is currently zoned Rural Resource under the KIPS2015. The proposed application of the LCZ is consistent with the broader justification outlined in the LPS supporting document and complies with the State Government's LPS Guidelines. Council would like to discuss the concerns raised by representors in more detail and, where appropriate, consider alternative zoning options to address those concerns. One such alternative is the application of the RZ in conjunction with the Bruny Island SAP, which would result in a direct translation from the current KIPS2015 zoning. The application of the RZ also satisfies the relevant criteria of RZ 1, RZ 2 and RZ 3 in the State Government's LPS Guidelines.
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representations. Further discussion is required with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	230
Matters raised in representation	The representation objects to the application of the LCZ to their property at 911 Coolangatta Road, Lunawanna, citing its long history of agricultural use. It outlines future plans for the property all of which they believe are inconsistent with the restrictions of the proposed zone. It argues that while the land may have some landscape values, these are minimal given the property's limited visibility and are outweighed by its past, present and intended agricultural and commercial use. The representor believes the RZ would be more appropriate, aligning with the zoning of neighbouring properties.
Planning Authority response	The land is currently zoned ELZ under the KIPS2015. The proposed application of the LCZ is consistent with the broader justification set out in the LPS supporting document and aligns with the State Government's LPS Guidelines. Council would like to discuss the representors' concerns in more detail at the public hearings and consider alternative zoning options including the application of the RZ, in conjunction with the Bruny Island SAP. This alternative zoning also meets the criteria RZ 1, RZ 2, and RZ 3 of the State Government's LPS Guidelines.
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representations. Further discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	22
Matters raised in representation	The representation requests the RZ be applied to 303 Lighthouse Road, South Bruny, instead of the proposed LCZ. It argues that the existing Part 5 Agreement on the property, which provides for vegetation protection, makes the additional controls of the LCZ unnecessary.
Planning Authority response	While it is acknowledged that there are broader landscape values worth protecting, the shift from the RRZ under KIPS2015 to the LCZ represents a significant change. The application of the RZ is considered a suitable alternative, particularly when applied in conjunction with the Bruny Island SAP. This approach would remain consistent with the justification outlined in the

	<p>LPS supporting report and would meet the requirements of RZ 1, RZ 2 and RZ 3 of the State Government's LPS Guidelines.</p> <p>Although the property is subject to a Part 5 Agreement aimed at protecting natural values, this should not be the determining factor for zoning. While there may be some overlap between natural and landscape values, using site-specific mechanisms like Part 5 Agreements to inform zoning decisions could lead to inconsistent outcomes or spot zoning.</p> <p>A discussion with the representor and the TPC at the hearings is necessary to consider not only the site-specific zoning issues but also the broader zoning pattern in the surrounding area and how it will interact with the proposed Bruny Island SAP.</p>
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representations. Further discussion is welcomed with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	347
Matters raised in representation	The representation requests that 17 Lockleys Road, Adventure Bay, be zoned RLZ or LDRZ as an alternative to the proposed LCZ. It argues that the current zoning proposal does not align with the State Government's LPS Guidelines and fails to reflect the property's existing land use.
Planning Authority response	The land is subject to a range of significant hazards, which are recognised through various planning scheme overlays, including but not limited to the Coastal Erosion, Coastal Inundation, and Flood Prone Areas. In addition to these hazards, the site also contains important natural values, which are discussed further in section 4.4 of this report under the Bruny Island SAP. Given the extent of these constraints, development potential on the site is highly limited, and any proposal for an alternative zoning would be more appropriately addressed through a separate planning scheme amendment that can fully consider and respond to these site-specific challenges.
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	425
Matters raised in representation	The representation opposes the proposed zoning and overlay applied to the property at 243 Lighthouse Road, Lunawanna. The current proposal in the draft LPS includes a mix of the RZ, LCZ, and areas split between the AZ and the LCZ. The representation indicates that the fragmented approach does not reflect the property's integrated use and undermines both existing operations and future plans. It states that the inconsistent zoning across the titles threatens the viability of established mixed farming enterprises, limits opportunities for farm tourism, and restricts the development of necessary worker accommodation. These uses are critical to the property's sustainable management and ongoing contribution to the local economy. It requests the application of a consistent zoning across the entire property that supports continued agricultural use and aligns with future plans.
Planning Authority response	Council would like to discuss the concerns with the representor and is open to changes to address concerns, having regard to the current zoning under KIPS2015 and the State Government's LPS Guidelines.
Recommendation to TPC	No change is recommended to the LCZ in this report as a result of the representations. Further discussion is welcomed with the representor at the public hearings.
Effect of recommendation	Nil.

on the draft LPS as a whole	
Representation	<p>The representations below require further discussion with the representors to better understand concerns, explore alternative zoning options and where appropriate clarify any misconceptions about the LCZ in general.</p> <p>4, 27, 35, 55, 68, 77, 78, 91, 92, 96, 98, 107, 112, 114, 122, 132, 145, 155, 158, 160, 164, 166, 198, 201, 202, 235, 246, 256, 257, 260, 270, 282, 292, 293, 307, 312, 323, 324, 325, 332, 341, 349, 357, 371, 381, 383, 388, 391, 394, 401, 407, 430, 433, 445, 452, 454, 456, 457, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 472, 473, 474, 475, 477, 478, 479, 480, 481, 482, 483, 484, 481, 485, 486, 487, 489, 490, 492, 493, 498, 505, 506, 509, 551, 554, 556, 563, 567, 572, 576, 601, 614, 615, and 617</p> <p>The representations below relate to Bruny Island and further discussion is required with the representors and the Bruny Island community to better understand their concerns, explore alternative zoning options and where appropriate clarify any misconceptions. Alternative zoning options are available in some areas; however, it requires consideration of the broader zoning allocation and the proposed Bruny Island SAP.</p> <p>58, 62, 138, 147, 198, 214, 280, 291, 302, 327, 356, 365, 412, 414, 426, 427, 430, 526, 530 and 581</p>
Matters raised in representation	<p>The representations oppose the application of the LCZ across various locations in Kingborough, raising a wide range of concerns.</p> <ul style="list-style-type: none"> • A common view among representors is that the zone does not align with the State Government's LPS Guidelines and that land previously zoned Environmental Living under KIPS2015 should not be automatically translated to the LCZ. • Many also express dissatisfactions with the drafting and exhibition processes. • Several representations argue that the LCZ is not an evidence-based zone and consider its application to be inappropriate. • Concerns are also raised that existing land use and subdivision patterns in some areas are more consistent with other zones, and that the proposed zoning does not reflect previous planning decisions or the prevailing character of the area. • Additional objections relate to the restrictive nature of the LCZ, particularly its impact on the ability to continue or expand existing land uses. • A number of representors raise concerns about potential impacts on property values and suggest the zone may hinder the ability to obtain finance or insurance. • Uncertainty is also expressed about the ability to replace dwellings lost to fire, or to undertake extensions and improvements to existing buildings. • Some representations note concern that the Scenic Protection Overlay was used to justify the application of the LCZ, even though it only applies to land above the 100-metre contour. • There is also opposition to the Scenic Protection Overlay itself, with some suggesting that, when combined with the Biodiversity Overlay and another alternative zone, it could achieve comparable outcomes to the LCZ but with fewer constraints. • Calls have also been made for a review of the Priority Vegetation Area Overlay (and the Natural Values Overlay in the proposed Bruny Island SAP), which some claim has been applied too broadly and used as justification for the zone. • Further concerns include the Kingborough Biodiversity Offset Policy, bushfire risk management within the zone, and perceptions that the zone discourages necessary vegetation clearance in areas of high bushfire risk. • Some representations argue that existing Part 5 Agreements, including covenants and designated building areas, already provide adequate environmental protections. • It is also suggested that where Private Timber Reserves exist, the Rural Zone (RZ) should be applied instead.
Planning Authority response	<p>Council acknowledges the opposition to the LCZ and will use this report alongside the public hearings to address misconceptions and explore alternative options. Discussions with the above representors are necessary to work through the issues raised and, where appropriate, identify workable solutions. It is important to note that many of the zoning outcomes will need to align with broader strategic and zoning considerations. In many cases, the properties identified in these representations either do not meet the LPS Guidelines for an alternative zone or require further discussion to explore a range of options, including alternative zonings for specific lots or broader areas, as well as potential split zonings.</p> <p>In the case of Bruny Island, clarification is required from the Tasmanian Planning Commission on whether there is sufficient merit to proceed with the proposed SAP, which presents an</p>

	<p>opportunity to consider a range of zoning options; given that much of the zoning on the island has been directed by the Commission, Council considers it important to engage further with representors and the broader Bruny Island community during the hearings.</p> <p>To support these discussions, Council provides the following advice in response to the issues raised in the representations.</p> <ul style="list-style-type: none"> • Uses and developments that are already established will continue to exist under the LCZ. To clarify, existing lawful uses will be able to continue in line with clause 7.2 of the General Provisions of the Planning Scheme. • Expansions of existing uses and developments will generally require a development application (DA), similar to the current situation under KIPS2015, unless it is a use or development that does not require a permit under the zone provisions or is exempt under Part 4 of the TPS. • Section 12 of LUPAA allows for the reconstruction of lawful dwellings that have not been intentionally destroyed or damaged. • While concerns about property values and financial impacts are understood, they are not generally planning considerations unless the LUPAA expressly requires them to be considered, for example, in relation to particular purpose zones where economic impacts may be relevant • Consideration can be given to applying an alternative zone combination with the Natural Assets Code or Scenic Protection Code. However, the Natural Assets Code does not apply to use, and the Scenic Protection Overlay is limited to land above the 100m elevation, excluding many of Kingborough's most scenic areas. • The Scenic Protection Overlay is subject to transitional provisions and will be reviewed after the implementation of the TPS in Kingborough (refer to a more detailed discussion in section 3.8 of this report). The overlay has informed the application of the LCZ to a certain extent; however, contrary to what most representations suggest, the LCZ has been proposed in some established residential areas where the Scenic Overlay is unable to be used to protect landscape values, and not simply to align the area of LCZ with the overlay. To clarify, the zoning as applied in the draft LPS aims to address a deficiency in the overlay mapping in some areas of the municipality, though not in all areas. • The Priority Vegetation Area Overlay identifies and safeguards significant native vegetation and habitats under state legislation, acting as a trigger for closer planning assessment to determine whether priority vegetation is present and requires assessment under the Code, rather than automatically requiring detailed Natural Values Assessment reports. The overlay serves as a tool for planning officers to examine sites in more detail during pre-lodgement discussions or as part of development application assessments. It is important to note that even if an area is mapped as potentially containing priority vegetation, a Natural Values Assessment may not always be needed for a development application. Council has reviewed the representations where requests have been made to modify the overlay, and this is discussed in more detail under section 3.7 of this report. While the presence of priority vegetation may contribute to landscape values, the State Government's Guidelines focus more broadly on the protection of landscape values, and zone mapping should not rely solely on the presence of priority vegetation. • The Natural Values Overlay on Bruny Island provides a replacement for parts of the Natural Assets Code and extends beyond the mapped priority vegetation communities on the island to include sites of geoconservation significance (refer to section 4.4 of this report for a detailed discussion). Like the Priority Vegetation Area Overlay that applies elsewhere in the municipality, the Natural Values Overlay in the Bruny Island SAP acts as a trigger for closer planning assessment rather than automatically requiring detailed Natural Values Assessment reports. It serves as a tool for planning officers to examine sites in more detail during pre-lodgement discussions or as part of development application assessments. Even if an area is mapped as potentially containing natural values, a Natural Values Assessment may not always be required for a development application. Council has reviewed the representations where requests have been made to modify the Natural Values Overlay on Bruny Island; however, as with all other relevant matters on Bruny, Council and the TPC will use the public hearing process to consider the zoning application and SAP in more detail through broader discussion with the Bruny Island community as part of that process. • The Bushfire Prone Area Overlay operates independently of zoning but triggers additional assessment requirements where development is proposed, unless the proposal is exempt; if the land falls within the overlay, the provisions of the Bushfire-Prone Areas Code apply but it is limited to subdivision and vulnerable uses. This is discussed in more detail in section 3.13 of this report. • The TPS allows for the application of biodiversity offsets, and this is not related to the LCZ. The main difference between the current planning scheme and the TPS is that, because the TPS provisions apply statewide, zones will not reference local policies such as the
--	---

	<p>Kingborough Biodiversity Offset Policy. However, the TPS does allow for Specific Area Plans to reference local policies where appropriate. The Kingborough Biodiversity Offset Policy does not prevent the removal of priority vegetation; rather, it guides the offset process at an administrative level to ensure that offsets avoid a net loss of biodiversity and are implemented transparently and consistently. If there are concerns about the policy itself, these should be addressed through a future review of the policy, which is a matter for Council, not the TPC unless the policy is directly referenced in the planning scheme.</p> <ul style="list-style-type: none"> • In response to representations suggesting that Part 5 Agreements, including covenants and designated building areas, already provide appropriate environmental safeguards, Council advises that the main purpose of the LCZ is not environmental protection but the protection of landscape values, which may include areas of environmental significance. The underlying zoning has no effect on the operation of these agreements, building areas or covenants. The purpose of the zoning application including, but not limited to, the LCZ, is to avoid site-specific “spot” zoning and to support consistent, broadscale strategic planning. • Forestry operations within a declared Private Timber Reserve (PTR) are exempt from LUPAA and the Scheme. As such, the underlying zoning does not affect this use. However, other uses and developments within a PTR remain subject to the relevant zone provisions. Since a PTR can be developed for purposes other than forestry, its status does not dictate the underlying zone. This ensures that any development subject to LUPAA and the Scheme is based on the land’s characteristics and the zoning, rather than the PTR status.
Recommendation to TPC	<p>No change is recommended to the LCZ in this report as a result of the representations. However, Council would be open to considering further changes to the LCZ as part of the hearing process, particularly having regard to:</p> <ul style="list-style-type: none"> • discussion with representors about their concerns in relation to the LCZ; • consideration of the LPS Guidelines, STRLUS and State Policy; • consideration of the zoning under KIPS2015 (aiming to achieve a similar outcome under the TPS); • consideration of broader zoning application in an area; • the possibility of split zonings in some areas, with the intention being to avoid situations where split zoning will result in spot zonings (noting that it may not always be possible to avoid spot zonings); and • any other directions provided by the TPC as part of the hearing process.
Effect of recommendation on the draft LPS as a whole	Nil.

2.16 Section 23.0 Environmental Management Zone (EMZ)

The EMZ under the TPS is similar to the EMZ in the KIPS2015. The justification for this zoning is outlined in section 2.2.16 of the LPS supporting document, which includes a statement of compliance with the State Government’s LPS Guidelines.

Table 12 - Summary of representations in relation to the EMZ with Council officer’s comments and recommendations

Representation	459
Matters raised in representation	Natural Resources and Environment Tasmania (NRE Tas) supports the approach of zoning land within Tasmania’s reserved land estate as Environmental Management. In particular, the proposed EMZ of site PID 5784748 on Waterworth Road, Margate (Crown land managed by NRE Tas’s Property Services) is supported as an appropriate and consistent application of this methodology.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the EMZ in this report as a result of the representation.
Effect of recommendation	Nil.

on the draft LPS as a whole	
Representation	67
Matters raised in representation	The representation opposes the application of the EMZ at Lot 1 Waterworth Drive, Margate (PID 5784748). It suggests that the Light Industrial Zone (LIZ) would be more appropriate for the property.
Planning Authority response	<p>The land is owned by NRE TAS and is classified as a recreation reserve. The current LIZ under KIPS2015 is deemed inappropriate, as the land is not intended for industrial use. Its primary purpose is to provide protection, conservation and management of environmental values, which aligns with the objectives of the EMZ.</p> <p>While the land is currently protected by the Biodiversity Protection Area overlay in KIPS2015, which highlights its ecological values, this protection would not be afforded under the TPS if zoned LIZ. The proposed zoning meets EMZ 1 of the State Government's LPS Guidelines, as it is public land with the primary aim of protecting and conserving its significant environmental and ecological values.</p>
Recommendation to TPC	No change is recommended to the EMZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	136 and 403
Matters raised in representation	<p>The representation supports the zoning of the beachside bushland area of Taroona Park next to Taroona Beach as Environmental Management, a change from its previous zoning as Recreation under KIPS2015.</p> <p>However, there is concern about the extent and boundaries of the amended Recreation Zone, particularly the area with large remnant eucalypts south of the Taroona Tennis Club, which are important for biodiversity. The representation recommends that the Environmental Management Zone be extended to better protect these trees and prevent the expansion of built recreational facilities in the area.</p>
Planning Authority response	The application of the EMZ and Recreation Zone is consistent with the State Government's LPS Guidelines. However, a reconfiguration of the split zoning may be considered, but this would require further discussion with the representor and the TPC during the public hearings.
Recommendation to TPC	No change is recommended to the EMZ in this report as a result of the representation. Further discussion is required with the representors.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	142, 143, 208 and 289
Matters raised in representation	The representations oppose the application of the EMZ at 41 Alfreds Garden, Kingston. The property was acquired with the intention of developing residential independent living units, situated next to the Pinnacle residential aged care facility at 67 Village Drive. A development application has already been submitted under the current IRZ and Kingston Green SAP. The representations claim that the draft LPS would conflict with these development plans and request the removal of the Kingston Southern Gateway SAP.
Planning Authority response	As per the requirements of LUPAA, the application will be assessed under the planning scheme in which it was lodged and deemed valid. Consequently, the application will be assessed against the provisions of the IRZ in conjunction with the Kingston Green SAP of KIPS2015.

	Regardless of the above, Council is open to the possibility of realigning the boundary between the EMZ and the IRZ. However, this will be contingent on the outcome of the development application assessment and will require further discussion with the representors and the TPC during the public hearings.
Recommendation to TPC	No change is recommended to the EMZ in this report as a result of the representation. Further discussion is required with the representors.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	415
Matters raised in representation	<p>The representation opposes the application of the EMZ to the portion of land occupied by the Antarctic Division headquarters in Kingston. The main argument against this change is that it is not supported by strategic planning documents, contradicts the current land use, and does not align with the objectives outlined in the LUPAA. Additionally, the rezoning would significantly limit the landowner's ability to expand or alter existing operations. The representation argues that the EMZ does not reflect the intended future commercial use of the area.</p> <p>The representation also criticises the Kingston Southern Gateway SAP, indicating that it does not meet the statutory criteria for inclusion in the draft LPS. The SAP, which aims to protect remnant vegetation and improve landscaping along the Channel Highway, is considered to lack the unique environmental, social, economic or spatial qualities required for its application. The provisions of the SAP, such as restrictions on development and the need for offsets when vegetation is impacted, are viewed as overly restrictive. Furthermore, the SAP's broad definition of "prominent trees", which may extend beyond the designated area, is said to create uncertainty in assessing environmental values.</p>
Planning Authority response	<p>The area of land to the rear of the Australian Antarctic Division, proposed to be zoned as EMZ, contains approximately 4 hectares of <i>Eucalyptus ovata</i> forest. This forest is a threatened vegetation community, listed as endangered under State legislation and critically endangered under Commonwealth legislation. It also provides habitat for the critically endangered swift parrot. This vegetation is part of a larger patch of over 10 hectares of threatened vegetation, extending into Kingston Green to the east.</p> <p>Under the Code Application Guidelines, the Priority Vegetation Provisions in the Natural Assets Code cannot be applied within the Commercial Zone. This marks a significant departure from the protection that the vegetation received under both KIPS2015 and KPS2000. While existing use rights would remain as per current approvals, the proposed split zoning would ensure that the significant natural values of the site are protected. Leaving the area zoned Commercial would result in the potential loss of over 4 hectares of some of the highest priority remnant vegetation in Kingston, which would be inconsistent with current requirements and those on the adjacent Kingston Green site. The land will also be subject to the proposed Kingston Southern Gateway SAP, which will allow for research and development activities linked to the Antarctic Division. The Council is open to discussing concerns and potential alternatives with the representor at the public hearings.</p>
Recommendation to TPC	No change is recommended to the EMZ in this report as a result of the representation. Further discussion is required with the representor.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	396, 532 and 516
Matters raised in representation	The representations oppose the application of the EMZ at 64a Channel Highway, Kingston. The zoning is seen as unfairly applied to a single property, with no similar zones in the surrounding area. The proposed zoning change would severely limit development options, which would decrease the property's value and negatively impact financial security. Additionally, the environmental restrictions appear inconsistent with those on neighbouring properties, and the inclusion of this land in the EMZ feels unjust given the area's development history and patterns.

	The representation requests that the EMZ and the Priority Vegetation Area Overlay be removed and replaced with the General Residential Zone, in line with the current zoning under KIPS2015.
Planning Authority response	A portion of the property north of the Southern Outlet, currently zoned Utilities under KIPS2015, is proposed to be rezoned as EMZ, aligning with the zoning to the east and west. The section of the property located south of the Southern Outlet will remain in the GRZ, consistent with the existing zoning under KIPS2015. The Priority Vegetation Area Overlay will only be applicable for applications that seek subdivision in the GRZ.
Recommendation to TPC	No change is recommended to the EMZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	362
Matters raised in representation	The representation raises concerns regarding the application of the EMZ to land located south of 200 Allens Rivulet Road. It suggests that OSZ zoning would be more appropriate for the land, as it aligns better with the zoning of the revegetated areas along PID 1656423 and 2708598.
Planning Authority response	Although the OSZ could be considered, the site contains important natural values, including riparian native vegetation providing potential habitat for threatened species. These values are more appropriately aligned with the application of the EMZ and are not characteristic of the land zoned POS further downstream. The EMZ is consistent with EMZ 1, EMZ 2, and EMZ 3 of the State Government's LPS Guidelines. Council expects that applying the EMZ will achieve outcomes similar to those sought in the representations and is keen to discuss this further with representors during the public hearings.
Recommendation to TPC	No change is recommended to the EMZ in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	245
Matters raised in representation	The representation opposes the extensive application of the EMZ to part of the lot at 1631 Channel Highway, Margate. It requests that the RZ be applied to the pasture portion of the site, while the EMZ should be limited to the wetlands and the Priority Vegetation Area.
Planning Authority response	The zoning application is a direct translation from KIPS2015. However, the Council is open to discussing a reconfiguration and/or split zoning with the representor and the TPC at the public hearings.
Recommendation to TPC	No change is recommended to the EMZ in this report as a result of the representation. Further discussion is required with the representor.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	527 and 558
Matters raised in representation	The representations request the application of the GRZ as an alternative to the EMZ at 12 Delmore Place, Margate.

Planning Authority response	A broader application of the GRZ in Margate can be considered. However, it should be noted that the land contains a wetland which is endangered under the <i>Environment Protection and Biodiversity Conservation Act</i> and is also within the Coastal Erosion Area and Waterway and Coastal Protection Area, which could potentially limit development in the manner typically allowed under the GRZ. The EMZ is a direct translation from KIPS2015; however, the Council would like to discuss the zoning of the remaining portion of the lot, which is not within the EMZ, with the representors at the public hearings.
Recommendation to TPC	No change is recommended to the EMZ in this report as a result of the representation. Further discussion is required with the representor.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	347
Matters raised in representation	The representation opposes the application of the EMZ at 17 Lockleys Road, Adventure Bay. It suggests that the zoning does not align with the State Government's LPS Guidelines due to the property's past underlying land use, which includes residential, rural, and other farming practices.
Planning Authority response	<p>A small sliver of land at 17 Lockleys Road along the waterfront is proposed to be zoned as EMZ, which appears to be a mapping error. The intention is to apply the LCZ to the entire parcel of land.</p> <p>The land is impacted by several hazards reflected in the planning scheme overlays, including Future Coastal Refugia, Waterway and Coastal Protection, Coastal Erosion, Coastal Inundation, and Flood Prone areas.</p> <p>Additionally, the land contains significant natural values, as detailed in the Bruny Island SAP discussion in Section 4.4 of this report. The potential for developing the land is very limited, and any zoning change beyond what is proposed in the draft LPS should be addressed through a separate planning scheme amendment that takes into account the significant constraints on the site in detail.</p>
Recommendation to TPC	Align the LCZ with the cadastre boundary of the lot.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	530
Matters raised in representation	The representation opposes the application of the EMZ at 585 Bruny Island Main Road (CT 484961/1). Regardless of any agricultural exemptions that may apply, the proposal sets a precedent that could jeopardise the long-term integrity of agricultural grazing land. This property is the largest private landholding on Bruny Island and one of the few remaining properties of commercial and productive scale. The viability of the agricultural enterprise is directly linked to future opportunities for employing local residents, continuing environmental projects, and making a meaningful contribution to Tasmanian produce achievements that Waterview Pastoral has taken great pride in.
Planning Authority response	The property is not proposed to be in the EMZ. However, the interactive zoning map's accuracy is influenced by the state's cadastral data. This can result in some parcels appearing to be located in multiple zones when, in reality, they are not.
Recommendation to TPC	No change is recommended to the EMZ in this report as a result of the representation.

Effect of recommendation on the draft LPS as a whole	Nil.
---	------

2.17 Section 24.0 Major Tourism Zone (MTZ)

The MTZ is a new zoning category for Kingborough and will be applied to the Pennicott Wilderness Journeys site at Adventure Bay, Bruny Island, in accordance with the State Government's LPS Guidelines. The justification for this zoning is detailed in section 2.2.17 of the LPS supporting document, which includes a statement of compliance with the State Government's LPS Guidelines.

Table 13 - Summary of representations in relation to the MTZ with Council officer's comments and recommendations

Representation	306
Matters raised in representation	The representation opposes the application of the MTZ at 1005 Adventure Bay Road, Bruny Island. It argues that the site is in an environmentally sensitive area and that the current ELZ adequately reflects this context. The existing tourism operation, Pennicott Wilderness Journeys, is successfully operating under the current zoning, and there is no demonstrated need for the broader provisions offered by the MTZ. Concerns are raised that the proposed zoning would enable significant expansion by current or future landowners, which could undermine the environmental values of the area and affect the balance of the local community. Additionally, the site is located at the end of a single-access road and within a high bushfire risk area, further limiting its suitability for large-scale tourism development. The representation suggests that if the MTZ is to be applied on Bruny Island, it should be limited to strategically appropriate sites, with provisions such as split zoning or additional controls under the Bruny Island SAP to manage scale and impact.
Planning Authority response	The application of the MTZ is consistent with the State Government's LPS Guidelines and reflects a direction provided by the TPC to apply the zoning. While Council's original draft LPS had proposed the Landscape Conservation Zone for this site, which includes existing tourism operations, the revised zoning responds to the Commission's feedback. Concerns raised in the representation can be addressed through the application of the Bruny Island SAP, which provides an opportunity to manage potential impacts. Council is open to further discussions with the representor, the landowner, the broader Bruny Island community and the TPC during the public hearings to ensure the zoning outcomes align with the existing business operations and community expectations.
Recommendation to TPC	No change is recommended to the MTZ in this report as a result of the representation. Further discussion is required with the representor, the tourist operator and broader Bruny Island Community during the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	441
Matters raised in representation	The representation indicated support for the application of the MTZ to 1005 Adventure Bay Road, Bruny Island. The representor believes the zoning is appropriate given the scale and nature of the existing Bruny Island Cruises operation, which attracts over 50,000 patrons annually and has been recognised as one of Tasmania's leading tourism businesses. The MTZ, as outlined in the SPPs, aligns with the current and historical use of the site and allows for uses such as Tourist Operation and Food Services, which are already occurring and consistent with the site's ongoing use. The representation also provides historical context for the site, highlighting its longstanding role in tourism through visitor accommodation, including camping, cabins, and communal facilities. Prior to the current ownership, the site accommodated up to 350 visitors per night during peak periods. This history, along with the existing scale of operations and the size of the site and its buildings, is presented as further justification for the MTZ.

Planning Authority response	The zone is consistent with the TPC's direction to apply the MTZ.
Recommendation to TPC	No change is recommended to the MTZ in this report as a result of the representation. Further discussion is required with the representor operator and broader Bruny Island Community during the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

2.18 Section 25.0 Port and Marine Zone (PMZ)

There are no representations in relation to the PMZ as proposed by the draft LPS.

2.19 Section 26.0 Utilities Zone (UZ)

The UZ under the TPS is similar to the UZ in the KIPS2015. It has been applied to areas in the municipality where it directly translates from the KIPS2015 or to land identified as containing public utilities, in line with the State Government's LPS Guidelines.

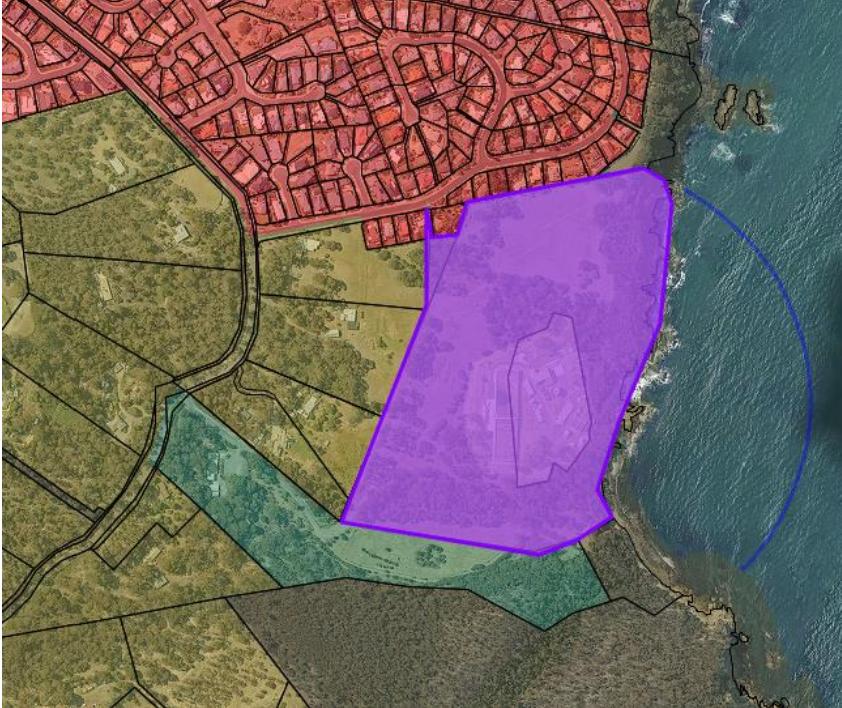
Table 14 - Summary of representations in relation to the UZ with Council officer's comments and recommendations

Representation	28
Matters raised in representation	The representation raises concerns about the application of the UZ to 3267 Channel Highway, Woodbridge, suggesting it may have been applied in error. The representor seeks clarification or correction of the zoning to ensure it accurately reflects the existing use and intended purpose of the land.
Planning Authority response	The representor is correct. The UZ appears to be a mapping error, and the portion of the lot currently proposed to be zoned Utilities should instead be RZ to reflect its actual use and characteristics.
Recommendation to TPC	Apply the RZ to the entire lot.
Effect of recommendation on the draft LPS as a whole	Nil.

Figure 57 - Area at 3241 Channel Highway, Woodbridge, where a small section of the Utilities Zone on the lot should be removed and replaced by the Rural Zone.



Representation	394
Matters raised in representation	<p>The representation is by TasWater who requests adjustments to the zoning of several key utility sites in the municipality to better align with land ownership and operational requirements.</p> <p>The representation from TasWater outlines requests for the UZ to be applied to several of their landholdings and infrastructure sites, including water reservoirs, a sewage treatment plant, and a major sewage pumping station. These sites located at Burwood Drive in Blackmans Bay, Sandfly Road in Margate, Channel Highway in Woodbridge, and Channel Highway in Kingston contain essential infrastructure that meets the definition of a “Utilities” use. TasWater notes that while smaller pump stations may not require Utilities zoning, the Kingston facility is of a scale and importance that warrants this designation. Additionally, the Utilities zoning at the Burwood Drive Reservoirs currently extends into the road reserve and should be adjusted to match the property boundaries.</p> <p>For the Woodbridge Sewage Treatment Plant, currently located on land owned by the Department of Education, TasWater is negotiating ownership and requests that the portion it will acquire be zoned Utilities, with coordinates provided for accuracy. TasWater also recommends that attenuation buffers around treatment plants not be mapped in the LPS, as these areas are subject to change through ongoing upgrades across the state, and it would be more appropriate for such buffers to be managed through the planning code rather than fixed zoning overlays.</p>
Planning Authority response	<p>Council would like to discuss the matters further with TasWater and the TPC at the public hearings, particularly as some aspects of the request may not align with the State Government’s LPS Guidelines and Technical Mapping requirements. Council remains open to considering zoning adjustments that support TasWater’s operational needs, provided they are consistent with broader zoning considerations and any guidance provided by the Commission.</p> <p>The draft LPS does not include attenuation buffer mapping, consistent with the approach to rely on the applicable code provisions rather than mapping buffers, which may become outdated due to ongoing upgrades and changes to infrastructure.</p>
Recommendation to TPC	No change is recommended to the UZ in this report as a result of the representation. Further discussion is required with the representor.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	273, 285, 422, 552, 555 and 574
Matters raised in representation	The representations request modifications to the zone configuration at 112 and 116 Tinderbox Road, including a change to the UZ. They also suggest applying a site-specific qualification (SSQ) to the property at 112 Tinderbox, Blackmans Bay (the Blackmans Bay Sewage Treatment Plant). The proposed SSQ would aim to protect the passive recreation function of the land, manage the interface with adjacent sensitive uses, and ensure the land’s social benefits are maintained while addressing the interaction between sensitive uses and the Utilities Zone.
Planning Authority response	<p>Modification to the UZ boundary will require further discussion with TasWater and the TPC at the public hearings. As a starting point, the boundary for the properties at 112 and 116 Tinderbox Road should be amended to reflect the development areas indicated in recent permits issued. Council is also proposing a Particular Purpose Zone (PPZ), specifically the Kingborough Bushland and Coastal Living Zone, for the area. This proposed PPZ aims to prioritise residential amenity and is also intended to improve the interface with the treatment plant.</p> <p>Council would like to discuss these concerns with the representors at the public hearings. If there is support for the PPZ, provisions within that zone can be strengthened to address land use conflicts. The Attenuation Code Overlay can operate without an overlay map.</p>
Recommendation to TPC	Change the UZ at 112 and 116 Tinderbox Road to align with the development area outlined in the most recent development permit issued. Any further changes to the zone around the treatment plant will require discussion with the representors, TasWater and the TPC during the public hearings.

Effect of recommendation on the draft LPS as a whole	Requires a change in the zone mapping. The change should be considered having regard to other changes that are proposed in the location of this site, including but not limited to the application of the Kingborough Bushland and Coastal Living Zone.
<p>Figure 58 - 112 and 116 Tinderbox Road where the UZ requires modification to align with the most recent development permit. Further discussion is required at the public hearings about an appropriate zoning for the balance land and 93A Sun Coast Drive.</p> 	

2.20 Section 27.0 Community Purpose Zone (CPZ)

The CPZ under the TPS is similar to the Community Purpose Zone in the KIPS2015.

Table 15 - Summary of representations in relation to the CPZ with Council officer's comments and recommendations.

Representation	136
Matters raised in representation	The representation indicates concerns regarding the application of the CPZ at 31 Nubeena Crescent, Taroona. The concerns focus on the potential loss of biodiversity values and the impact on public use of the land. It suggests a Specific Area Plan to address these concerns.
Planning Authority response	Part of the land is proposed to be zoned as EMZ, with the Priority Vegetation Area Overlay also applied to help protect biodiversity values. The land is private, and a zoning change to facilitate public use is not deemed appropriate. Council is open to collaborating with the community and the university to establish a SAP for Taroona to address broader strategic issues. However, this would require consultation with Taroona residents to determine how they envision the area's future and what aspects should be preserved and retained.
Recommendation to TPC	No change is recommended to the CPZ in this report as a result of the representation. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

2.21 Section 28.0 Recreation Zone (RecZ)

The RecZ under the TPS is similar to the RecZ in the KIPS2015. It has been applied to areas in the municipality where it directly translates from the KIPS2015.

Table 16 - Summary of representations in relation to the RecZ with Council officer's comments and recommendations

Representation	136 and 403
Matters raised in representation	<p>The representations support the zoning of the beachside bushland area of Tarroona Park next to Tarroona Beach as EMZ, a change from its previous zoning as Recreation under KIPS.</p> <p>However, there is concern about the extent and boundaries of the amended RecZ, particularly the area with large remnant eucalypts south of the Tarroona Tennis Club, which are important for biodiversity. The representation recommends that the EMZ be extended to better protect these trees and prevent the expansion of built recreational facilities in the area.</p>
Planning Authority response	<p>The application of the EMZ and RecZ is consistent with the State Government's LPS Guidelines. However, a reconfiguration of the split zoning may be considered, but this would require further discussion with the representor and the TPC during the public hearings.</p>
Recommendation to TPC	No change is recommended to the RecZ in this report as a result of the representation. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

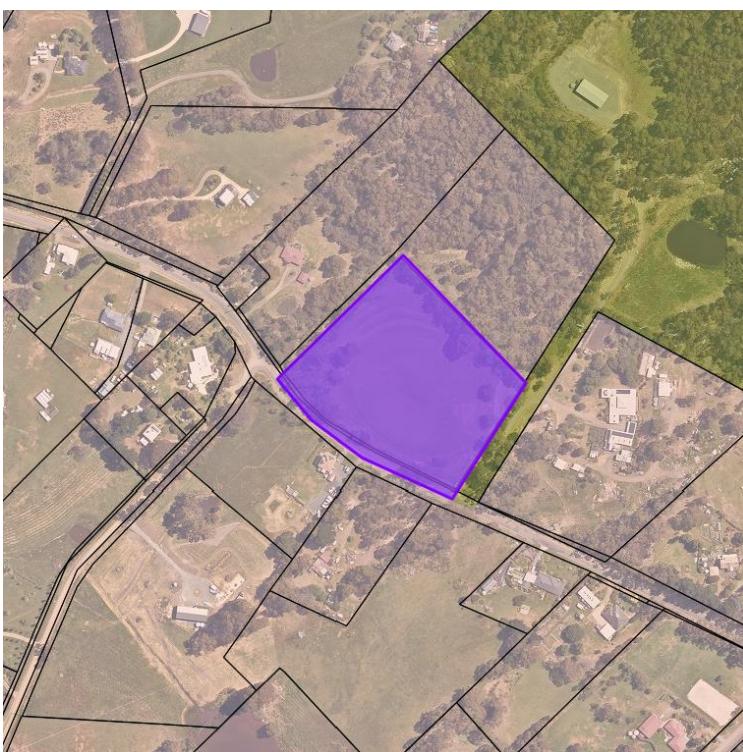
2.22 Section 29.0 Open Space Zone (OSZ)

The OSZ in the TPS is similar to the OPZ in the KIPS2015.

Table 17 - Summary of representations in relation to the OSZ with Council officer's comments and recommendations

Representation	159
Matters raised in representation	<p>The representation requests a change in the zoning of Leslie Vale Oval at 550 Leslie Road, Leslie Vale (PID 5747226, CT 15274/11) from OSZ to Recreation. Currently zoned as OSZ, the site primarily supports passive recreation, but sport and recreation use are discretionary, which limits its potential. Given the enhanced facilities and the current use of the site for formal sports and recreation, the representor believes that Recreation zoning is more appropriate to better reflect its intended use and to support its ongoing functionality.</p>
Planning Authority response	<p>The application of the RecZ as proposed is supported as it aligns with the land use and meets RecZ 1 and RecZ 2 of State Government's LPS Guidelines.</p>
Recommendation to TPC	Change the zoning of 550 Leslie Road, Leslie Vale from OSZ to the RecZ.
Effect of recommendation on the draft LPS as a whole	<p>The change requires a modification to the zone mapping. There are no broader implications on the draft LPS.</p>

Figure 59 - 550 Leslie Road, Leslie Vale, where Council is proposing the RecZ as an alternative to the OSZ.



Representation	208
Matters raised in representation	The representation opposes the proposed OSZ for the balance of the private land at 67 Village Drive, arguing that it is inappropriate and would unnecessarily restrict the efficient use of urban land. The representor points out that the land has not been strategically identified for open space purposes and that the proposed zoning conflicts with the State Government's LPS Guidelines.
Planning Authority response	The application of the OSZ is a direct translation from KIPS2015. However, Council is open to considering an alternative zoning, though noting would require a separate Planning Scheme Amendment.
Recommendation to TPC	No change is recommended to the OSZ in this report as a result of the representation. Further discussion is welcomed at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

2.23 Section 30.0 Future Urban Zone (FUZ)

There is no Future Urban Zone proposed in the draft LPS.

2.24 Section 31.0 Particular Purpose Zone (PPZ)

The purpose of the PPZ is to achieve an outcome for a particular area of land where the intended planning outcomes cannot be achieved through the application of one or more TPS zones.

Particular Purpose Zone application in the draft LPS as exhibited in 2024 includes Future Road Corridor, which is a carryover of the Particular Purpose Zone (Future Road Corridor) of the KIPS2015. In Kingborough, the Particular Purpose Zone (Future Road Corridor) provides for a road corridor at Margate (to the back of the Margate Shopping Centre). No representations were received in this regard. This report is proposing an additional PPZ to address concerns received by representors about the application of the LCZ. That is discussed in more detail in Part 6 of this report.

Part 3 – Codes and Overlays

This section of the report focuses on representations on the codes and overlays. While many of these submissions also raise broader concerns about the draft LPS, matters not directly related to codes or overlays are addressed elsewhere in the report. It is also noted that some representations oppose the application of all relevant overlays, with concerns often tied to wider zoning issues. These matters are expected to require further discussion during the public hearings and may not be fully captured in the summary tables below. The table is intended to provide a clear overview of where representors have requested the review or removal of specific overlays or raised concerns about particular code provisions or aspects of the LPS more generally.

3.1 Clause 1.0 Signs Code

No representations were received in relation to the Signs Code.

3.2 Clause 2.0 Parking and Sustainable Transport Code and Overlay

No representations were received in relation to the Parking and Sustainable Transport Code or related overlay.

3.3 Clause 3.0 Roads and Railway Assets Code and Overlay

No representations were received in relation to the Roads and Railway Assets Code or related overlay.

3.4 Clause 4.0 Electricity Transmission Infrastructure Protection Code and Overlay

No representations were received in relation to the Electricity Transmission Infrastructure Protection Code or related overlay.

3.5 Clause 5.0 Telecommunications Code

No representations were received in relation to the Telecommunications Code.

3.6 Clause 6.0 Local Historic Heritage Code and Overlay

The provisions of the Local Historic Heritage Code in the TPS are broadly consistent with those in the Historic Heritage Code of KIPS2015. All heritage listings included in the draft LPS are carried over from KIPS2015 under the transitional arrangements set out in Schedule 6 of LUPAA, with no new listings proposed. Schedule 6 of LUPAA allows existing provisions to be transferred into the LPS without needing further justification. Specifically, Schedule 6(8D) relates to code-apply provisions like overlays and maps. The Minister has issued a declaration confirming these provisions, and the full list is available on Council's website. These transitioned provisions cannot be modified through the LPS process, although the TPC may make minor adjustments to align them with the TPS template. As a result, representations seeking to add or remove heritage listings cannot be considered at this stage. Council does intend to review and update the heritage listings following the implementation of the TPS in Kingborough, subject to available resources and competing priorities.

Table 18 - Summary of representations in relation to the Local Historic Heritage Code and Overlay with Council officer's comments and recommendations

Representation	459
Matters raised in representation	This representation is from NRE Tas and relates to the treatment of heritage places in the draft Kingborough Local Provisions Schedule. NRE Tas understands that Council has carried over all heritage listings from the KIPS2015 and that no new listings are proposed as part of this process. The intention to undertake a future planning scheme amendment to include a comprehensive list of places of local significance in the Local Historic Heritage Code is supported. NRE Tas encourages Council to prioritise this work as a strategic initiative and confirms that Heritage Tasmania is available to provide data and information to assist in its development.
Planning Authority response	Council intends to undertake a process to update the heritage listings following the implementation of the LPS, subject to the availability of resources and alignment with other organisational priorities.
Recommendation to TPC	No change is recommended to the heritage listings in this report as a result of the representation.
Effect of recommendation	Nil.

on the draft LPS as a whole	
Representation	39
Matters raised in representation	The representation requests the heritage listing of the Mill located at 2274 Channel Highway.
Planning Authority response	As mentioned above, the heritage listings in Kingborough are subject to transitional arrangements, meaning no new listings can be added or removed through the LPS process, and while the TPC may make minor adjustments to align with the TPS template, representations seeking changes to these listings cannot be considered at this stage; however, Council intends to review and update the heritage listings after TPS implementation, subject to available resources and priorities.
Recommendation to TPC	No change is recommended to the heritage listing in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	239
Matters raised in representation	The representation opposes the inclusion of the Kingston Beach Heritage Precinct at 743 and 755 Channel Highway, Kingston.
Planning Authority response	As mentioned above, the heritage listings and associated overlays are subject to transitional arrangements, meaning no new places can be added or removed through the LPS process; meanwhile the TPC may make minor adjustments to align them with the TPS template.
Recommendation to TPC	No change is recommended to the heritage listing/overlay in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	342
Matters raised in representation	The representation requests the removal of the heritage listing for the Coonawarra Dwelling, noting that the dwelling was destroyed in a fire in 2014.
Planning Authority response	As mentioned above, heritage listings and overlays are subject to transitional arrangements and cannot be removed through the LPS process; any changes must occur after TPS implementation, subject to Council's resources and priorities.
Recommendation to TPC	No change is recommended to the heritage listing in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	435
Matters raised in representation	The representation from <i>Enshrine</i> requests that the Kingborough draft LPS formally recognise the cultural heritage significance by including specific places and track networks within the Local Historic Heritage Code. The representation is very detailed and includes a heritage audit which contains the heritage values, heritage significance and heritage assessments of 2 dozen places

	In Kingborough. It also includes additional information including and not limited to a background report and a spatial analysis to assist with the above-mentioned request.
Planning Authority response	The heritage listings in Kingborough are subject to transitional arrangements, meaning that no new listings are added as part of the LPS process. These transitioned provisions cannot be modified through the LPS process, although the TPC may make minor adjustments to align them with the TPS template. As such, representations seeking to add or remove heritage listings cannot be considered at this stage. However, Council intends to review and update the heritage listings following the implementation of the TPS in Kingborough, subject to available resources and competing priorities. Regardless, Council would like the opportunity to discuss the representation with the representor at the public hearings.
Recommendation to TPC	No change is recommended to the heritage listing in this report as a result of the representation. Requires a discussion with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

3.7 Clause 7.0 Natural Assets Code and Overlay

The Natural Assets Code is a new addition to the TPS, designed primarily to protect natural values. It replaces the Biodiversity Code and Waterway and Coastal Protection Code from KIPS2015. The new code offers guidance on assessing development applications within identified waterways, coastal protection areas, future coastal refugia areas and priority vegetation areas, which are all mapped in the Natural Assets Overlay.

3.7.1 Waterway and Coastal Protection Area Overlay

The Waterway and Coastal Protection Area Overlay applies to land near Class 1-4 watercourses, wetlands and the state's coastal areas and is based on the statewide Waterway and Coastal Protection Area Guidance Map (i.e. the guidance map) that is published on the LIST. The guidance map identifies the relevant buffer distances for the overlay based on the class of watercourse and the type of wetland. The Waterway and Coastal Protection Area Overlay contained in the Kingborough draft LPS includes modifications that are discussed in more detail in the LPS supporting document.

Table 19 - Summary of representations in relation to the Waterway and Coastal Protection Area Overlay with Council officer's comments and recommendations

Representation	183, 184, 230, 250, 514, 519, 578, 579 and 580
Matters raised in representation	The representations seek removal or a modification to the Waterway and Coastal Protection Area Overlay.
Planning Authority response	<p>The Waterway and Coastal Protection Area Overlay in the Kingborough draft LPS is derived from the statewide Waterway and Coastal Protection Area Guidance Map, but is modified to:</p> <p>(a) address the following anomalies:</p> <ul style="list-style-type: none"> i. exclusion of watercourses which originated in the adjacent LGA; ii. disconnection of watercourses which are continuous; iii. missing watercourses identified in the LIST Hydrographic Lines layer and present on the ground but not included in the guidance map; <p>(b) identify a larger area adjacent to the coast to ensure the 40m buffer extended into tidal waters and the relevant development standards could apply for dredging and reclamation;</p> <p>(c) remove piped watercourses and drainage lines; and</p> <p>(d) remove areas of existing development.</p> <p>This approach is consistent with LP 1.7.5(s) NAC3 of the LPS Guidelines that allows adjustments to the overlay and meets the remaining requirements under NAC3 as well as the following regional policy directions in STRLUS: BNV 2.2, BNV 2.3, WR 1.4, WR 2.3, C 1.1 and C 1.3. It also complies with the Kingborough Strategic Plan, Strategic Outcome 3.3 that aims to identify and improve the conditions of natural environments (Waterways, Biodiversity and the Coast).</p>
Recommendation to TPC	No change is recommended to the Waterway and Coastal Protection Area Overlay in this report as a result of the representation. Requires a discussion with the representors and the TPC at the public hearings.

Effect of recommendation on the draft LPS as a whole	Nil.
---	------

3.7.2 Future Coastal Refugia Area Overlay

The Future Coastal Refugia Area Overlay identifies land for the retreat of coastal habitats affected by predicted sea level rise, aligning with the *State Coastal Policy 1996* and the *State Policy on Water Quality Management 1997*. The areas are based on the statewide Future Coastal Refugia Area Guidance Map that is published on the LIST. The overlay contained in the Kingborough draft LPS includes modifications that are discussed in more detail in the LPS supporting document.

Table 20 - Summary of representations in relation to the Future Coastal Refugia Area Overlay with Council officer's comments and recommendations

Representation	308
Matters raised in representation	The representation opposes the Future Coastal Refugia Area Overlay stating that it is based on speculative modelling. It argues that any "future refugia" would have negligible impact on the character of the land parcel and indicates concern that the overlay has been used to determine a zoning and impact ability to subdivide.
Planning Authority response	The Future Coastal Refugia Area Overlay shown in the draft LPS is based on statewide mapping and modelling provided by the Tasmanian Government to identify areas that may become suitable habitat for coastal species as the climate changes. While the representor raises concerns about the speculative nature of the modelling, the overlay itself has not resulted in the application of any particular zone. Council is open to discussing the matter further with the representor during the hearings.
Recommendation to TPC	No change is recommended to the Future Coastal Refugia Area Overlay in this report as a result of the representation. Requires a discussion with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

3.7.3 Priority Vegetation Area Overlay

The Priority Vegetation Area Overlay aims to safeguard threatened and locally important native vegetation, flora and fauna species, and significant habitats in line with the *Nature Conservation Act 2002* and other state legislation. The code is different from previous interim planning schemes, intentionally limiting the application of "priority vegetation areas" in zones meant for more intensive development. These areas apply within specific zones, including the RLZ, RZ, LCZ, EMZ, MTZ, UZ, CPZ, RecZ, FUZ, PPZ, and the LDRZ and GRZ (only if subdivision is involved). Council acknowledges that further refinement may be necessary to both the Priority Vegetation Area Overlay under the Natural Assets Code and the vegetation mapping used in the SAPs. However, given the range of issues raised in representations particularly in relation to how the overlays interact with the underlying zones and SAPs, these matters warrant further discussion with representors and the TPC during the hearings.

Table 21 - Summary of representations in relation to the Priority Vegetation Area Overlay with Council officer's comments and recommendations

Representation	459
Matters raised in representation	The Department of Natural Resources and Environment (NRE Tas) has reviewed the threatened species and native vegetation communities in the Kingborough municipality and supports the measures proposed by Council to protect threatened species, significant habitat and priority vegetation. In particular, NRE Tas endorses Council's use of clause LP1.7.5(d), which allows for modification of the priority vegetation layer based on updated field verification or mapping by suitably qualified experts. This approach has enabled Council to address inconsistencies between outdated TASVEG 3 data and the more current TASVEG 4 and TASVEG Live mapping. NRE Tas also supports the rationale provided in NAC 11 and NAC 12

	for applying this clause, recognising the improvements as a significant step towards more accurate and ecologically sound planning.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended as a result of this representation in this report.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	136
Matters raised in representation	The representation raises concern that the Priority Vegetation Area Overlay only applies to subdivision within the LDRZ in Taroona. To address this, the representor suggests that a Specific Area Plan (SAP) be developed for Taroona to provide a more tailored approach to vegetation protection in the area.
Planning Authority response	Council acknowledges the concerns raised in the representation; however, the provision reflects a standard requirement of the TPS and cannot be modified through the LPS process. There is potential to prepare a SAP for Taroona once the TPS is implemented in Kingborough. This would require broader strategic consideration and localised consultation with the Taroona community to ensure it aligns with local aspirations.
Recommendation to TPC	No change is recommended to the Priority Vegetation Area Overlay in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	9, 40, 41, 57, 60, 64, 75, 78, 145, 146 158, 160, 175, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 201, 222, 235, 238, 239, 240, 241, 245, 246, 247, 248, 250, 252, 253, 254, 258, 274, 304, 308, 310, 317, 330, 331, 339, 344, 341, 346, 351, 357, 358, , 381, 382, 384, 390, 396, 397, 411, 434, 451, 452, 454, 455, 456, 457, 460, 461, 462, 463, 464, 465, 466, 467, 481, 482, 484, 485, 486, 487, 489, 490, 492, 493, 504, 516, 532, 543, 548, 582, 590, 594, 598 and 599
Matters raised in representation	<p>The representations include objections to the Priority Vegetation Area Overlay or requests for its amendment, often on the basis that the land in question has already been cleared or that the mapped overlay does not accurately reflect the current extent of vegetation on the lot. In several cases, landowners express concern that the overlay imposes unnecessary constraints on land that no longer contains significant vegetation. Others question the accuracy or consistency of the mapping, particularly where it appears to apply to areas used for residential purposes, grazing or other cleared uses.</p> <p>A number of representations also express concern or uncertainty about how the vegetation mapping within the SAPs will operate alongside the Natural Assets Code. This includes confusion about which provisions will apply and when, especially in zones where the Priority Vegetation Area Overlay under the SPPs cannot be applied or is limited to specific triggers, such as subdivision. These concerns point to a broader need for clarification around how the overlay and SAP provisions are intended to function within the planning scheme.</p> <p>Many representors also suggest that the Priority Vegetation Area Overlay has been used as a tool to justify the application of the LCZ. It is felt that this approach is unreasonable and does not adequately reflect the existing use or condition of the land. In addition, concerns have been raised about the application and intent of the Kingborough Biodiversity Offset Policy, with some viewing it as an added complexity or cost burden when seeking approval for use or development.</p>

Planning Authority response	<p>The Priority Vegetation Overlay is based predominantly on the Regional Ecosystem (REM) Model, which uses a hexagonal grid pattern to map the modelled extent of priority vegetation using an extensive range of datasets from a range of sources and preferencing field verified data where available (Knight 2016). The base priority vegetation map comprises those attributes from the REM that accord with the priority vegetation categories identified in the SPPs. While the REM is the most comprehensive dataset available and has incorporated field verified data where available, it is still predominantly based on desk-top data and modelling.</p> <p>Using the same hexagonal grid pattern as the REM, some further amendments to the REM have been made by the PA in order to correct errors in this data. The basis for these amendments is described more fully in the methodology provided to the TPC as part of the post-lodgement conferences.</p> <p>Unlike other natural values and hazards considered in the SPPs, the priority vegetation provisions can only apply to native vegetation within the mapped priority vegetation area. In contrast, a waterway and coastal protection area, landslide hazard area, coastal erosion hazard area, coastal inundation hazard area and flood prone area can all include land outside the statutory mapped overlay were verified to be present on the ground, usually by identified in a report by a suitably qualified person. In view of this, and given:</p> <ul style="list-style-type: none"> • the priority vegetation area is based predominantly on modelled data which may not be accurate; and • the characteristics and knowledge of vegetation change over time; <p>a precautionary approach is necessary to application of the code.</p> <p>This approach, while consistent and systematic at the state level, can result in polygons extending into areas that currently do not contain native vegetation or containing native vegetation which may not meet the definition of priority vegetation. As such, it is acknowledged that in some cases the mapping may appear misaligned with on-the-ground conditions. However, the overlay is not a development prohibition; rather, it functions as an early planning tool to trigger further review and site-specific consideration where appropriate.</p> <p>The overlay does not automatically require a Natural Values Assessment to be submitted with a development application. In fact, depending on the site characteristics and the nature of the proposed development, a tree plan or an arborist assessment may be more appropriate and in some instances no information will be required at all. These requirements are determined during the application process or through pre-lodgement discussions with Council officers. The overlay is primarily a tool to assist in identifying where additional vegetation-related assessment may be needed, but only when the mapped vegetation is likely to be impacted. A Natural Values Assessment is not required to contest or discuss the overlay's application and is not considered relevant at the strategic stage, decisions regarding the applicability of the priority vegetation provisions need to be made at the time of assessment. Notwithstanding, if the SPPs were amended to allow the priority vegetation provisions to apply outside the mapped area, as is the case with other values and hazards, a less precautionary approach could be taken with applying the overlay.</p> <p>Many representations object to or seek amendment to the Priority Vegetation Overlay particularly in cases where land has already been cleared or the overlay appears inconsistent with existing land use. These concerns are understandable and reflect some of the limitations of the statewide mapping approach and the application of priority vegetation provisions via a mapped area only. In response, and in addition to any modifications already recommended in this report, Council is open to considering the removal or adjustment of the overlay on a case-by-case basis, in consultation with representors and the TPC during the hearings.</p> <p>Some representations also suggest that the Priority Vegetation Overlay has been used to justify the application of the LCZ. Council notes these concerns and reiterates that zoning decisions have been informed by a range of factors, including strategic land use objectives and local character not solely the vegetation overlay. Nonetheless, the interaction between the overlay and zoning outcomes remains a key area for further discussion at the hearings.</p> <p>In relation to the SAPs, many of the representations raise concerns or uncertainty about how the vegetation overlays interact with the Natural Assets Code. In most cases, the SAP provisions provide a mechanism to consider vegetation protection in areas where the Natural Assets Code does not otherwise apply. For example, in Low Density Residential Zones, the Code only applies to subdivision, limiting its effectiveness in managing site-specific vegetation impacts. For example, in the Kingborough Coastal Settlement SAP the vegetation provisions address this gap by allowing for vegetation to be considered when determining appropriate siting of new development and associated infrastructure.</p>
------------------------------------	--

	<p>The mapping used in the SAPs is more refined than the Priority Vegetation Overlay in KIPS2015 and only triggers consideration when vegetation is specifically mapped on a lot. On Bruny Island, the SAP includes its own Natural Values Overlay, which effectively replaces the application of the Priority Vegetation Overlay and associated Natural Assets Code provisions. This was necessary due to the broad application of the Agriculture Zone, which under the SPPs does not allow the Priority Vegetation Overlay to be applied. A similar constraint applies to the LDRZ on Bruny Island, where the overlay can only be applied in relation to subdivision.</p> <p>Matters relating to the Biodiversity Offset Policy are largely outside the scope of the draft LPS as the policy will not form part of the TPS unless the TPC supports its inclusion through reference in the SAPs. The Biodiversity Offset Policy has been in place for a considerable time, predating the current planning scheme, and has served as an administrative tool rather than a regulatory one. It does not determine whether vegetation can or cannot be removed or when offsets are or are not required. Instead, it provides guidance on the use of biodiversity offsets where they are required under the planning scheme, helping to ensure that any offsets are applied in a consistent, transparent manner to avoid a net loss of biodiversity. Although the policy is proposed to be referenced in the SAPs to maintain continuity under the TPS, the absence of a formal reference does not prevent the planning authority from considering Council-endorsed policies in its assessment of development proposals providing it is for a proper planning purpose. Where concerns have been raised about the content or operation of the policy, these are appropriately addressed through a future review of the policy by Council. These points are also reiterated in Part 6 of this report, which specifically responds to the representations that raise concerns about the policy.</p> <p>Overall, Council recognises the range of concerns raised in relation to the Priority Vegetation Overlay, SAP vegetation mapping, zone application, and biodiversity offsets. These are important matters that warrant further discussion with representors and the TPC through the hearing process.</p>
Recommendation to TPC	No specific changes to the Priority Vegetation Area Overlay are recommended in this report in response to the representations. However, Council intends to undertake a process to refine the mapping and will provide this to the TPC ahead of the public hearings to support discussions with representors. Where appropriate and feasible, further refinements to the overlay may be made through that process. The same approach will also apply to the vegetation mapping contained within the Specific Area Plans.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	126, 153, 230, 199, 340, 390 and 511
Matters raised in representation	The representations request review of the Natural Values Layer on Bruny Island and also indicate uncertainty about the content of the Natural Values Layer and how it will operate in conjunction with the Bruny Island SAP.
Planning Authority response	<p>The Natural Values Layer included in the Bruny Island SAP was developed to address challenges in translating existing zoning and overlay provisions under the SPPs. One key issue is the broad application of the Agriculture Zone across much of Bruny Island, which prevents the Priority Vegetation Area Overlay from being applied. A similar limitation exists for the LDRZ, where the overlay can only be applied in the context of subdivision. This restriction also affects other urban zones, such as the Village Zone and Utilities Zone, where vegetation protections under the standard SPP overlays are either limited or not allowed.</p> <p>Beyond vegetation values, Bruny Island is home to numerous listed geoconservation sites, including coastal karst formations, dune fields and dolerite cliffs. While most of these geological features are protected within the reserve estate, some extend across both environmental and rural resource zones. Under the SPPs, there is limited ability to consistently protect these important natural values across all zones, as they are spread throughout Bruny Island including within settlement areas and farmland. The SAP is therefore designed to provide consistent provisions that substitute the Priority Vegetation provisions of the Natural Assets Code, ensuring that Bruny Island's significant and unique natural values are preserved while still allowing development that aligns with the purpose of the underlying zones.</p>

	Council recognises the range of concerns raised regarding the Natural Values mapping on Bruny Island, the related zone applications and the SAP provisions. All of these issues warrant further detailed discussion with representors and the TPC during the hearing process.
Recommendation to TPC	No specific changes to the Natural Values Overlay in the Bruny Island SAP are recommended in this report in response to the representations. However, Council plans to undertake a process to refine the mapping and will submit the updated version to the TPC prior to the public hearings to facilitate discussions with representors. Where appropriate and feasible, further refinements to the overlay may be made through this process. It is also important to note that certain aspects of the SAP require clarification as part of the TPC's outstanding notice, which is addressed in section 4.4 of this report
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	197 and 198
Matters raised in representation	The representations indicate that the Priority Vegetation Area Overlay should be refined to exclude areas where native vegetation is not confirmed or where development already exists. While the Natural Assets Code is intended to protect natural values, the representation highlights that the current mapping inaccurately includes cleared land and built structures, which undermines the purpose of the overlay. It requests that Council revise the overlay mapping to better reflect actual vegetation cover and exclude areas that are developed or otherwise inappropriate.
Planning Authority response	<p>Council acknowledges that the Priority Vegetation Overlay is based on broad-scale data derived from modelled data and refined using 2020 aerial imagery based on a hexagonal grid method to map vegetation patterns. While this approach is consistent it can result in polygons extending into areas that currently do not contain native vegetation. As a result, the mapping may sometimes appear misaligned with actual on-the-ground conditions.</p> <p>Council is committed to refining the Priority Vegetation Overlay mapping to better reflect actual vegetation cover and to exclude areas that have been cleared or developed where appropriate.</p> <p>However, given the limitations in applying the priority vegetation provisions to mapped areas only, accuracy and scale issues with modelled data and the dynamic nature of vegetation, a precautionary approach is necessary to application of the code. In the event that land is included in the overlay and this land does not contain native vegetation, the code will not be triggered.</p>
Recommendation to TPC	No specific changes to the Priority Vegetation Area Overlay are recommended in this report in response to the representations. However, Council intends to undertake a process to refine the mapping and will provide this to the TPC ahead of the public hearings to support discussions with representors. Where appropriate and feasible, further refinements to the overlay may be made through that process.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	411
Matters raised in representation	<p>The representation raises concern about the extent and accuracy of the Priority Vegetation Area Overlay in the draft LPS. The representor argues that the draft overlay extends beyond reasonable boundaries by covering roads, houses and cleared paddocks, creating a significant discrepancy between mapped vegetation and actual on-ground conditions.</p> <p>The submission also critiques the methodology Council used to undertake the mapping, particularly having regard to NAC 12 of the LPS Guideline. The representor argues that the native vegetation thresholds provided in Council's methodology are inconsistent with accepted vegetation management frameworks like the Forest Practices Act, which uses different metrics such as patch size, connection and maturity. It notes that "priority vegetation" under the SPPs</p>

	<p>should target clearly defined ecological values, not be a catch-all for all native vegetation, especially where no specific justification is provided.</p> <p>The representation expresses concern about the potential regulatory burden for landowners and highlights that routine, low-risk activities such as firewood collection, tree trimming and bushfire fuel management are being over-regulated under the current draft LPS. The representor indicates that this may result in unnecessary Forest Practices Plans and Part 5 Agreements for small landowners, which could undermine the intention of the forest practices system and contradict the objectives of LUPAA. The representor questions whether every instance of native vegetation removal truly requires administrative approval and urges Council to consider more practical, risk-based approaches, supported by education rather than heavy-handed regulation.</p>
Planning Authority response	<p>Council acknowledges the concerns raised regarding the extent and accuracy of the Priority Vegetation Area overlay in the draft LPS, including issues with mapping areas such as roads, houses, and cleared paddocks. It is recognised that some discrepancies exist between the mapped overlay and on-ground vegetation, and Council is committed to refining the mapping to better reflect actual conditions and avoid unnecessary constraints on landowners to the extent practicable. However, given the dynamic nature of vegetation, limitations in the scale and accuracy of the underlying data and Council resources, it is not possible to create a perfect layer which only identifies known priority vegetation. Further to this, as indicated by the representation by NRE, the work carried out by Council to improve the mapping and rectify anomalies represents a significant improvement.</p> <p>Council also acknowledges that consistency between regulators is important, where appropriate and relevant to the scale and nature of what is being regulated. At the scale of local government and development regulated under LUPAA, there may be additional considerations which are not applicable in a statewide forest practices context. This is reflected in the LPS Guidelines, which provide for and include identified native vegetation of local importance in the definition of priority vegetation. The methodology and criteria applied by Council to identify and model this vegetation is the Regional Ecosystem Model (REM). This model and its criteria have been adopted and applied in other local government areas through the LPS.</p> <p>Some aspects of the representation, particularly those relating to the Forest Practices Act and associated regulatory matters, have been discussed elsewhere in this report. Council notes the importance of these concerns and recognises that a more detailed discussion with the representor would be beneficial.</p> <p>Overall, Council remains committed to ensuring that the Priority Vegetation Area overlay provides a trigger to accurately target genuine ecological values at the development application stage in a manner consistent with the LPS Guidelines and that the planning framework balances environmental protection with reasonable landowner requirements</p>
Recommendation to TPC	<p>No specific changes to the Priority Vegetation Area Overlay are recommended in this report in response to the representation. However, Council intends to undertake a process to refine the mapping and will provide this to the TPC ahead of the public hearings to support discussions with the representor. Where appropriate and feasible, further refinements to the overlay may be made through that process.</p>
Effect of recommendation on the draft LPS as a whole	<p>Nil.</p>

3.8 Clause 8.0 Scenic Protection Code and Overlay

The Scenic Protection Overlay is subject to the transitional provisions under Schedule 6 of the LUPAA. As outlined elsewhere in this report, Schedule 6 allows existing planning scheme provisions, including overlays and associated mapping, to be transferred into a draft LPS without requiring further strategic justification. The Minister for Planning has issued a declaration confirming these transitioned provisions, and the full list is available on Council's website. These provisions cannot be amended through the current LPS process. Accordingly, representations requesting the removal or revision of the Scenic Protection Overlay, particularly in relation to specific properties, cannot be addressed through the LPS process at this time.

Table 22 - Summary of representations in relation to the Scenic Protection Code and Overlay with Council officer's comments and recommendations

Representation	1, 38, 40, 78, 158, 164, 166, 171, 175, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 197, 198, 201, 222, 230, 252, 258, 292, 304, 317, 330, 346, 357, 363, 381, 388, 392, 451, 452, 454, 455, 456, 457, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 472, 473, 474, 475, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 489, 490, 492, 493, 498, 500, 501, 532, 543, 548, 563, 566567, 572, 576, 578, 582, 590, 594, 598 and 599
Matters raised in representation	<p>The representations express opposition to the application of the Scenic Protection Overlay. Some specifically request that the overlay be removed, while others call for its review. A number of representations acknowledge that the Scenic Protection Overlay is subject to transitional arrangements but request that the Minister for Planning revoke the transition of the overlay.</p> <p>Concerns have been raised that the overlay has influenced zoning decisions and that it has been applied to areas lacking significant scenic value. Some submitters argue that the overlay does not adequately protect scenic amenity, as it only applies to land above 100 metres in elevation. Others suggest that the overlay could prevent development, such as new dwellings or additions, on land above 50 metres if it falls within the mapped area.</p>
Planning Authority response	<p>As noted in the introduction to this section, the Scenic Protection Overlay has been carried into the draft LPS under the transitional provisions of Schedule 6 of LUPAA and cannot be altered through the current LPS process; as such, representations seeking its removal or revision cannot be considered at this stage.</p> <p>Council acknowledges the need for a future review of the Scenic Protection Overlay and intends to undertake this work following the implementation of the TPS in Kingborough, subject to available resources and other competing priorities.</p> <p>Many of the representations received also raised concerns that Council relied on the Scenic Protection Overlay to inform zoning applications, particularly those that relate to the Landscape Conservation Zone. While the overlay mapping has been considered in a general sense, Council acknowledges its limitations. For instance, the overlay only applies to land above 100 metres elevation, which means that many of Kingborough's most scenic areas are not included, and not all land above 100 metres possesses scenic qualities.</p> <p>It is important to note that the Scenic Protection Overlay does not automatically designate an area as having scenic value. Instead, the overlay mapping serves as a tool for the planning authority to offer advice during pre or post-lodgement discussions and may trigger the need for assessment under the Scenic Protection Code.</p> <p>The code itself is relatively flexible and includes a range of exemptions that permit certain developments such as alterations or extensions to existing buildings without requiring a planning permit, provided specific criteria are met, such as no increase in building height (refer to C8.4.1 of the Code).</p> <p>Additionally, while a 50-metre elevation is identified as an acceptable solution under the permitted assessment pathway, the discretionary pathway does not impose a fixed elevation limit and is instead assessed against broader performance criteria (refer to C8.6.1 A1 and P1.1).</p>
Recommendation to TPC	No change is recommended to the Scenic Protection Overlay in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	411
Matters raised in representation	<p>The representation raises concern about the Scenic Protection Overlay, noting that it has been carried over from the Scenic Landscapes Area in KIPS2015 under transitional provisions even though it lacks a sound strategic basis.</p> <p>The key issue raised is the reliance on a blanket 100-metre elevation threshold to define scenic importance, which the representor argues is overly simplistic. The representation contends that this approach results in the inclusion of inland areas with limited scenic value, while failing to</p>

	<p>protect highly visible and visually striking coastal areas that are more deserving of overlay protection.</p> <p>The submission references a past GIS-based scenic value study undertaken with UTAS students and Council staff, which identified a much smaller area of true scenic value particularly highlighting the omission of scenic coastal landscapes.</p> <p>The representation argues that the broad overlay application imposes an unnecessary burden on development proposals due to the specialist nature of visual landscape assessment.</p>
Planning Authority response	<p>Council acknowledges the need for a future review of the Scenic Protection Overlay and plans to undertake this work after the implementation of the TPS in Kingborough, subject to available resources and competing priorities.</p> <p>The UTAS project mentioned was not completed. It was left unfinished due to data inaccuracies, lack of field verification, and the absence of input from a suitably qualified expert in the field.</p> <p>Additionally, it is important to clarify that the Scenic Protection Code does not apply to land use and is mainly relevant to non-urban zones. Inclusion in the overlay mapping does not automatically indicate that a property has scenic value; rather, it provides the planning authority with a tool to consider if the code provisions apply. Council does not require a visual assessment report for every application within the overlay area, as the code can be applied independently of such a report.</p>
Recommendation to TPC	No change is recommended to the Scenic Protection Overlay in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.

3.9 Clause 9.0 Attenuation Code

The Attenuation Code in the TPS closely aligns with the version applied under KIPS2015. In Kingborough, however, the code will operate without the use of an overlay.

Table 23 - Summary of representations in relation to the Attenuation Code with Council officer's comments and recommendations

Representation	273 and 285
Matters raised in representation	The representations request the reinstatement of an Attenuation Overlay Map for 112 and 116 Tinderbox Road to deal with land use conflicts associated with the Blackmans Bay Sewage Treatment Plant.
Planning Authority response	While Council is open to developing an Attenuation Code Overlay to operate with the Attenuation Code, the code can operate without an overlay and Council is also proposing an alternative zoning option in this area to address land use conflicts.
Recommendation to TPC	No change is recommended in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	394
Matters raised in representation	TasWater recommends that attenuation buffers around treatment plants not be mapped in the LPS, as these areas are subject to change through ongoing upgrades across the state, and it would be more appropriate for such buffers to be managed through the planning code rather than fixed zoning overlays.

Planning Authority response	The LPS is not proposing an Attenuation Overlay in the draft LPS as the code provides sufficient criteria to consider where the code triggers an assessment.
Recommendation to TPC	No change is recommended in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.

3.10 Clause 10.0 Coastal Erosion Hazard Code

The Kingborough draft LPS contains an overlay map for the application of the Coastal Erosion Hazard Code, as produced by the Department of Premier and Cabinet, showing coastal erosion hazard areas and coastal erosion investigation areas. No modifications have been made to this mapping in the Kingborough draft LPS.

Table 24 - Summary of representations in relation to the Coastal Erosion Hazard Overlay with Council officer's comments and recommendations

Representation	361 and 425
Matters raised in representation	The representations seek a review of the Coastal Erosion Hazard Overlay.
Planning Authority response	<p>The overlay is prepared and maintained by the Tasmanian Government, based on coastal hazard modelling developed by qualified coastal engineers and scientists. It reflects statewide risk assessments using consistent, evidence-based methodologies. Individual changes would undermine this uniform approach. Like other hazard overlays, it is not determined by zoning, land value or individual site circumstances. It reflects physical vulnerability to coastal processes, not development potential or short-term land conditions.</p> <p>If a landowner believes the overlay is inaccurate, the only option is to commission a site-specific coastal hazard assessment from a suitably qualified expert and submit that to the State Government for consideration through a formal review/planning directive or planning scheme amendment process. The State may revise the overlay only if the evidence clearly supports a change.</p>
Recommendation to TPC	No change is recommended in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.

3.11 Clause 10.0 Coastal Inundation Hazard Code

The Kingborough draft LPS contains an overlay map for the application of the Coastal Inundation Hazard Code, as produced by the Department of Premier and Cabinet, showing coastal inundation hazard areas and coastal inundation investigation areas. No modifications have been made to this mapping in the Kingborough draft LPS.

Table 25 - Summary of representations in relation to the Coastal Inundation Hazard Overlay with Council officer's comments and recommendations

Representation	613
Matters raised in representation	<p>The State Emergency Service (SES) provides support for the Coastal Inundation Hazard Code and Overlay. The code overlay mapping, and code list in KIN Code List – Table C11.1 – Coastal Inundation Hazard Bands AHD Levels, have been informed by the appropriate data source, (Coastal Hazards Technical Report, prepared by the Department of Premier and Cabinet in 2016), and prepared in accordance with the LPS Guideline. SES supports the use of this information in the draft LPS to enable the full application of the code and the Director's</p>

	Determination – Building Requirements for Coastal Inundation Hazard Areas, which commenced on 16 March 2020 and will apply when the LPS is made.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	261, 425 and 446
Matters raised in representation	The representations seek a review of the Coastal Inundation Hazard Overlay.
Planning Authority response	<p>The Coastal Inundation Hazard Overlay is mapped by the Tasmanian Government using scientifically modelled data. It is not based on individual property conditions or short-term local factors, but on long-term risk assessments carried out across the state using consistent methodology.</p> <p>If a landowner believes the overlay is incorrect, the appropriate action is to commission a site-specific coastal hazard or flood risk assessment from a qualified expert and submit that to the State Government for consideration through a formal review/planning directive or planning scheme amendment process. The State may revise the overlay only if the evidence clearly supports a change.</p>
Recommendation to TPC	No change is recommended in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.

3.12 Clause 12.0 Flood-Prone Areas Hazard Code

The Flood-Prone Areas Hazard Code is a new code under the TPS, though it is similar in function to the Inundation Prone Areas Code of KIPS2015. The associated overlay includes flood mapping based on Council-endorsed flood studies for Snug, Tramway Creek, Adventure Bay, Margate and Kingston Beach, which are available on Council's website.

Table 26 - Summary of representations in relation to the Flood-Prone Areas Hazard Overlay with Council officer's comments and recommendations

Representation	613
Matters raised in representation	<p>The State Emergency Service (SES) supports the inclusion of the Flood-Prone Areas Hazard Overlay in the draft Kingborough LPS, which has been informed by Council-endorsed local flood studies for Snug, Tramway Creek, Adventure Bay, Margate and Kingston Beach. SES acknowledges the importance of these local studies and recognises their value in guiding land use planning decisions in identified flood-prone areas.</p> <p>SES also informs Kingborough Council of the Tasmanian Flood Mapping Project, a State Government initiative that will deliver a consistent, statewide flood hazard map. This new mapping will support future updates to LPS Flood-Prone Areas Hazard Overlay and improve consistency in flood risk assessment across Tasmania. SES invites Council to participate in the project and acknowledges that, until this mapping is completed, many flood-prone areas may remain unmapped in the current overlay.</p> <p>SES clarifies that the absence of a Flood-Prone Areas Hazard Overlay does not prevent the application of the Flood-Prone Areas Hazard Code. The code can still apply where a planning</p>

	authority reasonably believes land is at risk of flooding or may contribute to flood risk, based on available information or expert reports. While draft guidance is being prepared, SES recommends that councils rely on the best publicly available flood information, including overlays, flood studies, historical records and data sources such as Listmap and the Australian Flood Risk Information Portal.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	250, 497, 499 and 586
Matters raised in representation	The representations oppose the application of the Flood-Prone Areas Overlay in Margate, raising concerns that the mapping is not supported by a relevant flood study. It also claims the overlay is inaccurate and requests that the mapping be modified or refined to better reflect actual conditions.
Planning Authority response	The Flood-Prone Areas Hazard Overlay in the Kingborough draft LPS has been applied to areas identified as being at risk of flooding, based on modelled flood envelopes for the 1% annual exceedance probability events for the years 2010 and 2100. This mapping is consistent with Council-endorsed flood studies , which were made available during the LPS exhibition. The overlay complies with LP1.7.10(a) and satisfies the requirements of FPHAZ 1 and FPHAZ 2 of the State Government's LPS Guidelines. While refinement of the overlay may be possible, this would require further discussion with the TPC during the public hearings.
Recommendation to TPC	No change is recommended in this report as a result of the representations. A discussion is required with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	82
Matters raised in representation	The representation opposes the Flood-Prone Overlay on Bruny Island and indicates that the flood overlay hasn't taken in the geography of the land.
Planning Authority response	The Flood-Prone Overlay proposed in the draft LPS for Bruny Island applies to areas in Adventure Bay surrounding Captain Cook Creek. It is based on a Council-endorsed flood study i.e. the Adventure Bay Flood Study (May 2020) that models the 1% annual exceedance probability flood event for the year 2100 and incorporates detailed topographic data.
Recommendation to TPC	No change is recommended in this report as a result of the representation. A discussion is required with the representor at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

3.13. Clause 13.0 Bushfire-Prone Areas Code and Overlay

The Bushfire-Prone Areas Code in the TPS closely mirrors the version used in KIPS2015. The overlay is not prepared by Council but is a state-prepared and maintained overlay, based on risk mapping undertaken by the Tasmania Fire Service (TFS). It identifies:

- land within or near bushfire-prone vegetation (typically defined as an area of 1 hectare or more of continuous vegetation);
- areas at risk from ember attack, radiant heat or flame contact in the event of a bushfire; and
- the proximity of land to these vegetation areas, often applying a buffer (e.g. 100 metres) around mapped bushfire-prone vegetation.

The methodology for preparing the overlay is consistent, evidence-based and informed by bushfire behaviour science, topography, vegetation type and historical fire patterns. It is applied across Tasmania using uniform mapping criteria to ensure a statewide risk management approach. Updates to the overlay can only be made by the TFS or the State Government based on a formal review of mapping data and not on the basis of individual landowner preferences or perceived on-the-ground changes.

The Bushfire-Prone Areas Code under the TPS is designed to manage the risk to life and property from bushfire. It ensures that development in bushfire-prone areas is appropriately located and constructed to reduce bushfire risk. The code is primarily triggered in two specific situations: when subdivision is proposed, and when a development involves a vulnerable use such as aged care facilities, childcare centres, schools or tourist accommodation, that is, uses involving people who may be less able to respond quickly in an emergency.

Outside these triggers, the code is generally not applied to standard residential development on existing lots, unless another planning control or overlay requires consideration. However, bushfire risk still informs other planning and building processes. For example, the code may be used as a reference in strategic planning, rezoning proposals, or when assessing discretionary development applications that may intensify use in bushfire-prone areas. In these cases, while the code may not be formally triggered, bushfire hazard management plans or other supporting documents may be requested to demonstrate that risks can be appropriately managed. This broader role helps integrate bushfire resilience into land use planning beyond the formal triggers.

Table 27 - Summary of representations in relation to the Bushfire-Prone Areas Overlay with Council officer's comments and recommendations

Representation	57, 82, 96, 132, 175, 272, 306, 314, 330, 351, 383, 386, 389, 408, 448, 509, 524 and 600
Matters raised in representation	<p>Some representations oppose or request a review of the Bushfire-Prone Areas Overlay. Not all comments are directly aimed at the code or overlay itself; many express broader concerns about bushfire risk in the municipality.</p> <p>The representations also raise concerns about bushfire management more generally, and the perceived lack of coordination between bushfire risk considerations and the application of zoning, SAPs and the Priority Vegetation Area Overlay.</p>
Planning Authority response	<p>The overlay is a strategic, evidence-based risk management tool and it is designed to maintain public safety, consistency, and integrity in the application of bushfire planning and building controls across Tasmania.</p> <p>The Bushfire Prone Area Overlay is based on hazard data, not on planning scheme zones or land use aspirations. The Planning Scheme does not provide a mechanism to remove land from the overlay based on site-specific representations as part of the LPS process or as part of a development application. Updates to the overlay can only be made by the State Government under advice from the TFS based on a formal review of mapping data and planning directive or a planning scheme amendment not on the basis of individual landowner preferences or perceived on-the-ground changes. Because bushfire risk can shift with vegetation regrowth, climate factors, or development intensity, the overlay errs on the side of precaution, applying to areas even if fuel loads are temporarily reduced. In practical terms, this means that even if:</p> <ul style="list-style-type: none">• The land has been recently cleared• A landowner believes the risk is low• There is no immediate vegetation present <p>Regardless, the above the land remains in the overlay if it falls within the defined buffer or area identified as bushfire-prone by the TFS mapping. If someone believes the mapping incorrect, the appropriate process is to request a review by the TFS, not to seek a case-by-case change to the mapping via the planning scheme process.</p>

	<p>The Bushfire Prone Area Overlay operates independently of zoning and SAPs and triggers additional assessment requirements where an applicable use or development is proposed, unless it is listed as exempted. If an applicable use or development is proposed on land that is within the overlay, the provisions of the Bushfire-Prone Areas Code apply, requiring bushfire hazard to be assessed. Likewise, SAPs might introduce unique development standards or vary zoning provisions, but they do not override the need for compliance with the Bushfire-Prone Areas Code. That means the bushfire overlay provisions must still be met unless explicitly exempted.</p> <p>In practice, this means an applicant must consider the Code requirements in addition to zone and SAP provisions. However, the Code is limited to subdivision or a use involving a hazardous or vulnerable use (e.g. residential aged care, school).</p> <p>Where there is a conflict between retaining natural values and bushfire safety, the requirements of all relevant standards must be met. However, where impacts on natural values are necessary to meet bushfire requirements, these impacts are generally provided for in the relevant provisions.</p> <p>The TPS includes several exemptions for bushfire hazard management. These exemptions include fire management by the TFS as part of the TFS hazard reduction program, as well as fire hazard management in accordance with a bushfire hazard management plan approved as part of a specific land use or development. When bushfire hazard management is not exempt and a development application is required, the planning scheme accommodates bushfire hazard management necessary to comply with the Building Regulations 2016 and AS-3959-2018. The Code also does not apply to single dwellings or visitor accommodation.</p>
Recommendation to TPC	No change is recommended in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	429
Matters raised in representation	<p>The Tasmania Fire Service (TFS) supports the inclusion of the Bushfire-Prone Areas Overlay in the draft LPS but recommends reviewing it in areas of recent suburban growth, such as Whitewater Estate, where bushfire risk may have reduced. TFS encourages Council to work with them to identify and recommend updates to the overlay for consideration by the TPC.</p> <p>TFS also supports the approach taken in the Burwood Drive Specific Area Plan, as discussed in section 4.3 of this report, noting it provides an appropriate response to bushfire risk from Peter Murrell Reserve. In addition, TFS welcomes provisions in the LPS that enable planning authorities to consider bushfire-related vegetation removal through formal assessment, ensuring bushfire protection requirements are appropriately addressed in development decisions.</p>
Planning Authority response	Noted.
Recommendation to TPC	No specific changes to the Bushfire-Prone Areas Overlay are recommended in this report; however, Council, in consultation with the TFS, intends to undertake a process to refine the mapping and will submit the updated version to the TPC prior to the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

3.14 Clause 14.0 Potentially Contaminated Land Code

There are no representations in relation to the above-mentioned code.

3.15 Clause 15.0 Landslip Hazard Code and Overlay

The Landslip Hazard Code in the TPS generally aligns with the Landslide Code used in the KIPS2015. The Kingborough draft LPS includes an overlay map prepared by the Department of Premier and Cabinet, which identifies landslip hazard

areas for the application of the Code. In the case of Taroona, this overlay has been modified to reflect the elevated landslide risk specific to that suburb.

Table 28 - Summary of representations in relation to the Landslip Hazard Overlay with Council officer's comments and recommendations

Representation	183, 184, 433, 514, 578, 579 and 580
Matters raised in representation	The representations oppose or seek a review of the Landslip Hazard Overlay.
Planning Authority response	<p>The Landslip Hazard Overlay is a strategic hazard layer managed at the state level to ensure a consistent and scientifically robust approach across all council areas. It is not influenced by land use, zoning or development aspirations; rather, it is based solely on physical risk factors such as slope, geology and past landslide activity. For this reason, isolated changes to the mapping are not encouraged as these could undermine public safety and weaken the integrity of the statewide hazard mapping framework.</p> <p>If a landowner believes that the mapping does not accurately reflect the risk on their property, the appropriate course of action is to commission a site-specific geotechnical assessment and submit it to the relevant state authority such as the Department of Premier and Cabinet or the TPC, typically as part of a planning scheme amendment process.</p>
Recommendation to TPC	No change is recommended in this report as a result of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.

Part 4 – Specific Area Plans

This section of the report responds to the representations received in relation to the proposed Specific Area Plan (SAPs) in the Kingborough draft LPS and the attachments to the draft LPS supporting document which attempt to clarify the intent behind their application.

While the report addresses the key issues raised, Council recognises that further discussion will be required with both representors and the TPC at the public hearings. This process will allow for concerns to be discussed in more detail, provide an opportunity to assist with misunderstandings or misinterpretations, and explore whether modifications to the SAPs can be made to address concerns.

The TPS aims to provide a consistent application of zones and standard provisions across the State; however, there are scenarios where a direct translation from the previous scheme is not suitable. This may be due to specific local challenges, a strategic objective to preserve the established character of an area, the need to encourage development outcomes, or circumstances where the standard zones and codes do not effectively address unique planning issues. In such situations, a SAP may be used to achieve a more appropriate outcome, provided it can be properly justified in accordance with the requirements of LUPAA.

Under LUPAA, a planning authority must demonstrate that its draft LPS furthers the objectives of the LUPAA and is consistent with the State Policies and the *Southern Tasmania Regional Land Use Strategy* (STRLUS). Where variations from the generic provisions of the TPS are proposed in an LPS, such as the inclusion of a Specific Area Plan (SAP), the planning authority must be able to demonstrate that the SAP complies with the requirements of section 32(4) of LUPAA. It allows a SAP to be included in an LPS only if:

- (a) *the use or development it supports provides significant social, economic, or environmental benefit to the State, a region, or a municipal area; or*
- (b) *the land exhibits particular environmental, economic, social, or spatial characteristics that justify the application of unique provisions—whether in substitution for, in addition to, or as a modification of—the SPPs.*

This ensures that SAPs are applied only where necessary and appropriate, allowing for a tailored planning response to local circumstances while maintaining the broader consistency and integrity of the TPS.

The Margate Marina SAP, Kingston Park SAP and Huntingfield Housing Supply Order SAP are proposed to be transitioned to the TPS. The draft LPS also proposes 6 new SAPs, and the representations received mainly relate to those new SAPs.

A common theme raised in the representations about the proposed SAPs is the perception that they are intended to sidestep the application of the SPPs. This is not the case. SAPs are a legitimate and established part of the Tasmanian planning framework, used by both councils and the TPC to address situations where the standard SPP zones or codes do not adequately respond to local land use patterns, heritage values or development pressures. Their use is supported by LUPAA, the State Government's LPS Guidelines and the STRLUS, which together provide the strategic basis for SAPs across Tasmania, including those proposed for Kingborough. Almost all councils in Tasmania have included SAPs in their LPSs to address translation issues. For example, Clarence has 23 SAPs, Glenorchy has 17, and Launceston has 16.

Although SAPs can seem complex or may be perceived as adding an extra layer of regulation, Council does not intend to complicate the system unnecessarily. In many instances, the purpose of a SAP in the draft LPS is to retain development outcomes currently supported under the KIPS2015, particularly where the SPPs offer limited or no means to achieve those same outcomes. SAPs offer a mechanism to carry forward important local provisions that would otherwise be lost through a straightforward application of generic zones and codes of the TPS.

Council acknowledges that representations reflect varied interpretations and expectations about the intent and likely impact of the proposed SAP, and while no changes are recommended in this report, Council is open to refining SAPs in response to specific concerns. Further discussions with representors will be required at the public hearings to better understand the issues raised, address any misconceptions, and explore alternative approaches.

4.1 KIN-S1.0 Kingston Southern Gateway SAP

The proposed Kingston Southern Gateway SAP has been introduced to deliver a more functional and visually appealing entrance to Kingston, while enabling development outcomes that would not be possible through a direct zoning translation or by relying solely on the generic SPPs. The justification for the SAP is provided in the draft LPS supporting document, which also describes how the SAP meets the statutory requirements.

The Urban Mixed-Use Zone (UMZ) in the SAP area along Channel Highway provides increased flexibility for increased development potential. For this area, the SAP introduces design controls tailored to the site's unique context. These controls increase the development yield but also focus on improving privacy, maintaining solar access, and enhancing the amenity

for both residents and businesses as the area develops over time. This approach responds directly to the character and planning needs of the precinct, which are not adequately addressed under the SPPs.

There are parts of the site where the underlying Inner Residential Zone (IRZ) and Commercial Zone (CZ) are proposed to be zoned Environmental Management and that is discussed in more detail under section 2.16 of this report.

Another key feature of the SAP is its focus on balancing development with existing vegetation in the areas, which provide a positive aesthetic presentation for the area. This area contains important natural elements, including established native vegetation and a heavily vegetated corridor along Coffee Creek. The SAP seeks to protect these features through specific landscaping requirements and development controls aimed at preserving vegetation linkages and prominent trees to minimise environmental impacts but also to enhance the character of the area as it undergoes transformation over time.

To assist with the discussion at the public hearings, the tables below provide a summary of the SAP provisions and how they correspond to the situation under the KIPS2015 and the SPPs.

Table 29 - Summary/comparison of the IRZ provisions

	IRZ (Section 11.0) in conjunction with the Kingston Green SAP (F1.0) of the KIPS2015	IRZ of the SPPs (Section 9.0)	KIN-S1.0 Kingston Southern Gateway SAP
Landscaping and vegetation management	The Kingston Green SAP requires landscaping. The Biodiversity Code and Biodiversity Overlay apply.	No landscaping requirements. The Biodiversity Code ceases to exist under the TPS. The Priority Vegetation Area Overlay of the new Natural Assets Code does not apply to the IRZ.	The SAP requires landscaping similar to the situation under KIPS2015. Controls to protect prominent trees and mapped vegetation linkages that enhance the visual amenity and character of the area as the southern entrance to the activity centre. Flexibility is provided through the performance criteria.

Table 30 - Summary/comparison of the UMZ provisions

	UMZ in KIPS2015 in conjunction with the Kingston Green SAP (F1.0) of the KIPS2015.	UMZ of the SPPs (Section 13.0)	KIN-S1.0 Kingston Southern Gateway SAP
Building height	Maximum building height 9.5m. Building design in accordance with the Kingston Green Design Guideline standard provisions in the scheme that include solar and privacy provisions.	Maximum building height of 10m and reduced 9.5m within 10m of the IRZ and 8.5m within 10m of the GRZ. Provides privacy controls but no solar access controls.	Maximum building height of 20m and requires staggering of height down to 10m within 10m of the IRZ and to 10m within 5m of Channel Highway. Includes controls to provide visual privacy and solar access.
Landscaping and vegetation management	The Kingston Green SAP requires landscaping. The Biodiversity Code and Biodiversity Overlay apply.	No landscaping requirements. The Biodiversity Code ceases to exist under the TPS. The Priority Vegetation Area Overlay of the new Natural Assets Code does not apply to the UMZ.	The SAP requires landscaping tailored for lots adjacent to Channel Highway and Spring Farm Road to improve the amenity and character of the southern gateway to the Kingston Activity Centre.

			Controls to protect prominent trees and mapped vegetation linkages that enhance the visual amenity and character of the area as the southern entrance to the activity centre. Flexibility is provided through the performance criteria.
Collision risk	Nil.	Nil.	The SAP includes provisions to assist with the design of buildings and structures to minimise collision risk for threatened bird species which are not provided under KIPS2015 or SPPs. The provision is a standard permit condition.

Table 31 - Summary/comparison of the CZ provisions

	CZ of KIPS2015 (Section 23.0)	CZ of the SPPs (Section 17.0)	KIN-S1.0 Kingston Southern Gateway SAP
Landscaping and vegetation management	<p>Requires landscaping along the road frontage.</p> <p>Protects trees of high conservation value.</p> <p>The Biodiversity Code and Biodiversity Overlay apply.</p>	<p>Requires landscaping along the road frontage.</p> <p>The Biodiversity Code ceases to exist under the TPS.</p> <p>The Priority Vegetation Area Overlay of the new Natural Assets Code does not apply to the Commercial Zone.</p>	<p>The SAP requires landscaping similar to the SPPs, but the controls are tailored for lots adjacent to Channel Highway and Spring Farm Road to improve the amenity and character of the southern gateway to the Kingston Activity Centre.</p> <p>Controls to protect prominent trees and mapped vegetation linkages that enhance the visual amenity and character of the area as the southern entrance to the activity centre. Flexibility is provided through the performance criteria.</p>
Collision risk	Where applicable, the Biodiversity Code provides for implementation of best practice mitigation strategies, which may include collision risk.	Nil.	The SAP includes provisions to assist with the design of buildings and structures to minimise collision risk for threatened bird species which is broadly consistent with KIPS2015 but not provided for under the SPPs. The provision is current best practice.

Table 32 - Summary/comparison of the UZ provisions

UZ of KIPS2015 (Section 28.0)	UZ of the SPPs (Section 27.0)	KIN-S1.0 Kingston Southern Gateway SAP
--------------------------------------	--------------------------------------	---

Landscaping and vegetation management	<p>Requires landscaping along the road frontage.</p> <p>Protects trees of high conservation value.</p> <p>The Biodiversity Code and Biodiversity Overlay apply.</p>	<p>Requires landscaping along the road frontage.</p> <p>The Biodiversity Code ceases to exist under the TPS.</p> <p>The Priority Vegetation Area Overlay of the new Natural Assets Code does not apply to the Utilities Zone.</p>	<p>The SAP requires landscaping similar to the SPPs, but the controls are tailored for lots adjacent to Channel Highway and Spring Farm Road to improve the amenity and character of the southern gateway to the Kingston Activity Centre.</p> <p>Controls to protect prominent trees and mapped vegetation linkages that enhance the visual amenity and character of the area as the southern entrance to the activity centre. Flexibility is provided through the performance criteria.</p>
Collision risk	Where applicable, the Biodiversity Code provides for implementation of best practice mitigation strategies, which may include collision risk.	Nil.	The SAP includes provisions to assist with the design of buildings and structures to minimise collision risk for threatened bird species which is broadly consistent with KIPS2015 but not provided for under the SPPs. The provision is current best practice.

Table 33 - Summary/comparison of the EMZ provisions

	EMZ of KIPS2015 (Section 29.0)	EMZ of the SPPs (Section 23.0)	KIN-S1.0 Kingston Southern Gateway SAP
Land use	Provides for a range of land uses consistent with the zone purpose. Development and subdivision controls reflect the commercial nature of the zone.	Provides for a range of uses consistent with the zone purpose. Development and subdivision controls reflect the environmental nature of the zone.	The land use table for the EMZ is adjusted to reflect the limited land uses available in the zone due to the existing Part 5 Agreements but allows for Research and Development associated with the activities of the Australian Antarctic Division.
Vegetation management	The Biodiversity Code and Biodiversity Overlay apply. The land is also subject to Part 5 Agreements that require existing vegetation to be protected into perpetuity.	The development controls have a strong focus on vegetation management. It specifically requires that building and works must: (a) be located on land where the native vegetation cover has been lawfully removed; or (b) be in accordance with an authority under <i>National Parks and Reserve Management Regulations 2019</i> granted by the Managing Authority or the <i>Nature Conservation Act 2002</i> .	Controls to protect mapped vegetation linkages by limiting works, buildings and structures in the zone consistent with existing Part 5 Agreements. Flexibility is provided through the performance criteria.
Collision risk	Where applicable, the Biodiversity Code provides for	Nil.	The SAP includes provisions to assist with the design of building

implementation of best practice mitigation strategies, which may include collision risk		and structures to minimise collision risk for threatened bird species broadly consistent with KIPS2015 but not provided for under the SPPs. The provision is current best practice.
---	--	---

Table 34 - Summary of representations in relation to the Kingston Southern Gateway SAP with Council officer's comments and recommendations

Representation	459
Matters raised in representation	NRE Tas supports the Kingston Southern Gateway SAP, recognising its role in protecting important biodiversity values. As identified in LPS supporting document, the area provides critical habitat and vegetation linkages for threatened fauna species. Implementing a SAP will enable these ecological values to be meaningfully considered and integrated into the assessment of future residential and mixed-use developments. This approach ensures that growth in the area can occur while maintaining protection for significant natural assets.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	434
Matters raised in representation	The representation indicates support for the proposed Kingston Southern Gateway SAP.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	142, 143, 208 and 289
Matters raised in representation	The representations raise concerns about the Kingston Southern Gateway SAP, suggesting it may conflict with existing development plans. The representations support the removal of the Kingston Green SAP (an existing SAP under KIP2015 which is not proposed to be carried over to the TPS).
Planning Authority response	The representations oppose the introduction of the Kingston Southern Gateway SAP, on the basis that it is not considered necessary. It should be noted that the representations raise additional concerns about the underlying zoning in the SAP area, which are discussed in other parts of this report. These zoning concerns relate specifically to the proposed application of the Environmental Management Zone and the Inner Residential Zone at 41 Alfreds Garden. At the time of preparing this report, a development application had been lodged for part of the land proposed to be EMZ. This application will be assessed under the Inner Residential Zone, in conjunction with the Kingston Green SAP and Biodiversity Code as they currently applies under

	KIPS2015. As outlined elsewhere in this report, Council is open to realigning the boundary of the Inner Residential Zone in accordance with any permits granted as part of that assessment process, but it requires discussion with the representors and the TPC at the public hearings.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representations. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	415
Matters raised in representation	<p>The representation opposes the proposed Kingston Southern Gateway SAP, as well as the underlying zoning, which is discussed in other sections of this report. Specifically, it opposes the downzoning of approximately 4.5 hectares of commercial land to the Environmental Management Zone. The representation argues that this downzoning, when combined with the SAP provisions, creates a landbank effect. In this arrangement, any development within the remaining Commercial-zoned areas that impacts environmental values or prominent trees would need to provide offsets from the land in the EMZ, which restricts the potential for development and flexibility.</p> <p>The representation also criticises the SAP for lacking a consistent rationale, applying to a diverse area with mixed zoning and land uses. While the SAP aims to protect vegetation and enhance the southern entry to Kingston, its provisions impose significant limitations. These include discretionary controls on development and subdivision, stringent landscaping and tree retention requirements, and offset obligations for environmental impacts. These restrictions apply to several zones, including IRZ, UMZ and CZ, but ultimately rely on the EMZ to secure environmental benefits.</p>
Planning Authority response	<p>The land contains approximately 4 hectares of land dominated by Eucalyptus ovata, which provides habitat for the threatened swift parrot and may also meet the thresholds for a threatened vegetation community listed as endangered under State legislation and critically endangered under Commonwealth legislation. The vegetation forms part of a broader area of over 10 hectares of connected habitat, extending into Kingston Green to the east.</p> <p>The rezoning responds to the limitations of the TPS to protect these important environmental values. Under the State Government's LPS Guidelines, the Priority Vegetation provisions of the Natural Assets Code cannot be applied within the Commercial Zone. This represents a significant reduction in protection compared to the provisions of KIPS2015 and KPS2000. The proposed zoning approach allows existing use rights to continue while affording protection to high-priority remnant vegetation. Retaining the existing Commercial zoning would risk the loss of more than 4 hectares of this sensitive vegetation and would be inconsistent with how similar values are treated on sites under the Forest Practices System.</p> <p>The SAP has been written in a manner that supports research and development activities associated with the Antarctic Division to continue. Council is open to discussing the representor's concerns further at the public hearings, including the possibility of retaining the CZ and modifying the SAP to balance the landowner's interests with the broader strategic objective of protecting environmental values and enhancing the visual qualities of Kingston's southern entrance.</p>
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

4.2 KIN-S4.0 Kingborough Coastal Settlement SAP

The justification for the Kingborough Coastal Settlement SAP is provided in the draft LPS supporting document, which also describes how the SAP meets the statutory requirements.

The Kingborough Coastal Settlement SAP is proposed for a number of small coastal settlements south of Snug, all located outside the Urban Growth Boundary. While each locality has its own characteristics, they share common features such as large, vegetated lots and a distinct low-density residential character. These features, along with longstanding servicing limitations, present planning challenges that are not effectively addressed through a direct application of the SPPs. The SAP introduces tailored planning provisions that respond to these specific local conditions, ensuring that development reflects the established character and avoids unintended intensification that could place further pressure on infrastructure.

The SAP will primarily apply to land that is currently zoned Low Density Residential Zone (LDRZ) under the KIPS2015 but will also apply to isolated parcels of land in the Village Zone (VZ) and Port and Marine Zone (PMZ). The tables below provide a summary of the SAP provisions and how they correspond to the situation under the KIPS2015 and the SPPs.

Table 35 - Summary/comparison of the LDRZ provisions

	LDRZ in KIPS2015 (Section 12.0)	LDRZ in the SPPs (Section 10.0)	KIN-S4.0 Kingborough Coastal Settlement SAP
Minimum lot size requirement	2,500m ² (Area A) 5,000m ² (Area B) or 1,000m ² (Area C). The areas that are proposed to be included in this SAP are all within Area A where a minimum lot size requirement of 2,500m ² applies.	Minimum of 1,500m ² .	Minimum of 2,500m ² as per KIPS2015.
Multiple dwellings	Only allowed in Area C which means that multiple dwellings are not possible in the proposed SAP areas.	Allows multiple dwellings across the zone. Site area per dwelling $\geq 1,500\text{m}^2$ if able to connect to reticulated sewerage system or public stormwater system. Otherwise $\geq 2,500\text{m}^2$ (the latter will apply in most areas within the SAP).	Allows multiple dwellings but makes it clear that a site area per dwelling of $\geq 2,500\text{m}^2$ applies.
Services	Waste water: Mainly addressed through the subdivision provisions and the On-site Waste Management Code. Onsite facilities must be provided if unable to connect a reticulated system. Stormwater: Mainly addressed through the Stormwater Management Code. Must connect to a public stormwater system. If not able to connect, onsite detention must be provided.	Waste water: There is no equivalent to the On-site Waste Management Code in the TPC. Requires onsite facilities but only when considering multiple dwellings and subdivision. Stormwater: There is no equivalent to the Stormwater Management Code in the TPC. Requires onsite detention where unable to connect to a public stormwater system but only applies to multiple dwellings and subdivision.	Waste water. The SAP requires that where onsite facilities are required, there is suitable land for such purposes having regard to site conditions. It applies to new uses, development and subdivision. Stormwater: The SAP requires that where onsite detention is required, there is suitable land for such purposes having regard to site conditions. It applies to development and subdivision.
Building height	Maximum of 8.5m. The Local Development Code requires that residential buildings in coastal proximity must have a	Maximum of 8.5m. The Local Development Code ceases to exist under the TPS and there are no	The SAP maintains the 8.5m height limit but requires that buildings in coastal proximity must have a building height of not more

	building height of not more than 5m.	requirements for a reduced height in coastal areas.	than 5m consistent with the Development Code of KIPS2015 to assist with preserving the coastal character of the settlements. Flexibility is provided through the discretionary provisions.
Visual impact	No specific controls.	No specific controls.	The SAP requires that exterior building finishes must be of materials and colours with a light reflectance value not greater than 40% and not in bold or bright colours. The requirements are similar to those found in other zones of the TPS. Flexibility is provided through the discretionary provisions.
Cut and fill	No specific controls. Subdivision controls provide general guidance to create building areas that would avoid cut and fill.	No specific controls. Subdivision controls provide general guidance to create building areas that would avoid cut and fill.	Buildings and works must not include cut and fill more than 1m above or below existing ground level. The requirements are similar to those found in other zones of the TPS. Flexibility is provided through the discretionary provisions.
Vegetation management	Addressed through zone provisions for high conservation value trees and the application Biodiversity Code and Priority Vegetation Overlay.	There are no zone standards for high conservation value trees and the Biodiversity Code cease to exist under the TPS. The Priority Vegetation Overlay of the new Natural Assets Code does not apply to the LDRZ unless for subdivision.	The SAP addresses this gap in the SPPs by introducing vegetation controls that support the retention of important vegetation, while still allowing flexibility for tree removal where alternative design solutions are not reasonably achievable. The controls apply to both development and subdivision.
Collision risk	Where applicable, the Biodiversity Code provides for implementation of best practice mitigation strategies, which may include collision risk	Nil.	The SAP includes provisions to assist with the design of buildings and structures to minimise collision risk for threatened bird species, which are not provided under KIPS2015 or SPPs. The provision is a standard permit condition.

Table 36 - Summary/comparison of the VZ provisions

	VZ under KIPS2015 (Section 16.0)	VZ under SPPs (Section 12.0)	KIN-S4.0 Kingborough Coastal Settlement SAP
Services	Waste water: Mainly addressed through the subdivision provisions and the	Waste water: There is no equivalent to the On-site Waste Management Code in	Waste water: The SAP requires that where onsite facilities are required, there

	<p>On-site Waste Management Code where it is unable to connect to a reticulated network.</p> <p>Stormwater:</p> <p>Mainly addressed through the Stormwater Management Code. Must connect to a public stormwater system. If not able to connect, onsite detention must be provided.</p>	<p>the TPC. Requires onsite facilities but only when considering multiple dwellings and subdivision.</p> <p>Stormwater:</p> <p>There is no equivalent to the Stormwater Management Code in the TPC. Requires onsite detention where unable to connect to a public stormwater system but only applies to multiple dwellings and subdivision.</p>	<p>is suitable land for such purposes having regard to site conditions. It applies to new uses, development and subdivision.</p> <p>Stormwater:</p> <p>The SAP requires that where onsite detention is required, there is suitable land for such purposes having regard to site conditions. It applies to development and subdivision.</p>
Building height	8.5m. The Local Development Code requires that residential buildings in coastal proximity must have a building height of not more than 5m.	8.5m. The Local Development Code ceases to exist under the TPS and there are no requirements for a reduced height in coastal areas.	The SAP maintains the 8.5m height limit but requires that buildings in coastal proximity must have a building height of not more than 5m consistent with the Development Code of KIPS2015 to assist with preserving the coastal character of the settlements. Flexibility is provided through the discretionary provisions.
Visual impact	No specific controls.	No specific controls.	The SAP requires that exterior building finishes must be of materials and colours with a light reflectance value not greater than 40% and not in bold or bright colours. These requirements are similar to those found in other zones of the TPS. Flexibility is provided through the discretionary provisions.
Cut and fill	No specific controls.	No specific controls.	Buildings and works must not include cut and fill more than 1m above or below existing ground level. These requirements are similar to those found in other zones of the TPS. Flexibility is provided through the discretionary provisions.
Vegetation management	Requires that no trees of high conservation value or priority biodiversity values be impacted. Addressed through zone provisions and the application of the Biodiversity Code and Priority Vegetation Overlay.	There are no zone standards for high conservation value trees and the Biodiversity Code cease to exist under the TPS. The Priority Vegetation Overlay of the new Natural Assets Code does not apply to the Village Zone.	The SAP addresses this gap in the SPPs by introducing vegetation controls that support the retention of important vegetation and landscape features, while still allowing flexibility for tree removal where alternative design solutions are not reasonably achievable. The controls apply to development, but not to subdivision.

Collision risk	Where applicable, the Biodiversity Code provides for implementation of best practice mitigation strategies, which may include collision risk.	Nil.	The SAP includes provisions to assist with the design of buildings and structures to minimise collision risk for threatened bird species broadly consistent with KIPS2015 but not provided for under the SPPs. The provision is a standard permit condition
-----------------------	---	------	---

Table 37 - Summary/comparison of the PMZ provisions

	PMZ under KIPS2015 (Section 31.0)	PMZ under SPPs (Section 25.0)	KIN-S4.0 Kingborough Coastal Settlement SAP
Building height	Maximum of 6m.	Maximum of 20m.	Maximum of 9m to assist with preserving the low built form of the Kettering Marina.
Vegetation management	Requires that no trees of high conservation value or priority biodiversity values be impacted. Addressed through zone provisions and the application of the Biodiversity Code and Priority Vegetation Overlay.	There are no zone standards for high conservation value trees and the Biodiversity Code cease to exist under the TPS. The Priority Vegetation Overlay of the new Natural Assets Code does not apply to the PMZ.	The SAP addresses this gap in the SPPs by introducing vegetation controls that support the retention of important vegetation and landscape features, while still allowing flexibility for tree removal where alternative design solutions are not reasonably achievable. The controls apply to development, but not to subdivision.

Council acknowledges that representations have varied interpretations and expectations about the intent and likely impact of the proposed SAP, and while no changes are recommended in this report, Council is open to refining the SAP in response to specific concerns. Further discussions with representors will be required at the public hearings to better understand the issues raised, address any misconceptions, and explore alternative approaches.

Table 38 - Summary of representations in relation to the Kingborough Coastal Settlement SAP with Council officer's comments and recommendations

Representation	162
Matters raised in representation	The representation supports the Kingborough Coastal Settlement SAP and expresses support for retaining the established character and qualities of the coastal settlements.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	65, 156, 238, 240, 241, 242, 252, 331, 358 and 570

Matters raised in representation	<p>The representations indicate objection to the Kingborough Coastal Settlement SAP and include a range of concerns with the SAP, including but not limited to the following:</p> <ul style="list-style-type: none"> • The Local Area Objectives for each of the precincts are considered generic and duplicated across other settlements, contradicting claims that these townships require unique planning treatment. • The SAP introduces additional controls without identifying specific deficiencies in the TPS. • It raises concerns that the planning scheme is too restrictive and may hinder sustainable development. The representations also argue that the planning scheme places undue emphasis on agricultural use in areas where farming activity no longer occurs, thereby limiting opportunities for smaller, more affordable lots. • The SAP proposes minimum lot sizes that are far more restrictive than anywhere else in Tasmania and do not reflect the varied existing subdivision pattern in each of the settlements. • The proposed stormwater and onsite-wastewater management controls proposed are not necessary, as those are provided in the SPPs. • A blanket height limit near the coast is imposed without strategic justification. • The SAP duplicates vegetation protection already provided under the Priority Vegetation Area Overlay and the Natural Assets Code. Mapping used to justify these provisions is questioned for accuracy and includes cleared areas and approved building envelopes. The need for additional vegetation controls under the SAP is not demonstrated. • Controls on earthworks introduce undefined terms like “existing ground level” and “nearby waters”, which lack precedent and clarity. • While recognising the importance of protecting threatened species like the swift parrot, the representation argues bird strike controls should be based on site-specific evidence. It suggests a statewide response via the SPPs or a Planning Directive would be more appropriate than Council-specific SAP standards. • Controls on colours and finishes are subjective and unenforceable. These provisions could apply to almost any material or finish, including window glazing. There is no identified prevailing built character or dominant palette in Gordon to warrant such controls, and their blanket application across the SAP area is considered excessive and unjustified. • Overall, the SAP introduces layers of control that duplicate the SPPs and create an overly complex, restrictive and unclear planning framework. The representations argue that Council has not demonstrated the need for such an approach and that the SAP fails to meet the fairness and transparency objectives outlined in Schedule 1 of LUPAA.
Planning Authority response	<p>The purpose of the Kingborough Coastal Settlement SAP is to retain the development outcomes currently in place under the KIPS2015 and to carry forward key provisions that would otherwise be lost in the transition to the TPS. It also aims to support appropriate development and improvement of the built form in a way that is compatible with the character, setting and amenity of the coastal settlements.</p> <p>The purpose of the LPS is to translate the KIPS2015 into the TPS and not to introduce widespread strategic changes that unreasonably or inappropriately increase development potential where issues of limited access to services, employment, education etc. remain in place. The localities where the SAP is proposed are all located outside the Urban Growth Boundary of the <i>Southern Tasmania Regional Land Use Strategy</i> (STRLUS), and according to the strategy, a low growth scenario is envisaged due to the limited infrastructure and services in these non-urban areas.</p> <p>Under the current KIPS2015, a minimum lot size requirement of 2,500m² applies and there is no ability for multiple dwellings in these localities. However, the SPPs reduce this requirement to 1,500m² and allow multiple dwellings, enabling significant intensification across these settlements. This shift would undermine existing character, put additional pressure on limited infrastructure, and conflict with the STRLUS, which generally only supports low growth scenarios outside urban boundaries. The SAP retains the 2,500m² minimum lot size requirement under the KIPS2015 and introduces controls to new land uses, development and subdivision in a way that reflects local and site conditions, protects established character, ensures adequate servicing and aligns with the STRLUS settlement directions.</p> <p>To clarify, one of the key issues with the application of the LDRZ under the TPS is that it does not provide any mechanism to differentiate between the distinct characteristics of coastal settlements such as Gordon and more urbanised localities like Blackmans Bay. While both are zoned LDRZ, their physical context, development patterns, infrastructure capacity and landscape character are fundamentally different.</p> <p>Conningham, for example, is a small, unserviced rural coastal settlement with limited infrastructure, lower housing density, and a strong connection to the natural environment, where</p>

	<p>the built form is typically modest and sensitively integrated into the landscape. In contrast, Blackmans Bay is a well-established residential suburb with a more urban character, higher density development, and greater access to services and infrastructure.</p> <p>Applying a uniform set of zone standards across such different areas risks undermining the unique character and development expectations of places like Gordon. It also creates uncertainty in development assessment, as the generic provisions of the LDRZ may permit forms of development that are inappropriate for smaller settlements. The Kingborough Coastal Settlement SAP seeks to address this gap by introducing tailored provisions that reflect the local context and preserve the distinct qualities of these coastal areas.</p> <p>Infrastructure and servicing constraints are a significant issue in these areas. Most properties are not connected to reticulated sewerage and depend on onsite wastewater systems, which require adequate lot size and suitable site conditions to function effectively. Without appropriate provisions in the planning scheme, these constraints can lead to complications and delays during the development assessment process. The SAP introduces tailored provisions to address these issues, as the SPPs do not provide sufficient ways to deal with these challenges. For example,</p> <ul style="list-style-type: none"> • The SPPs do not include provisions for a change in use to assess a lot's capacity to accommodate onsite wastewater treatment. • The Development Standards (the controls that apply to development, such as new buildings, roads etc.) do not consider site features like existing vegetation. • The subdivision provisions only refer to the consideration of utility services in general terms, which can create unrealistic expectations about development potential of land. • A major shortcoming in the SPPs is the absence of a Stormwater Code equivalent to that in KIPS2015, leaving no capacity to properly assess or manage the downstream impacts of development or subdivision. <p>In terms of natural values, the Natural Assets Code under the TPS does not apply to the zones within the SAP area, except where subdivision is proposed in the Low-Density Residential Zone (i.e. it does not apply to a new use of development other than subdivision). Without the additional vegetation provisions included in the SAP, there would be no practical mechanism to consider and retain the area's environmental qualities that also contribute to the character of these areas. The SAP addresses this gap by introducing vegetation controls that support the retention of important vegetation and landscape features, while still allowing flexibility for tree removal where alternative design solutions are not reasonably achievable. These standards are generally consistent with the current operation of the LDR in conjunction with the Biodiversity Code under KIPS2015.</p> <p>The SAP retains the 5m height limit for new buildings near the coast, consistent with the Development Code in KIPS2015 as there is no equivalent under the SPPs. This helps manage coastal character and built form impacts in areas highly visible from public viewpoints including from nearby waters. It is noted that some of the representations suggest that the Landscape Conservation Zone or Scenic Protection Area Overlay be used for this purpose instead. However, these alternatives are not considered appropriate and would deviate from the intent to have outcomes similar to those that are available under KIPS2015.</p> <p>Controls on external finishes and cut and fill seek to encourage site-responsive designs and avoid visually intrusive development. Council acknowledges that refinements may be needed to improve clarity, and we would like to discuss this in more detail with representors to decide if there is a need to proceed with these controls.</p> <p>The only new provision introduced relates to bird strike risk. Council has requested the State Planning Office consider introducing a statewide approach for this issue through the SPPs. It will also be addressed further in the s35G report.</p> <p>Council acknowledges that the SAP introduces an added layer of complexity but considers it necessary to manage development appropriately in these coastal settlements. Regardless, Council remains open to refining the SAP in response to specific concerns raised in this representation as part of the hearing process.</p>
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

4.3 KIN-S5.0 Burwood Drive SAP

Blackmans Bay, particularly the Burwood Drive area, is nestled in a bowl-shaped coastal landscape framed by elevated, vegetated terrain, making it visually distinct within Kingborough. The SAP area adjoins the Peter Murrell Reserve, which spans approximately 460 hectares, an area comparable in size to the suburb of Blackmans Bay. The SAP area comprising large, heavily vegetated lots that have remained largely unchanged for over two decades, in contrast to surrounding areas that have experienced more intensive development.

This distinctive landscape not only contributes to scenic amenity but plays a particularly important role where it forms the natural backdrop to the coastline, reinforcing the visual character and identity of the area when viewed from the water or foreshore. At the same time, the extensive vegetation and constrained road network, including many cul-de-sacs, and close proximity to Peter Murrell Reserve result in elevated bushfire risk.

In response, a SAP has been proposed to retain the character of the area and provide a transition zone between the reserve and more developed residential areas. The reasons include improving the safety of residents by avoiding intensification too close to bushfire-prone areas, limiting population exposure in a vulnerable location, and preserving the spacious, semi-bush character that defines the setting. The justification for the SAP is provided in the LPS supporting document that includes a statement detailing how it meets the relevant statutory requirements.

The SAP supports a minimum lot size of 5,000m² within 30m of the reserve, helping manage fire risk and preserve the character of the precinct. The SAP also addresses the area's ecological significance, which includes mature *Eucalyptus amygdalina* and a threatened vegetation community that provides habitat for several endangered species, which also forms part of a broader connectivity corridor linked to the Peter Murrell Reserve. While the SPPs limit further reducing lot sizes and allowing increased density, the SAP introduces localised design guidance to balance development with bushfire risk and environmental protection. This approach allows for development aligned with the LDRZ to continue if it is compatible with the risk and ensures the retention of vegetation that contributes to the area's ecological integrity and visual character, particularly where the reserve and residential areas intersect.

The table below provides a summary of the SAP provisions and how they correspond to the situation under the KIPS2015 and the SPPs.

Table 39 - Summary/comparison of the LDRZ provisions

	LDRZ in KIPS2015 (Section 12.0)	LDRZ in the SPPs (Section 10.0)	KIN-S5.0 Burwood Drive SAP
Minimum lot size (subdivision)	2,500m ² (Area A), 5,000m ² (Area B) or 1,000m ² (Area C). The area that is proposed to be included in this SAP is within Area B where a minimum lot size requirement 5,000m ² applies.	Minimum of 1,500m ² .	The SAP proposes two precincts: Precinct A – Minimum of 5,000m ² as per KIPS2015 for lots within 30m of the Peter Murrell Reserve. Precinct B – Minimum of 1,500m ² . Flexibility is provided through the discretionary provisions.
Multiple dwellings	Only allowed in Area C which means multiple dwellings are not possible in this area.	Multiple dwellings are possible. Site area per dwelling $\geq 1,500\text{m}^2$ if able to connect to reticulated sewerage system or public stormwater system. Otherwise $\geq 2,500\text{m}^2$.	Multiple dwellings are possible and the SAP includes a site area per dwelling requirement of: Precinct A- $\geq 5,000\text{m}^2$ Precinct B- $\geq 1,500\text{m}^2$ Flexibility is provided through the discretionary provisions.
Vegetation management	Mainly addressed through the application of high conservation value tree standards and subdivision controls in the LDRZ and the	The Biodiversity Code cease to exist under the TPS and there are no relevant zone standards. The Priority Vegetation Overlay of the new Natural Assets Code does not	The SAP addresses this gap in the SPPs' by introducing vegetation controls that support the retention of important vegetation while still allowing

	Biodiversity Code and Priority Vegetation Overlay.	apply to the Low Density Residential Zone unless for subdivision.	flexibility for tree removal where alternative design solutions are not reasonably achievable. The controls apply to both Development and Subdivision and are broadly consistent with KIPS2015.
Bushfire management	Mainly addressed through the Bushfire Hazard Code.	Mainly addressed through the Bushfire Hazard Code.	Provides a strategic approach to managing density of residential development in a high-risk, bushfire-prone area.

Council acknowledges that representations have varied interpretations and expectations about the intent and likely impact of the proposed SAP, and while no changes are recommended in this report, Council is open to refining the SAP in response to specific concerns. Further discussions with representors will be required at the public hearings to better understand the issues raised, address any misconceptions, and explore alternative approaches.

Table 40 - Summary of representations in relation to the Burwood Drive SAP with Council officer comments and recommendations

Representation	429
Matters raised in representation	<p>The representation is made by TFS and indicates support for the proposed SAP. The representation indicates that bushfire hazard within the Peter Murrell Reserve is managed by the Parks and Wildlife Service, with fire management practices aiming to balance biodiversity outcomes with protection for neighbouring properties. However, the level of risk reduction achieved will vary over time. Properties within the SAP area are potentially exposed to bushfire impacts if an uncontrolled fire occurs in the reserve. Due to the reserve's long and exposed bushland interface, these properties are particularly vulnerable to ember attack under elevated fire danger conditions. The risk to life and property from ember attack is influenced by several factors, including proximity to unmanaged vegetation and flammable structures.</p> <p>The draft LPS responds to this risk by proposing to limit lot and dwelling densities along the eastern edge of the reserve, specifically within Precinct A. This planning response is consistent with preliminary advice provided by TFS to Council. TFS considers the proposed approach to be a suitable strategic response to the bushfire risks present in this location. By managing development intensity near high-risk bushland interfaces, the LPS provides a mechanism to reduce vulnerability to bushfire and improve overall community safety.</p>
Planning Authority response	The SAP has been developed with the input from TFS.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	42, 70, 285, 419 and 550
Matters raised in representation	The representations are generally supportive of the Burwood Drive SAP, particularly its aim to preserve the low-density residential character and retain native vegetation on private land. Some representations also raise concerns about bushfire risk and how it relates to the implementation of the SAP.
Planning Authority response	<p>The SAP has been specifically designed to manage use, development and subdivision potential in a way that responds to the area's identified bushfire risk.</p> <p>Bushfire risk and its management through the planning scheme is addressed in detail in section 3.13 of this report. In short, the Bushfire-Prone Areas Code works in conjunction with the SAP provisions to help manage risk. The Bushfire-Prone Areas Overlay is based on hazard mapping</p>

	<p>rather than land use zones or development expectations. The overlay applies even if a site appears low risk due to recent clearing, lack of visible vegetation, or personal assessments by landowners. This cautious approach accounts for changes in vegetation, climate and development intensity over time. Land included in the overlay must comply with the associated code requirements unless explicitly exempted. The overlay operates independently of zoning and SAPs, meaning that even if a SAP introduces different development standards, the requirements of the Bushfire-Prone Areas Code still apply where relevant, especially for developments involving vulnerable uses such as dwellings or visitor accommodation.</p> <p>Council is open to discussing this in more detail with the representors and the TFS at the public hearings.</p>
Recommendation to TPC	No change is recommended to the SAP in this report because of the representations. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	47
Matters raised in representation	The representation is supportive of the Burwood Drive SAP but requests a reduction of the minimum lot size requirement in the SAP area from 5,000m ² to 1,500m ² consistent with the generic SPPs.
Planning Authority response	The minimum lot size of 5,000m ² only applies to lots in Precinct A and those are lots that are adjacent to the Peter Murrell Reserve, which reflects both the subdivision potential allowed under KIPS2015 and the existing subdivision pattern in the area. The application of the generic-statewide provisions in this location has the potential to significantly increase the risk to property and human life in the event of a bushfire due to its constrained road network, which includes numerous cul-de-sacs and internal lots, and its immediate proximity to the Peter Murrell Reserve. Unlike other areas such as Huntingfield, where a perimeter road and an increased separation distance between bushfire-prone vegetation and development is proposed to support fire management in higher-density development, there is limited opportunity to implement similar risk mitigation measures in this location. To address this, the proposed SAP applies density controls, including a minimum lot size of 5,000m ² next to the reserve, in line with the existing subdivision pattern and the provisions under KIPS2015. This approach has been supported by TFS as a strategic way to minimize bushfire risk. Council remains open to further discussion with the representor during the public hearing process and is willing to consider appropriate modifications to the SAP where necessary to respond to specific concerns while maintaining a focus on safety and alignment with the Southern Tasmania Regional Land Use Strategy, State Policies, LPS Guideline and other strategic and statutory requirements.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	571
Matters raised in representation	<p>The representation objects to the proposed Burwood Drive SAP. The representation indicates that the SAP will significantly reduce the financial value of properties and lead to higher insurance premiums, which are considered unacceptable given current cost of living pressures.</p> <p>The representor argues that the proposed changes would prevent any future development on their land, regardless of intention. They highlight that the minimum lot size would effectively block opportunities to add secondary dwellings, such as a granny flat, even if the land could otherwise accommodate such development.</p> <p>They also note that there are already subdivisions along Burwood Drive and that the presence of the Peter Murrell Reserve at the rear provides substantial vegetation coverage, implying that further development would not undermine the area's environmental character.</p>

Planning Authority response	<p>While concerns about property values and financial impacts are understood, they are not matters that can be considered under the planning system. The proposed SAP does not prevent the establishment of secondary residences, commonly known as 'granny flats'. Secondary dwellings are classified as ancillary to the primary dwelling on a lot and are distinct from multiple dwellings, which are fully self-contained. The main purpose of the SAP is to manage bushfire risk by limiting population growth in an area identified as having significant exposure to fire hazards, while also taking into account the area's existing environmental values.</p> <p>Council would like to discuss the concerns raised by the representor in more detail during the public hearings and, where appropriate, consider adjustments to the SAP that respond to these concerns.</p>
Recommendation to TPC	No change is recommended to SAP in this report because of the representation. Further discussion is required at the public hearings.
Representation	344, 346 and 384
Matters raised in representation	<p>The representations oppose the Burwood Drive SAP, arguing that the SAP unnecessarily duplicates existing planning controls and introduces additional regulatory complexity without sufficient justification. Representors express concern that the SAP provisions do not add value beyond what is already provided through the TPS and may instead constrain appropriate development.</p> <p>There is also objection to the application of the LDRZ to the SAP area. Given Burwood Drive's fully serviced status and its location within the Urban Growth Boundary, some argue that the GRZ or another urban type of zone would be more appropriate. These zones are seen as better aligned with the strategic intent for urban growth and would more effectively support infill development.</p> <p>Furthermore, several representations object to the application of the Scenic Protection Overlay and the Priority Vegetation Area Overlay to this area. Representors raise concerns that these overlays impose restrictive controls that are not reflective of the existing development pattern and landscape character, and that they may unnecessarily hinder reasonable development outcomes.</p>
Planning Authority response	<p>The purpose of the SAP is not to duplicate existing provisions but to ensure the SPPs can be applied effectively in a manner that maintains a general consistency with the current outcomes under KIPS2015. This approach supports continuity with existing provisions and ensures the planning framework remains functional and appropriate for the area.</p> <p>The application of the LDRZ reflects a direct translation from the KIPS2015 zoning, which is consistent with the State Government's LPS Guidelines. While some representations suggest applying the General Residential Zone, it would be inconsistent with GRZ 3 of the Guidelines due to the elevated bushfire risk in this area, particularly given its proximity to the Peter Murrell Reserve.</p> <p>The Scenic Protection Overlay is subject to transitional provisions and will be reviewed after the implementation of the TPS in Kingborough (refer to a more detailed discussion in section 3.8 of this report).</p> <p>The Priority Vegetation Area Overlay identifies and safeguards significant native vegetation and habitats under state legislation, acting as a trigger for closer planning assessment rather than automatically requiring detailed Natural Values Assessment reports. The overlay serves as a tool for planning officers to examine sites in more detail during pre-lodgement discussions or as part of development application assessments. It is important to note that even if an area is mapped as potentially containing priority vegetation, the overlay only applies to subdivision and a Natural Values Assessment may not always be needed for a development application. Council has reviewed the representations where requests have been made to modify the overlay, and this is discussed in more detail under section 3.7 of this report.</p> <p>Council remains open to discuss the above issues in more detail at the public hearings.</p>
Recommendation to TPC	No change is recommended to SAP in this report because of the representations. Further discussion is required at the public hearings.
Effect of recommendation	Nil.

on the draft LPS as a whole	
-----------------------------	--

4.4 KIN-S6.0 Bruny Island SAP

Bruny Island is one of Tasmania's key tourism destinations, but its growing popularity is placing increasing pressure on the island's limited infrastructure and services. These development pressures are also impacting the island's vulnerable environment and eroding the distinctive character valued by both residents and visitors. The standard provisions of the Tasmanian Planning Scheme (SPPs) are not well equipped to manage these challenges. In response, a SAP has been developed in consultation with the TPC; however, it is recognised that further refinement is needed to ensure the SAP better reflects community expectations and aligns with the broader strategic directions of the *Southern Tasmania Regional Land Use Strategy* (STRLUS). As the justification for the SAP is outlined in the LPS supporting document, Council does not intend to restate those arguments here. Instead, it seeks to engage with the Bruny Island community during the public hearings to better understand what matters most to them under the new planning scheme and then to decide how to proceed forward.

There are several existing documents that outline a broad strategic vision for Bruny Island that can, together with the input of the Bruny Island community, be used to inform how the planning scheme should be tailored for the island. While some of these documents may now be dated, they continue to offer valuable insights into community values, priorities and longstanding planning considerations. These documents can help inform current and future planning by highlighting recurring themes and local aspirations. Key examples include:

1. [**Bruny Island Tourism Strategy \(2017\)**](#) – Prepared by Kingborough Council

This strategy outlines a framework for sustainable tourism development on Bruny Island, emphasising the preservation of its natural values and community wellbeing. It addresses the challenges of increasing visitor numbers and aims to manage tourism within the island's capacity.

2. [**Bruny Island Destination Action Plan \(2016–2018\)**](#) – Prepared by Destination Southern Tasmania

This plan identifies priority strategies to enhance Bruny Island's position as a special visitor destination. It focuses on improving the visitor experience while aligning with the Tasmanian Visitor Economy Strategy 2015–2020.

3. [**North Bruny Background and Future Directions Plan \(2016\)**](#) – Prepared by Friends of North Bruny

This plan discusses the economic and environmental significance of North Bruny, including its role in supporting endangered bird species and the development of food, wine and tourism businesses. It advocates for a comprehensive plan where tourism is a component and not the sole focus.

4. [**Managing Threatened Species & Communities on Bruny Island \(2003\)**](#) – Prepared by NRE Tasmania

This document compiles information on threatened species found on Bruny Island, highlighting the island's role as a stronghold for many species. It emphasises the importance of preserving its biodiversity through informed planning.

5. [**The Bruny Life Community Survey: Final report \(2018\)**](#) – Initiated by the Bruny Liveability Study with support from Kingborough Council and the Tasmanian Government.

The central component of the study was the Bruny Life Community Survey, conducted between February and April 2018, which received 691 responses from residents and non-resident stakeholders. The survey comprised 82 questions across 10 liveability domains – community, education, economy, environment, health and safety, housing, local decision-making, infrastructure, transport and mobility, and recreation, culture, and social life. Additionally, it included questions related to ongoing planning processes, such as cat management, emergency planning and water management.

Council acknowledges that the wide range of issues raised in LPS representations warrants a hearing format that enables informed discussion. Given the SAP's complexity, its interaction with underlying zones and codes, and the TPC's outstanding notice, the public hearings will be structured to assess whether there is sufficient support to proceed and to provide a forum for open, constructive community input. The hearings will allow for detailed consideration of the SAP's provisions including those already proposed, potential modification or removal of those, and any additional provisions the community may wish to see included. As such, this report does not recommend specific changes to the draft SAP at this stage but puts forward a number of suggestions for consideration during the hearing process. It also responds to matters raised in the TPC's outstanding notice.

Council will provide some suggested changes for the proposed SAP for discussion and consideration with the TPC and the Bruny Island community as part of the public hearings.

4.4.1 Comparison of zone provisions

The tables below provide a summary of the SAP provisions (as exhibited in 2024) and how they correspond to the situation under the KIPS2015 and the SPPs.

Table 41 - Summary/comparison of the LDRZ provisions

	LDRZ in KIPS2015 (Section 12.0)	LDRZ in the SPPs (Section 10.0)	KIN-S6.0 Bruny Island SAP
Land uses	Provides for a range of land uses consistent with the zone purpose, with a strong focus on large lot residential and other compatible uses.	Provides for a range of land uses consistent with the zone purpose, with a strong focus on large lot residential and other compatible uses.	Provides for similar uses as the KIPS2015 and SPPs but also facilitates tourist operations and artisan food and drink premises.
Minimum lot size	2,500m ² (Area A), 5,000m ² (Area B) or 1,000m ² (Area C), The areas that are proposed to be included in this SAP are all within area A where a minimum lot size requirement of 2,500m ² applies.	Minimum of 1,500m ² .	Minimum of 2,500m ² as per KIPS2015.
Multiple dwellings	Only allowed in Area C which means that multiple dwellings are not possible in the proposed SAP areas.	Allows multiple dwellings across the zone. Site area per dwelling $\geq 1,500\text{m}^2$ if able to connect to reticulated sewerage system or public stormwater system. Otherwise $\geq 2,500\text{m}^2$ (the latter will apply in most areas within the SAP).	Allows multiple dwellings but makes it clear that a site area per dwelling of $\geq 2,500\text{m}^2$ applies.
Services	<p>Waste water:</p> <p>Mainly addressed through the subdivision provisions and the On-site Waste Management Code. Onsite facilities must be provided if unable to connect a reticulated system.</p> <p>Stormwater:</p> <p>Mainly addressed through the Stormwater Management Code. Must connect to a public stormwater system. If not able to connect, onsite detention must be provided.</p> <p>Water supply:</p> <p>Only addressed through the subdivision provisions, which require that a connection to reticulated potable water is available.</p>	<p>Waste water:</p> <p>There is no equivalent to the On-site Waste Management Code in the TPC. Requires onsite facilities but only when considering multiple dwellings and subdivision.</p> <p>Stormwater:</p> <p>There is no equivalent to the Stormwater Management Code in the TPC. Requires onsite detention where unable to connect to a public stormwater system but only applies to multiple dwellings and subdivision.</p> <p>Water supply:</p> <p>General provisions when considering multiple dwellings and subdivision.</p>	<p>Waste water.</p> <p>The SAP requires that where onsite facilities are required, there is suitable land for such purposes having regard to site conditions. It applies to new uses, development and subdivision.</p> <p>Stormwater:</p> <p>The SAP requires that where onsite detention is required, there is suitable land for such purposes having regard to site conditions. It applies to development and subdivision.</p> <p>Water supply:</p> <p>Requires consideration when new uses are proposed.</p>

Building height	Maximum of 8.5m. The Local Development Code requires that residential buildings in coastal proximity must have a building height of not more than 5m.	Maximum of 8.5m. The Local Development Code ceases to exist under the TPS and there are no requirements for a reduced height in coastal areas.	The SAP maintains the 8.5m height limit but requires that buildings in coastal proximity must have a building height of not more than 5m consistent with the Development Code of KIPS2015 to assist with preserving the coastal character of the settlements. Flexibility is provided through the discretionary provisions.
Visual impact	No specific controls.	No specific controls.	The SAP requires that exterior building finishes must be of materials and colours with a light reflectance value not greater than 40% and not in bold or bright colours. The requirements are similar to those found in other zones of the TPS. Flexibility is provided through the discretionary provisions.
Cut and fill	No specific controls. Subdivision controls provide general guidance to create building areas that would avoid cut and fill.	No specific controls. Subdivision controls provide general guidance to create building areas that would avoid cut and fill.	Buildings and works must not include cut and fill more than 1m above or below existing ground level. The requirements are similar to those found in other zones of the TPS. Flexibility is provided through the discretionary provisions.
Vegetation management	Mainly addressed through the application of high conservation value trees provisions and subdivision controls in the LDRZ and the Biodiversity Code and Priority Vegetation Overlay.	The Biodiversity Code cease to exist under the TPS and there are no relevant zone standards. The Priority Vegetation Overlay of the new Natural Assets Code does not apply to the LDRZ unless for subdivision.	The SAP addresses this gap in the SPPs' by introducing vegetation controls that support the retention of important vegetation and landscape features, while still allowing flexibility for tree removal where alternative design solutions are not reasonably achievable, broadly consistent with KIPS2015. The controls apply to both Development and Subdivision.
Collision risk	Where applicable, the Biodiversity Code provides for implementation of best practice mitigation strategies, which may include collision risk.	Nil.	The SAP includes provisions to assist with the design of buildings and structures to minimise collision risk for threatened bird species broadly consistent with KIPS2015 but not provided for under the SPPs. The provision is a standard permit condition.

Table 42 - Summary/comparison of all other zone provisions on Bruny Island

	KIPS2015	SPPs	KIN-S6.0 Bruny Island SAP
Land uses	Provides for a range of land uses across zones consistent with the relevant zone purpose.	Provides for a range of land uses across zones consistent with the relevant zone purpose.	The land use tables of all zones are similar to the SPPs but have been adjusted slightly to provide uses that are compatible with Bruny Island.
Services	<p>Waste water:</p> <p>Mainly addressed through the subdivision provisions and the On-site Waste Management Code. Onsite facilities must be provided if unable to connect a reticulated system.</p> <p>Stormwater:</p> <p>Mainly addressed through the Stormwater Management Code. Must connect to a public stormwater system. If not able to connect, onsite detention must be provided.</p> <p>Water supply:</p> <p>Only addressed through the subdivision provisions, which require that a connection to reticulated potable water is available.</p>	<p>Waste water:</p> <p>There is no equivalent to the On-site Waste Management Code in the TPC. Requires onsite facilities.</p> <p>Stormwater:</p> <p>There is no equivalent to the Stormwater Management Code in the TPC. Requires onsite detention where unable to connect to a public stormwater system.</p> <p>Water supply:</p> <p>General provisions when considering subdivision.</p>	<p>Waste water:</p> <p>The SAP requires that where onsite facilities are required, there is suitable land for such purposes having regard to site conditions. It applies to new uses, development and subdivision.</p> <p>Stormwater:</p> <p>The SAP requires that where onsite detention is required, there is suitable land for such purposes having regard to site conditions. It applies to development and subdivision.</p> <p>Water supply:</p> <p>Requires consideration when new uses are proposed.</p>
Building height	Various height restrictions depending on the zone. The Local Development Code requires that residential buildings in coastal proximity must have a building height of not more than 5m.	Various height restrictions depending on the zone. The Local Development Code ceases to exist under the TPS and there are no requirements for a reduced height in coastal areas.	The SAP maintains the various height limit for each zone but requires that buildings in coastal proximity must have a building height of not more than 5m consistent with the Development Code of KIPS2015 to assist with preserving the coastal character of the island. Flexibility is provided through the discretionary provisions.
Visual impact	No consistent approach across the zones, but some zones require light reflectance value not greater than 40% and not in bold or bright colours.	No consistent approach across the zones, but some zones require light reflectance value not greater than 40% and not in bold or bright colours.	The SAP requires across all zones that exterior building finishes must be of materials and colours with a light reflectance value not greater than 40% and not in bold or bright colours. Flexibility is provided through the discretionary provisions.
Cut and fill	No consistent approach across the zones. General guidance is	No consistent approach across the zones. Some zones require that	Buildings and works on any zone must not include cut and fill more

	provided under most subdivision provisions to create building areas that minimise cut and fill.	buildings and works must not include cut and fill more than 1m above or below existing ground level.	than 1m above or below existing ground level. Flexibility is provided through the discretionary provisions.
Vegetation management	Addressed through the application zone standards relating to native vegetation and the Biodiversity Code and Priority Vegetation Overlay.	The Biodiversity Code and zone standards cease to exist under the TPS, excluding the LCZ and EMZ. The Priority Vegetation Overlay of the new Natural Assets Code does not apply to the LDRZ unless for subdivision. It also does not apply to the Agriculture Zone that is extensively applied across Bruny Island as per the TPC's direction.	The SAP addresses this gap in the SPPs' by introducing vegetation controls that support the retention of important vegetation and landscape features, while still allowing flexibility for tree removal where alternative design solutions are not reasonably achievable, broadly consistent with KIPS2015. SAP essentially remove the need to consider the priority vegetation provisions under the Natural Assets Code and introduces tailored provisions and mapping for the island.
Collision risk	Where applicable, the Biodiversity Code provides for implementation of best practice mitigation strategies, which may include collision risk.	Nil.	The SAP includes provisions to assist with the design of buildings and structures to minimise collision risk for threatened bird species broadly consistent with KIPS2015 but not provided for under the SPPs. The provision is a standard permit condition.

4.4.2 Representations received

The table below provides a summary of the representations received in relation to the Bruny Island SAP. Because Council is open to make changes to the underlying zoning on Bruny Island, the proposed SAP must be considered in the context of the outcome of the zoning changes, and for this reason, no changes are recommended to the SAP as part of this report.

Table 43 - Summary of representations in relation to the Bruny Island SAP with Council officer's comments and recommendations

Representation	459
Matters raised in representation	The Department of Natural Resources and Environment (NRE Tas) supports the Bruny Island SAP, recognising it as a necessary tool to manage and protect the island's unique natural values. The maintenance of native vegetation across Bruny is critical to preserving habitat linkages for threatened species, particularly the swift parrot and the forty-spotted pardalote, both of which rely heavily on these communities for survival. Bruny Island remains a key stronghold for the forty-spotted pardalote, listed as Endangered at both national and state levels, and the SAP directly contributes to implementing the recently released National Recovery Plan for the species, which identifies local government planning as a mechanism for habitat protection. Similarly, the swift parrot, listed as Critically Endangered nationally, requires safeguarding of breeding and foraging areas, many of which occur on private land within identified Swift Parrot Important Breeding Areas on Bruny.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation. Further discussion is required at the public hearings.

Effect of recommendation on the draft LPS as a whole	Nil.
Representation	73, 110, 125, 206, 220, 221, 271, 300, 315, 316, 326, 350, 355, 417 and 528
Matters raised in representation	<p>The representations express broad support for the proposed Bruny Island SAP, highlighting the need to manage the entire island uniquely. The representors stress the importance of safeguarding Bruny Island's distinctive and fragile natural environment, including its diverse flora, fauna and critical habitats, both on public and private land. There is strong concern about the pressure from increasing tourism and inappropriate development, with calls to ensure that future land use aligns with the island's environmental values and does not undermine its ecological integrity or unique character.</p> <p>Key themes include the protection of endangered species and sensitive ecosystems, with specific reference to the endangered swift parrot. Representors also highlight the need for stronger conservation measures and suggest extending such protections to other areas in Kingborough that contain significant native vegetation. The island's significant Indigenous and maritime heritage, alongside its potential designation as a Biosphere Reserve, are also put forward as compelling reasons for enhanced environmental controls in the planning scheme.</p> <p>The submissions emphasise infrastructure challenges linked to the island's growing visitor numbers compared to a small resident population. The representations include particular concern about potable water supply for tourism-related uses.</p> <p>Suggestions include incorporating the preamble prepared by the Bruny Island Environment Network (BIEN) into the SAP to better reflect the island's environmental values and community vision. Finally, representors advocate for restrictions on building heights, greater protection of the coastline and headlands, and enhanced enforcement of planning controls through the SAP.</p>
Planning Authority response	<p>Council recognises the importance of protecting Bruny Island's unique and fragile natural environment, including its rich biodiversity and sensitive ecological systems. The proposed SAP has been developed in direct response to the concerns raised in community representations. These include not only environmental protection but also issues relating to infrastructure constraints, service limitations, and maintaining the island's distinctive character. Without the SAP, the standard SPPs are unlikely to provide the level of tailored controls necessary to properly manage these matters in a way that reflects Bruny Island's particular context.</p> <p>While Council acknowledges the support for the draft SAP, it is equally committed to engaging meaningfully with all representors, both those in support and those with objections or concerns during the public hearings to ensure the SAP reflects the needs and aspirations of the broader Bruny Island community.</p>
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	276
Matters raised in representation	<p>The representor supports the intent of the proposed Bruny Island SAP, recognising the island's unique environmental values and the need for special planning controls. A key concern is the exemption of the Agriculture Zone from the Priority Vegetation Area Overlay under the SPPs, which risks the loss of important remnant native vegetation. These areas are critical for endangered species such as the forty-spotted pardalote and swift parrot, which depend on specific tree types and habitats.</p> <p>The representor notes that the proposed SAP includes specific provisions such as KIN-S6.7.6, KIN-S6.7.7 and KIN-S6.8.2 that appear to compensate for the absence of the Priority Vegetation Area Overlay in areas zoned Agriculture. While this approach is cautiously supported, they emphasise that if the SAP is not adopted or is significantly altered, there is a real risk that biodiversity protection will be weakened. They recommend that if the SAP is not supported, the use of the Agriculture Zone across the island should be reconsidered, and that any changes to</p>

	the SAP should take into account the implications for land currently proposed to be zoned Agriculture.
Planning Authority response	Council agrees that if the SAP is not supported, it will be necessary to review the application of the Agriculture Zone on Bruny Island. The zoning reflects the State Government's direction to apply the Agriculture Zone in accordance with their statewide agricultural mapping project, as outlined in more detail in section 2.15 of this report.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

Representation	604
Matters raised in representation	The representation is from the Department of State Growth. It indicates general support for artisan food and drink premises in the Bruny Island SAP but indicates that any proposals on rural or agricultural land must consider the existence or potential for extractive industries. There should be no impact or encroachment of other uses into the attenuation area of any mining leases. It is important that future land use conflicts are avoided.
Planning Authority response	Council is open to include such provisions in the proposed SAP; however, it requires a broader discussion with the Bruny Island community and the TPC at the public hearings.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	549
Matters raised in representation	<p>The Bruny Island Community Association (BICA), Friends of North Bruny (FONB), and Bruny Island Environment Network (BIEN) have come together to provide a joint response to the proposed SAP for Bruny Island. This response is grounded in a shared commitment to the values that define the island's community. While each organisation brings a distinct focus, all support the idea of a SAP that protects and reflects the island's natural, cultural and social values. However, there is widespread concern among residents about the current form of the SAP, which is seen as complex, difficult to navigate and in need of simplification.</p> <p>The groups acknowledge that although their perspectives on the SAP may vary, they are united in the view that the SAP must be more accessible and understandable to the public. They recommend revising the preamble and objectives to more clearly focus on Bruny's unique values, simplifying definitions, and clarifying the distinction between use and development permits. Furthermore, they call for straightforward guidance on the application process, supported by clear documentation, to reduce confusion and improve usability.</p> <p>The representation stresses the importance of genuine community consultation in finalising the SAP and advocates for a planning approach based on site analysis and assessment to ensure that natural and cultural values are meaningfully integrated into development decisions.</p>
Planning Authority response	Council is open to changes to the SAP but believes the diverse views and issues are best addressed through a tailored hearing process that encourages open dialogue and meaningful discussion. While the TPC manages the hearings, Council has requested they be structured to support constructive community input and inform potential changes. Therefore, this report does

	not recommend any SAP changes now, leaving that to the hearing discussions, with further details to be provided by the TPC closer to the time.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	553
Matters raised in representation	<p>Friends of North Bruny Inc. (FONB) has submitted this representation in support of a SAP for Bruny Island that safeguards the environment and lifestyle of North Bruny for current and future generations. The SAP is seen as essential to ensure that land use decisions appropriately respond to the island's exceptional qualities and vulnerabilities.</p> <p>The submission highlights Bruny Island's internationally significant biodiversity, citing its role as habitat for many threatened and endemic species, such as the 40-spotted pardalote and swift parrot, and notes its listing as a priority area under the Commonwealth's Threatened Species Action Plan. However, FONB stresses that planning controls must also address the island's other defining features, including its Aboriginal and European heritage, scenic values, limited infrastructure and growing pressure from tourism. FONB supports the SAP concept but cautions that it must be clearly drafted, proportionate to the island's special character, and easily understood and applied by the local community to avoid confusion, delays and costly planning processes.</p> <p>Concerns are raised about references to aquaculture in the draft SAP, particularly if this might imply support for further salmon farming, which FONB strongly opposes due to its environmental impact. Conversely, the group supports low-key tourism and urges the SAP to help mitigate the pressures of overtourism. Ultimately, FONB seeks meaningful public consultation in the finalisation of the SAP and expresses a willingness to participate in negotiations over its wording. They encourage landowners to provide detailed input about how the SAP may affect their properties, underscoring the importance of a locally informed and collaborative planning process.</p>
Planning Authority response	Similar to the above response, Council welcomes the opportunity to discuss concerns about the proposed Bruny Island SAP through upcoming hearings with community groups, individual representors, and the broader public.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	564
Matters raised in representation	<p>The Bruny Island Environment Network (BIEN) supports the overall intent of the proposed SAP, particularly its focus on protecting the island's unique natural values. However, BIEN raises concerns that aspects of the SAP, such as references to aquaculture, overstated agricultural potential, and undefined terms like "low key tourism", dilute its core conservation purpose. BIEN suggests the purpose statement be revised to better reflect the island's actual values and constraints, noting that Bruny's land capability is poorly suited for intensive agriculture and that tourism visitation rivals major Tasmanian destinations. BIEN also recommends revising the SAP's definition of "natural values" to adopt the established NRE definition and to explicitly recognise the island's internationally significant biodiversity and coastal environments, which are currently under-represented in the SAP.</p> <p>BIEN highlights that Bruny Island's cultural heritage, including Aboriginal sites, early European remnants and places of national significance, deserves stronger protection under the SAP, particularly where it is concentrated along the island's coast. The current planning provisions fail</p>

	<p>to integrate these values or adequately manage coastal development risks. BIEN recommends explicitly incorporating site-based planning into the SAP to better tailor development to local conditions and values. They also argue that public land, where many of Bruny's natural and cultural assets are located, should be subject to the same planning rules as private land, with concerns about developments being approved without adequate ecological or community consultation.</p> <p>Finally, BIEN expresses frustration with the complexity and inaccessibility of the draft LPS, which they believe deters community understanding and engagement. They propose improving background documentation to better explain the SAP's relevance and provide clear, step-by-step guidance for community users. BIEN also recommends a series of simplifications to the SAP itself, including rewriting the preamble, focusing objectives solely on natural and cultural values, requiring ground-truthed site analyses and responsive site plans for all developments, removing redundant local objectives, and ensuring definitions are clear and consistent with established standards.</p>
Planning Authority response	<p>The proposed SAP acknowledges the limitations of the generic SPPs and represents an initial step towards creating a more suitable planning tool within the TPS for addressing the distinct circumstances on Bruny Island. While Council recognises that further work is needed, the SAP was publicly exhibited to test whether there is general community support to continue refining it. Council also acknowledges that, in an ideal scenario, early community consultation would have taken place, but the legislative framework does not require it, nor did the process provide the opportunity for such engagement prior to or during the exhibition period. Instead, the upcoming public hearings will serve that purpose.</p> <p>Council agrees that the SAP should better reflect Bruny Island's cultural heritage. However, the development of this content will require time, resources and collaboration with the community and relevant cultural organisations – resources that were not available within the limited timeframe for preparing the LPS. Council sees this as a longer-term task that could be progressed beyond the current LPS process.</p> <p>Council appreciates BIEN's considered feedback and is open to its suggestions. It looks forward to engaging further with BIEN during the public hearings to explore these matters in more detail and work collaboratively towards a more effective and locally responsive planning outcome for Bruny Island.</p>
Recommendation to TPC	<p>No change is recommended to the SAP in this report because of the representation. Further discussion is required at the public hearings.</p>
Effect of recommendation on the draft LPS as a whole	<p>Nil.</p>
Representation	<p>130, 278 and 379</p>
Matters raised in representation	<p>While the representations support the intention of the SAP to protect Bruny Island's natural beauty and ecological significance, they express concern that the planning documents rely on the 2017 Bruny Island Tourism Strategy, which is now considered outdated. The representations acknowledge that tourism growth on the island is inevitable but stress the need for sustainable development that also meets practical community needs. They suggest, for instance, the provision of a café and electric vehicle charging facilities in Great Bay.</p> <p>The representations also identify service gaps in the current tourism offerings, particularly limited weekday services, and encourage better coordination between small businesses to ensure consistent, year-round availability. They propose that planning for the island be informed by updated documents, international best practices, and the input of local researchers to help guide more sustainable tourism management. Although issues such as ferry access, broader infrastructure and environmental pressures are not directly addressed, the representation calls for a holistic and integrated planning approach.</p> <p>To streamline local approvals and improve clarity, the representations suggest the SAP should include a schedule of 'pre-approved activities', such as constructing small sheds, removing dangerous trees, and installing water tanks. Additionally, they note the lack of reference to aquaculture within the SAP and argue that aquaculture should be permitted within the Rural Living, Rural, and Agriculture Zones.</p>

Planning Authority response	As with previous comments, Council acknowledges that further work is required and notes that the SAP was publicly exhibited to gauge whether there is broad community support to continue refining it. Council values the constructive feedback and suggestions provided by the representors and looks forward to discussing their ideas in more detail during the public hearings, with the aim of collaboratively shaping a more effective and locally responsive planning outcome for Bruny Island.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representations. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	521
Matters raised in representation	<p>The representation is submitted by the Bruny Island Community Association (BICA) and raises significant concerns about the proposed SAP, which is expected to negatively impact the island's community, environment and future development. The SAP appears to have been developed without meaningful engagement or consultation with the Bruny Island community, failing to reflect past or current land use patterns or address community needs.</p> <p>The SAP lacks a clear strategic foundation, seeming to be prepared mainly in office settings without adequate field verification or transparency around its methodology. The plan's complexity is unnecessarily high, creating confusion and difficulty for those who must navigate it.</p> <p>The SAP contradicts both the Kingborough Land Use Strategy and the Southern Tasmanian Regional Land Use Strategy by failing to recognise Alonnah as a township with moderate growth potential and essential community services. This omission weakens the plan's alignment with regional strategies. Many objectives and terms within the SAP are vague or poorly defined, limiting their practical use and making compliance difficult for residents and developers.</p> <p>A further concern is the excessive discretion given to individual planners, which leads to uncertainty and a lack of transparency in decision-making. The SAP also mischaracterises tourism on Bruny Island as "low-key", despite the island receiving hundreds of thousands of visitors annually. It fails to realistically address current tourism trends or plan appropriately for infrastructure needs.</p> <p>The SAP imposes an excessive regulatory burden beyond existing SPPs and applies uniformly across the entire island without considering differing land uses, community needs or environmental values.</p> <p>Moreover, the SAP does not sufficiently acknowledge local housing challenges, including multigenerational living arrangements. It also fails to support opportunities for slow tourism, agritourism, quality tourist accommodation, or cottage industries such as artisan food and beverage production.</p> <p>In summary, BICA believes the draft SAP, as currently proposed, is overly complex, lacks clear strategic direction, and does not adequately reflect the unique social, environmental and economic context of Bruny Island. They urge Kingborough Council to reconsider the SAP with a focus on simplicity, transparency and meaningful community engagement. The plan should support sustainable growth and development that respects the island's distinctive character and meets the needs of its residents.</p>
Planning Authority response	<p>While Council acknowledges that earlier and more extensive community consultation would have been beneficial, the legislative framework does not require such engagement, and Council faced constraints related to the timing and processing of the exhibition. Council also recognises that the SAP needs further refinement, and the public exhibition was intended to gauge community sentiment and identify areas for improvement. The upcoming public hearings will be a vital opportunity for meaningful community input and collaborative discussion to shape the outcome of the TPS as it applies to Bruny Island.</p> <p>Issues concerning discretionary assessments, interpretation and general expectations will be addressed during the hearings. Where appropriate, Council is open to making modifications to the SAP and resolving any inconsistencies with the Kingborough Land Use Strategy and Regional Land Use Strategies. Council also looks forward to clarifying any misunderstandings</p>

	<p>and seeking guidance from the TPC on how to address issues that cannot be resolved through the standard planning provisions. This includes exploring ways to simplify the SAP while respecting the statewide template of the TPS.</p> <p>Council appreciates the detailed representation received and is committed to working through these issues with BICA and the broader Bruny Island community during the public hearings. The intent is to structure the hearings to encourage open dialogue, test ideas, and explore different scenarios.</p>
Recommendation to TPC	No change is recommended to the SAP in this report because of the representation. Further discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil
Representation	3, 12, 23, 24, 32, 52, 59, 82, 83, 85, 113, 126, 131, 138, 141, 153, 168, 182, 181, 183, 184, 212, 216, 217, 218, 230, 231, 236, 237, 243, 244, 251, 277, 280, 284, 304, 347, 361, 365, 366, 392, 400, 404, 405, 414, 416, 425, 426, 439, 476, 491, 496, 511, 515, 514, 526, 528, 530, 562, 573, 575, 577, 578, 479, 580, 591, 595, 595, 602, 603 and 609
Matters raised in representation	<p>Multiple representations express strong opposition to the SAP, indicating excessive, unclear and unjustified provisions that undermine land use rights and create significant development barriers. Landowners are particularly concerned about new limitations on wastewater systems, building design, subdivision density and minimum lot sizes, which they argue devalue properties and make development nearly impossible. Many see the SAP as prioritising environmental protection to an unreasonable extent. The SAP's uniform application across the island is criticised for failing to reflect Bruny's diverse land use patterns and settlement characteristics.</p> <p>Many representations point out that key terms and definitions in the SAP, including "Bruny Island Natural Values Area" and "native vegetation community," are vague, inconsistent, and lack precedent within Tasmanian planning instruments. This ambiguity gives Council broad discretionary powers during development assessments, causing uncertainty and difficulty for landowners and developers. Numerous submissions emphasise that the SAP duplicates or contradicts existing zone and code provisions under the SPPs, particularly concerning environmental protection and wastewater management, adding unnecessary regulatory layers without clear justification.</p> <p>Multiple representations critique the SAP's promotion of tourism-related uses such as artisan food and drink premises within residential and rural zones. They question the basis and community support for these uses, expressing concerns about infrastructure limitations, visitor safety, and impacts on residential amenity. The growth of short-term rentals, like Airbnbs, is also flagged as undermining neighbourhood amenity and reducing affordable long-term housing on the island.</p> <p>Road safety emerges as a significant concern, with several submissions calling for urgent upgrades to gravel roads, improved signage, lowered speed limits, and educational initiatives for visitors to reduce crash risks. These representors emphasise that promoting further tourism development without addressing infrastructure and safety deficiencies is negligent and call on Kingborough Council and state and federal authorities to prioritise road improvements.</p> <p>Environmental protection provisions in the SAP are widely criticised as overly broad and complex. Representations highlight that the SAP replicates elements of the Interim Scheme's Biodiversity Code despite the existence of the TPS's Natural Assets Code, which is considered more spatially targeted and clearer. The broad and ambiguous definition of "natural values", coupled with requirements to assess both direct and indirect impacts, is said to create excessive uncertainty and increase reliance on specialist ecological assessments, reducing clarity and predictability for landowners and developers. The additional bushfire risk assessment requirements are also viewed as duplicative and inconsistent with existing regulatory frameworks.</p> <p>Several submissions note the lack of a comprehensive spatial or character assessment supporting the SAP, pointing out the absence of detailed analysis of built form, heritage, or settlement patterns. The treatment of Sites of Geoconservation Significance (SOGS) is described as confusing and poorly integrated, with unclear mapping that limits landowner awareness. Concerns are also raised about the internal contradictions within the SAP, which simultaneously promotes low-density settlement and agricultural use while imposing</p>

	<p>conservation controls that restrict these activities. The discretionary decision-making framework is considered insufficiently transparent, with unclear processes for review and appeal.</p> <p>Concerns about insufficient community consultation are widespread. Several representors note that early engagement was minimal or absent, with limited opportunities for meaningful feedback before or during the exhibition period. Many argue that unresolved issues identified by the TPC should have been addressed prior to public exhibition rather than relying on subsequent reports without further public input. There is a common call for improved transparency and a more genuine consultation process.</p> <p>Collectively, these representations oppose the SAP as currently drafted, describing it as lacking strategic merit and imposing unjustified complexity and burdens on landowners without evident public benefit. They call for substantial revision or removal of the SAP through a formal review process that includes robust community consultation, clearer mapping and definitions, better alignment with existing planning instruments, and a balanced approach that supports sustainable development, protects the island's unique values, and addresses infrastructure, safety and social concerns comprehensively.</p>
Planning Authority response	<p>Council acknowledges the extensive feedback received on the draft SAP and appreciates the time and effort that community members have taken to make detailed submissions. Council recognises the depth of concern regarding the SAP's perceived complexity, impact on land use rights, and potential development barriers. While the SAP aims to provide a tailored planning response for Bruny Island, Council accepts that several provisions require refinement to better reflect the island's diverse settlement patterns, land uses, and the expectations of the community. In particular, Council will review the scope and uniform application of key standards, including those relating to wastewater management and subdivision, to ensure they do not unreasonably constrain development or duplicate existing controls without strategic justification.</p> <p>While concerns have been raised regarding the impact of provisions on land use rights and development potential, Council maintains that the SAP does not seek to prohibit development, but rather to guide it in a manner that balances sustainable growth with the protection of the island's environmental and landscape values. Flexibility has been built into provisions to allow for appropriate development subject to performance-based assessment.</p> <p>Council understands the need for greater clarity in definitions and will, as part of this report, provide some clarity (mainly in response to the outstanding notice) while still leaving room for further adjustments as part of the public hearings process.</p> <p>Tourism-related provisions, including those allowing artisan food and drink premises in residential and rural living zones, aim to support local economic diversification which would otherwise be prohibited by the new State Government written zones. Council understands concerns about infrastructure pressures, safety and housing availability. These matters will be considered as part of the public hearing process, and Council will explore opportunities to refine/modify these provisions in consultation with representors and the TPC.</p> <p>On environmental provisions, Council acknowledges the perception that some requirements are overly broad or burdensome. These controls were included to ensure that development does not adversely impact sensitive ecological areas, particularly in light of the island's recognised biodiversity and limited water and wastewater infrastructure. Nevertheless, Council will review the extent and application of natural values mapping and associated requirements to ensure they are proportionate and targeted. The intent is not to hinder development, but to ensure it is appropriate to site context and does not create long-term environmental or infrastructure issues.</p> <p>Council remains committed to discuss the SAP at the public hearings, and if there is support to proceed, to refine the provisions with the input received from the representors during the hearings.</p>
Recommendation to TPC	<p>No change is recommended to the SAP in this report because of the representations. Further discussion is required at the public hearings.</p>
Effect of recommendation on the draft LPS as a whole	<p>Nil.</p>

4.4.3 Outstanding order notice

The TPC issued an outstanding notice under section 35B(4B) and (4C) of LUPAA in relation to the Bruny Island Specific Area Plan (SAP). In its direction notice dated 18 September 2024, the TPC advised that it is not satisfied that six of the

proposed provisions in the draft SAP meet the requirements of LPS Criterion (c) under section 34(2) of the Act. This criterion requires that the draft SAP must further the objectives set out in Schedule 1 of the Act, including Objective 1(b), which seeks to ensure the fair, orderly and sustainable use and development of land, and Objective 1(c), which promotes public involvement in resource management and planning. The following provides a response to the matters raised by the TPC.

Item 1 – Definitions under KIN-S6.4.1

As appropriate, and by reference to the relevant definition, information is to be provided to:

- *further elaborate the content of the following definitions:*
 - *bioregionally threatened native vegetation community;*
 - *indirect impacts;*
 - *locally significant flora or fauna species;*
 - *native vegetation community;*
 - *potential habitat;*
 - *significant habitat; and*
 - *substantially detract from;*
- *identify the reference sources on which elements of the definitions are based;*
- *identify the basis and processes followed to establish identified listed species;*
- *outline the available information sources and processes to be followed to make future determinations;*
- *detail how any future determinations will be published and accessible; and*
- *detail how the above information may be incorporated into the draft SAP.*

Definitions and references

A summary of Council's response in relation to the definitions is provided below, with further detail and references available in Attachment 2.

- A *bioregionally threatened native vegetation community* refers to plant communities that are at risk within their bioregion, using the JANIS criteria. These include communities that have declined to less than 10% of their former area (endangered), are less than 1,000 ha in total extent (rare), or are approaching a 70% reduction in area (vulnerable). The relevant bioregions on Bruny Island are the Southern Ranges (South Bruny) and South East (North Bruny), as defined by the national IBRA framework. The identification of these communities draws on vegetation data from the *State* (NRE, 2020) and *Kingborough Council's Integrated Vegetation Layer* (NRP, 2016). Due to limitations in both datasets, a precautionary approach is taken; if either source indicates a community meets a threat threshold, it is treated as bioregionally threatened. Council's mapping is being made publicly accessible and can assist with identifying these communities, though field verification may still be necessary. This does not always mean a full Natural Values Assessment is required; site visits or photos may suffice.
- *Indirect impacts* refer to reasonably foreseeable disturbances to natural values that do not cause immediate loss but can still result in harm. These include activities like burning, poisoning or disturbing fauna breeding cycles. While not all such impacts are adverse – some, like fire hazard reduction, may improve conditions. Certain actions such as ecological or cultural burning may still fall under this definition if not specifically exempt. To improve clarity and ensure consistency with other legislation, a revised definition is proposed to focus on *negative impacts* and align with existing terms, such as “remove” under the *Forest Practices Act 1985*.
- *Locally significant flora or fauna species* are species not formally listed as threatened but considered important for conservation on Bruny Island. This includes species needing further research or protection, those poorly reserved in Tasmania, and type localities and populations at the edge of their range.
- A *native vegetation community* is any indigenous plant community that contains, or can develop within about 50 years, the typical native species and habitats for that vegetation type. It includes regenerating vegetation, seral stages, and disclimax communities, covering all TASVEG types except those classified as modified land or other natural environments. This definition is based on the *TASVEG technical manual* by Harris and Kitchener (2004).
- *Potential habitat* refers to habitat within a species' potential range that is likely to support it in the short or long term, excluding areas only used occasionally (e.g. foraging). The definition is based on FPA and NRE guidelines, with species-specific technical notes used where available. In some cases, more recent local research may be used instead, particularly when it provides more relevant information for Bruny Island.
- *Significant habitat* refers to areas within a species' known or core range that are critical for maintaining breeding populations or whose conversion to non-native vegetation would have long-term negative impacts. It can include areas not currently used for breeding but important for the species' future survival. This definition is based on FPA

and NRE guidance, supported by expert advice and species-specific technical notes, with more current local research used where relevant to Bruny Island.

- *Substantially detract from* refers to direct or indirect impacts on a natural value that have significant or unacceptable effects on its viability, including its ability to breed or persist in the landscape. Assessment considers factors such as habitat quality, scale of impact, conservation status, species presence, connectivity, and potential for offsetting impacts. This definition aligns with FPA guidelines and *Kingborough Council's Biodiversity Offset Policy*.

The basis and processes followed to establish identified listed species

The basis for establishing the identified listed species and communities is the agreed definitions, criteria and lists adopted by government (state and Commonwealth) and reflected in published scientific literature and/or expert opinion. The process for determining these lists, including future determinations, is established by the relevant government and associated advisory bodies, such as the Scientific Advisory Committee (SAC). The listed species and communities will be updated as the definitions, criteria and lists adopted by government are amended.

The available information sources and processes to be followed to make future determinations

As detailed above, there are a range of information sources available in relation to each of the definitions. There are also a range of existing databases, including LISTmap, the Natural Values Atlas and the Biodiversity Values Database, which are maintained by the State Government and available to the public. These databases provide the most current statewide data on known species records and the modelled extent and location of particular vegetation communities or habitat. Where Council has more current field verified data, this may be used to inform which identified species are present within Kingborough. Council is in the process of making this data publicly available. It is also currently available to consultants upon request as a spatial dataset. Council also routinely provides landowners with PDF copies of mapping data for their properties upon request. As with establishing the identified listed species, the basis for making future determinations will be the agreed definitions, criteria and lists adopted by government (state and Commonwealth) and reflected in published scientific literature and/or expert opinion. The process for determining these lists, including future determinations, is established by the relevant government and associated advisory bodies, such as the Scientific Advisory Committee (SAC).

How future determinations will be published and accessible

Both the current definitions, criteria and lists, as well as any future determinations will be maintained and made available on Council's website and upon request.

How the above information may be incorporated into the draft SAP

Footnotes could be included to identify the source/reference documents where appropriate, consistent with the current definition of locally significant flora and fauna species in the draft SAP. For example, the definitions of significant and potential habitat could include footnotes which reference the following document: Forest Practices Authority, 2022, Threatened fauna species range boundaries and habitat descriptions, v1.29 June 2022. Similarly, the definition of a bioregionally threatened native vegetation community could include a footnote linking this definition with the source document for the criteria: Commonwealth of Australia (1997), Nationally Agreed Criteria for the Establishment of a Comprehensive, Adequate and Representative Reserve System for Forests in Australia, Commonwealth of Australia.

It is more challenging to include a footnote which references the actual lists of species or communities meeting some of the definitions. However, as a minimum these lists will be maintained and made available on Council's website. Council is also open to the advice of the Commission on how these lists may be referenced or incorporated into the draft SAP.

Item 2 – Local Area Objectives - KIN-S6.3.1

In the absence of any identified local areas:

- *justify the inclusion of local area objectives; and*
- *provide a revised draft SAP Purpose that incorporates any relevant local area objectives.*

The inclusion of local area objectives in the proposed Bruny Island SAP is essential to ensuring that future land use and development responds appropriately to the island's distinctive characteristics, constraints and community values. Bruny Island faces unique planning challenges due to its geographic isolation, environmental sensitivity, limited infrastructure and the growing pressure from tourism and residential development. A standard zone-based approach is often too blunt an instrument to manage these complexities, particularly where the available planning zones do not align well with existing land use patterns or with the strategic outcomes sought for the island. Local area objectives serve a critical function in providing a clear and place-based planning framework to guide decision-making, especially in the assessment of discretionary uses. Discretionary uses, by their nature, require a higher level of scrutiny and justification. Without tailored objectives that reflect the intent and priorities for Bruny Island, discretionary use decisions risk becoming inconsistent, reactive and disconnected

from local context. This is especially problematic in areas where zoning alone cannot adequately reflect the nuance of Bruny's settlement pattern or protect its landscape and environmental values.

Moreover, local area objectives are not only useful in determining whether a use should be approved, but also in shaping how development should occur. They offer guidance on form, scale, location, infrastructure compatibility, and how proposals can respond to the unique environmental and cultural attributes of Bruny Island. Their role in development assessment is particularly important in managing cumulative impacts, supporting sustainable land use, and preserving the low-density and low-impact character of the island. In the absence of local area objectives, planners and decision-makers would lack a clear benchmark against which to assess whether a use or development aligns with the vision for Bruny Island. This could result in ad hoc approvals, increased conflict with community expectations, and gradual erosion of the island's unique character. It would also limit Council's ability to implement the intent of the SAP in a consistent and strategic manner. To address this, Council has reviewed and updated the local area objectives, as outlined in Attachment 3. However, recognising that local knowledge is key to shaping an effective planning framework, Council is keen to refine these objectives further through input from the Bruny Island community during the public hearing process. The aim is to ensure that the planning scheme reflects not only strategic planning principles but also the lived experience and values of residents and landowners.

To assist with the discussion with the Bruny Island community, the following revised SAP purposes and local area objectives are proposed⁴:

The purpose of the Bruny Island Plan is:

- KIN-S6.1.1 To encourage use and development that protects and enhances the character of Bruny Island, which is distinguished by its natural values, agricultural and aquacultural production, recreational appeal, cultural significance, and a small population dispersed across scattered settlements.*
- KIN-S6.1.2 To provide for use and development across all zones on Bruny Island in a way that complements its character while maintaining, protecting and balancing this with the island's significant natural values.*
- KIN-S6.1.3 To support tourism use and development that aligns with Bruny Island's role as a tourism destination, in areas where the scale and intensity are compatible with surrounding development and where adequate services are available to support such use and development.*
- KIN-S6.1.4 To ensure that use, development and subdivision in the Low Density Residential Zone occur in a manner and at a density that responds to the area's limited infrastructure and services, with particular consideration of site constraints affecting the provision of onsite services.*

The local area objectives for Bruny Island are:

- (a) To sustain Bruny Island's unique character by guiding change that respects its natural landscapes, cultural heritage and dispersed settlement pattern.*
- (b) To accommodate new uses that are compatible with the island's limited services and infrastructure.*
- (c) To balance protection of natural and scenic values with development, ensuring the island's unique character is preserved for future generations.*

Item 3 – Use Standards - Discretionary Uses - KIN-S6.6.1

Prepare a use standard that does not rely on Local Area Objectives and specifies the matters to which regard may be had to make a discretionary use decision.

Council preference is to maintain local area objectives that can be aligned with the development controls in the SAP. The following use standard may be considered but it also requires discussion with the TPC and the Bruny Island community as part of the public hearing process.

KIN-S6.6.1 Discretionary uses

⁴ These changes are also provided in Attachment 3 but requires discussion with the Bruny Island community.

This clause is in addition to Low Density Residential Zone – clause 10.3 Use Standards, Rural Living Zone – clause 11.3 Use Standards, Village Zone – clause 12.3 Use Standards, Rural Zone – clause 20.3 Use Standards, – Landscape Conservation Zone – clause 22.3 Use Standards, Environmental Management Zone – clause 23.3 Use Standards, Agriculture Zone – clause 21.3 Use Standards, Community Purpose Zone – clause 27.3 Use Standards and Kingborough Bushland and Coastal Living Zone – clause KIN-P2.2 Use Standards.

Objective:	<i>That discretionary use complements the unique and diverse character of the existing settlement, activities and natural values of the island having regard to the local area objectives.</i>
Acceptable Solutions	Performance Criteria
A1 <i>No Acceptable Solution.</i>	P1 <i>A use listed as Discretionary must meet the local area objectives, having regard to:</i> <ul style="list-style-type: none"> a) <i>The scale, type and intensity of the proposed use and its compatibility with the character of the surrounding area and Bruny Island more broadly;</i> b) <i>The cumulative impact of the proposed use on infrastructure and services on Bruny Island; and</i> c) <i>Whether the use can be appropriately managed to avoid or minimise impacts on natural values, amenity, infrastructure and services on Bruny Island.</i>

Item 4 – Use Standards - Discretionary Uses - Waste water management - KIN-S6.6.2

- *provide a reference to the Council's trade waste substance strength acceptance criteria;*
- *provide a reference to the Water Utility Operator trade waste substance strength acceptance criteria; and*
- *add the documents to the Applied, Adopted or Incorporated Documents list.*

Council does not have a standalone policy or standardised requirements in place for managing trade waste. Instead, the assessment of trade waste matters is typically undertaken on a case-by-case basis, depending on the nature and scale of the proposed use or development, and often in consultation with the relevant wastewater authority or infrastructure provider. Given this context, Council considers that the inclusion of KIN-S6.6.2 A2 and P2 is unnecessary and may lead to confusion or duplication of existing regulatory processes. Accordingly, Council recommends that these provisions be deleted to avoid setting inconsistent expectations or regulatory overlap.

Item 5 – Development Standards – Retention and management of Natural Values - KIN-S6.7.6

With regard to the term 'mitigation hierarchy':

- *define 'mitigation hierarchy';*
- *include a reference to any relevant document; and*
- *add the documents to the Applied, Adopted or Incorporated Documents list.*

BNV 1.2 of the STRLUS establishes an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on biodiversity values. BNV 1.3 provides for the use of biodiversity offsets at the local level where that loss is unable to be avoided, minimised or mitigated. Consistent with these policies, mitigation hierarchy means a stepped process, or hierarchy, whereby a development must first seek to avoid, minimise and mitigate direct and indirect impacts to biodiversity. Where impacts are unavoidable and all steps to minimise and mitigate impacts have been exhausted, offsets are required for any residual impacts.

As explained under Item 1, footnotes could be included to identify the source/reference documents where appropriate.

4.5 KIN-S7.0 Blackmans Bay Bluff and Bonnet Hill SAP

Blackmans Bay Bluff and Bonnet Hill are two distinct, elevated coastal neighbourhoods within Kingborough that serve as prominent scenic backdrops to Blackmans Bay and Kingston Beach, respectively. Blackmans Bay Bluff is a vegetated headland with steep cliffs and a small blowhole, reflecting a long history of informal holiday homes, now surrounded by more

suburban development. Bonnet Hill, while similarly scenic and vegetated, has experienced less development pressure, retaining larger lots and a more natural landscape. Both areas are valued for their environmental character, with remnant vegetation and elevated outlooks, but they differ significantly in development history and landscape context, justifying distinct planning responses.

To manage future development while preserving the unique environmental and visual qualities of these areas, a SAP has been proposed. The justification for the SAP is provided in the LPS supporting document and includes a statement of how the proposed SAP meets the relevant statutory requirements. The SAP introduces controls not available under the SPPs, particularly in the LDRZ, where changes in lot size and subdivision allowances could dramatically alter the landscape. The SAP proposes larger minimum lot sizes, especially for coastal proximity lots in Bonnet Hill, and imposes building design, height and setback controls to protect scenic values. Importantly, the SAP does not remove development potential but aims to shape outcomes that align with existing neighbourhood character and environmental constraints. The SAP also addresses critical issues such as vegetation management, collision risk to endangered species like the swift parrot, and wastewater treatment in unsewered areas of Bonnet Hill. Both neighbourhoods contain threatened vegetation communities and species habitat, with remnant trees and vegetation forming an important part of their identity.

The table below provides a summary of the SAP provisions and how they correspond to the situation under the KIPS2015 and the SPPs.

Table 44 - Summary/comparison of the GRZ provisions

	GRZ in KIPS2015 (Section 10.0)	GRZ in the SPPs (Section 8.0)	KIN-S4.0 Kingborough Coastal Settlement SAP
Setbacks	Front setback – 4.5m Side setback – 1.5m Rear setback – Nil	Front setback – 4.5m Side setback – 1.5m Rear setback – Nil	Front setback – 6m Side setback – 3m Rear setback – 5m Flexibility is provided in the performance criteria.
Building height	Maximum of 8.5m.	Maximum of 8.5m.	The SAP maintains the 8.5m height limit and includes flexibility considerations under the performance criteria.
Building design for multiple dwellings	No specific requirements other than those provided in the standard provision (setbacks, height etc.).	No specific requirements other than those provided in the standard provision (setback, height etc.).	Requirements to ensure that multiple dwellings respond sensitively to the interface between buildings and have consideration of neighbouring properties.
Landscaping and vegetation management	No landscaping requirements. Mainly addressed through the application of high conservation value trees provisions and subdivision controls in the GRZ and the Biodiversity Code and Priority Vegetation Overlay.	No landscaping requirements. The Biodiversity Code cease to exist under the TPS and there are no relevant zone standards. The Priority Vegetation Overlay of the new Natural Assets Code does not apply to the GRZ unless for subdivision.	The SAP addresses this gap in the SPPs' by introducing vegetation controls that support the retention of important vegetation and landscape features, while still allowing flexibility for tree removal where alternative design solutions are not reasonably achievable, broadly consistent with KIPS2015. The controls apply to both Development and Subdivision.
Collision risk	Where applicable, the Biodiversity Code provides for	Nil.	The SAP includes provisions to assist with the design of buildings

implementation of best practice mitigation strategies, which may include collision risk.		and structures to minimise collision risk for threatened bird species broadly consistent with KIPS2015 but not provided for under the SPPs. The provision is a standard permit condition.
--	--	---

Table 45 - Summary/comparison of the LDRZ provisions

	LDRZ in KIPS2015 (Section 12.0)	LDRZ in the SPPs (Section 10.0)	KIN-S4.0 Kingborough Coastal Settlement SAP
Minimum lot size requirement	Blackmans Bay Bluff: A combination of 5,000m ² (Area B) and 1,000m ² (Area C). Bonnet Hill: 5,000m ² (Area B), noting that some of the land is also located in the Environmental Living Zone where a lot size requirement of 1 lot per 10ha applies.	Minimum of 1,500m ² .	Minimum of 1,500m ² other than in Bonnet Hill where the minimum lot size requirement of 5,000m ² is maintained for properties in the coastal proximity as per the situation under KIPS2015.
Services	Waste water: Mainly addressed through the subdivision provisions and the On-site Waste Management Code. Onsite facilities must be provided if unable to connect a reticulated system.	Waste water: There is no equivalent to the On-site Waste Management Code in the TPC. Requires onsite facilities but only when considering multiple dwellings and subdivision.	Waste water: The SAP requires that where onsite facilities are required, there is suitable land for such purposes having regard to site conditions. It applies to new uses, development and subdivision and only covers parts of Bonnet Hill that is not connected to a reticulated system.
Building height	Maximum of 8.5m. The Local Development Code requires that residential buildings in coastal proximity must have a building height of not more than 5m.	Maximum of 8.5m. The Local Development Code ceases to exist under the TPS and there are no requirements for a reduced height in coastal areas.	The SAP maintains the 8.5m height limit but requires that buildings in coastal proximity must have a building height of not more than 5m consistent with the Development Code of KIPS2015 to assist with preserving the coastal character of the settlements. Flexibility is provided through the discretionary provisions.
Building design for multiple dwellings	No specific requirements other than those provided in the standard provision (setbacks, height etc.).	No specific requirements other than those provided in the standard provision (setback, height etc.).	Requirements to ensure that multiple dwellings respond sensitively to the interface between buildings and have consideration of neighbouring properties.

Landscaping and vegetation management	No landscaping requirements. Mainly addressed through the application of high conservation value trees provisions and subdivision controls in the LDRZ and the Biodiversity Code and Priority Vegetation Overlay.	No landscaping requirements. The Biodiversity Code cease to exist under the TPS and there are no relevant zone standards. The Priority Vegetation Overlay of the new Natural Assets Code does not apply to the LDRZ unless for subdivision.	The SAP addresses this gap in the SPPs' by introducing vegetation controls that support the retention of important vegetation and landscape features, while still allowing flexibility for tree removal where alternative design solutions are not reasonably achievable, broadly consistent with KIPS2015. The controls apply to both Development and Subdivision.
Collision risk	Where applicable, the Biodiversity Code provides for implementation of best practice mitigation strategies, which may include collision risk.	Nil.	The SAP includes provisions to assist with the design of buildings and structures to minimise collision risk for threatened bird species broadly consistent with KIPS2015 but not provided for under the SPPs. The provision is a standard permit condition.

Table 46 - Summary of representations in relation to the Blackmans Bay Bluff and Bonnet Hill SAP with Council officer's comments and recommendations

Representation	459
Matters raised in representation	NRE Tas supports the development of a SAP for Blackmans Bay Bluff and Bonnet Hill to help protect priority vegetation that provides important habitat for threatened species, including the swift parrot. Blackmans Bay Bluff is located within a designated Swift Parrot Important Breeding Area (SPIBA), making it a key site for targeted conservation measures. Incorporating collision risk provisions into the SAP will allow for development standards that ensure building and structure design takes into account and minimises the risk of bird collisions. This will provide an important mechanism for balancing development with the protection of critical habitat.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended in this report as a result of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	150, 151, 311, 415 and 550
Matters raised in representation	Supports the LDRZ and the proposed SAP.
Planning Authority response	Representation aligns with the justification provided in the LPS supporting document.
Recommendation to TPC	No change is recommended to the SAP in this report because of the representations.
Effect of recommendation on	Nil.

the draft LPS as a whole	
Representation	274, 314, 351, 364 and 611
Matters raised in representation	<p>The representations oppose the proposed SAP, arguing that it fails to satisfy the requirements of LUPAA. A key concern is the decision to combine Blackmans Bay Bluff and Bonnet Hill within a single SAP despite their differing landscape character, development patterns and planning issues. Representors argue that a combined SAP overlooks these differences and risks applying inappropriate or ineffective provisions to each distinct area.</p> <p>There is strong objection to several specific development controls proposed in the SAP, including minimum lot sizes, coastal height limits and new setback provisions. These are viewed as overly restrictive and not justified by sufficient strategic or local analysis. Many representations also raise concern with the inclusion of bird strike provisions, questioning their necessity and practical application. In addition, the complexity of the SAP as drafted is seen as a barrier to clarity and compliance, prompting requests for greater simplicity and transparency.</p> <p>Representors argue that existing SPPs already provide appropriate environmental and visual protections through mechanisms such as the Scenic Protection Code, Natural Assets Code (including the Priority Vegetation Area Overlay), and the Waterway and Coastal Protection Code. In their view, these existing codes offer adequate controls without the need for additional or duplicative SAP layers. Concerns are also raised about the application of the Vegetation Mapping within the SAP area, including opposition to how it affects land use flexibility and vegetation management.</p> <p>Further concerns relate to how the SAP interacts with bushfire risk management, with claims that it does not adequately consider or integrate bushfire-prone area overlays or existing hazard reduction obligations. In addition, representors request greater clarity around key definitions, particularly the term "coastal proximity", which they argue lacks precision and leads to uncertainty in application. Overall, these submissions call for the SAP to be withdrawn or substantially amended to address its complexity, duplication and failure to reflect local context and risk.</p>
Planning Authority response	<p>Although the SAP currently covers both Blackmans Bay Bluff and Bonnet Hill due to their similar planning needs, Council acknowledges that they could be treated separately if required.</p> <p>The SAP largely seeks to maintain existing development characteristics in the area and stems from previous development applications where residents indicated concerns with the influx of insensitive development, particularly in the Blackmans Bay Bluff area. The controls have a strong focus on design elements that still allow development to occur but in a manner that is compatible with the existing characteristics of the two localities.</p> <p>In terms of natural values, the Natural Assets Code under the TPS does not apply to the zones within the SAP area, except where subdivision is proposed. Without the additional vegetation provisions included in the SAP, there would be no practical mechanism to protect the area's environmental qualities that also contribute to the character of these areas. The SAP addresses this gap by introducing vegetation controls that support the retention of important vegetation and landscape features, while still allowing flexibility for tree removal where alternative design solutions are not reasonably achievable.</p> <p>The SAP retains the 5m height limit for new buildings near the coast, consistent with the Development Code in KIPS2015 as there is no equivalent under the SPPs. This helps manage coastal character and built form impacts in areas highly visible from public viewpoints, including from nearby waters. It is noted that some of the representations suggest that the Landscape Conservation Zone or Scenic Protection Area Overlay be used for this purpose instead; however, these alternatives are not considered appropriate and would deviate from the intent to have outcomes similar to those that are available under KIPS2015.</p> <p>Bushfire hazard management remains a priority, and the SAP has been designed to complement existing provisions of the TPS. The SAP works alongside the Bushfire-Prone Areas Code to ensure a balance between fire risk mitigation and the preservation of significant vegetation and landscape values. Council recognises the need to review overlays like the Scenic Protection Overlay, which is currently only applicable to land above 100 metres, and intends to undertake this review post-implementation of the TPS.</p> <p>Coastal proximity is defined in the SAP and means where a lot: (a) has direct frontage to high or low water mark; (b) abuts a conservation area or public reserve on the coast; or (c) fronts a road</p>

	<p>that, had it not existed, would have resulted in either (a) or (b) being met. It only affects a couple of lots in the SAP area.</p> <p>Council welcomes further discussion with representors during public hearings and is open to amending the SAP where appropriate to address concerns and, for that reason, no changes are recommended in this report.</p>
Recommendation to TPC	No change is recommended to the SAP in this report because of the representations. Requires discussion with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole as a whole	Nil.

4.6 KIN-S8.0 Baretta SAP

No specific representations were received regarding this SAP, although there are numerous submissions opposing the use of SAPs across the municipality in general.

Part 5 – General

This section of the report provides an overview of broader issues raised by representors, as well as matters that do not clearly align with the topics addressed in Parts 2, 3 and 4.

Table 47 - Summary of representations with Council officer's comments and recommendations

Representation	399 and 518
Matters raised in representation	The representations provide support for the new planning scheme.
Planning Authority response	Noted.
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representations.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	503
Matters raised in representation	<p>The representation raises concern that the Biodiversity Code under the Kingborough Interim Planning Scheme 2015 will no longer apply under the TPS. The representor considers the Biodiversity Code to be of significant importance for the protection of native habitat and biodiversity (particularly on Bruny Island). A particular concern is the need to address environmental weeds such as ragwort, which were previously considered under the code and should continue to be addressed through planning controls.</p> <p>The representor acknowledges and appreciates the volume of information available online.</p>
Planning Authority response	<p>The Natural Values Code will, to some extent, replace the Biodiversity Code; however, under the TPS, its application is more limited as the Natural Values Code and associated overlay cannot apply to certain zones. To clarify, the priority vegetation areas apply within specific zones, including the RLZ, RZ, LCZ, EMZ, MTZ, UZ, CPZ, RecZ, FUZ, PPZ, and the LDRZ and GRZ (only if subdivision is involved). However, the code intentionally limits the application of "priority vegetation areas" in zones meant for more intensive development. To address these gaps, Council is proposing the use of SAPS where necessary.</p> <p>For instance, on Bruny Island, the State Government through the TPC has directed extensive use of the Agriculture Zone. This zone does not allow the application of the Priority Vegetation Area Overlay, meaning that important natural values would not be protected. In response, the Bruny Island SAP introduces a Natural Values Overlay specifically designed to recognise and protect significant ecological values, including areas of Priority Vegetation. Without this SAP, there would be no mechanism within the planning scheme to safeguard these natural values in the Agriculture Zone on Bruny Island.</p> <p>Council would be interested to discuss the concerns with the representor at the public hearings, specifically the matters that relate to Bruny Island and biodiversity more generally.</p>
Recommendation to TPC	Concerns are broadly addressed through the draft LPS and other recommendations in this report. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.

Representation	66, 93, 203, 330, 366, 495, 540 and 582
Matters raised in representation	<p>Multiple representations (including but not limited to those detailed above) raise concerns with the overall planning process associated with the draft LPS, particularly regarding transparency, procedural fairness and professional accountability.</p> <p>The draft LPS is frequently described as overly complex and difficult to interpret, prompting several calls for its withdrawal or substantial revision.</p> <p>There are repeated requests to withdraw the draft LPS for a more inclusive and community-led redrafting process.</p> <p>Concerns are raised that the financial consequences for affected landowners have not been properly assessed, and that the lack of a compensation framework could amount to negligence or maladministration. Requests are made for clarification on whether independent valuations have been carried out, what methodology informed the proposed zoning, and whether any compensation will be made available to affected landowners. There is a shared view that Council should reassess the zoning changes and engage independent professionals to provide a transparent and equitable evaluation of impacts.</p> <p>There is also widespread objection to the broad and, in some cases, indiscriminate application of zoning changes, code overlays and SAPs. Representors cite negative implications for residential amenity, land use flexibility and overall quality of life. A particular focus is the inclusion of the Kingborough Biodiversity Offset Policy within SAPs, along with what is described as the excessive use of the Priority Vegetation Area Overlay and Scenic Protection Overlay.</p> <p>Many object to the broad application of the Landscape Conservation Zone to bushfire-prone areas, arguing that it fails to reflect local circumstances or strategic intent. Other concerns include the absence of a coherent rural zoning strategy to support the creation of green firebreaks and a lack of appropriately zoned flat land for industrial development.</p> <p>Common themes across the representations also include concerns about the adequacy of bushfire management, the internal consistency of the draft scheme, and the perceived erosion of trust in Council's role and public standing.</p> <p>Concerns around community engagement feature prominently, with many representors expressing frustration at the consultation process. While statutory notification requirements may have been met, a common view is that the process failed to facilitate meaningful dialogue or adequately respond to community concerns.</p>
Planning Authority response	<p>Council acknowledges the wide-ranging concerns raised in multiple representations regarding the draft LPS, including those relating to the planning process, community engagement, zoning outcomes, and the application of overlays and SAPs.</p> <p>The planning process, including the preparation of the draft LPS, has followed the statutory requirements set out under the LUPAA and relevant guidelines issued by the TPC. Council understands that planning matters can be complex, and it has aimed to provide comprehensive supporting material to explain the intent and effect of proposed changes. Efforts were made to improve accessibility through an interactive mapping platform, online resources, and direct assistance to individuals who sought clarification.</p> <p>In response to concerns about financial impacts and property values, it is important to clarify that while Council is sensitive to such concerns, matters of land valuation and compensation do not fall within the scope of the planning assessment framework under LUPAA. Zoning decisions are based on strategic land use planning principles and directions established through State Policies, the <i>Southern Tasmania Regional Land Use Strategy</i> and the SPPs. The application of zones and overlays is not intended to regulate market value but to guide future land use and development in a manner consistent with these higher-level planning instruments. Council has not engaged a land valuer for the purposes of the draft LPS, as the planning process does not require such assessments.</p> <p>Council acknowledges the concerns raised. In most cases, the provisions in the draft LPS are required or guided by State-level policies and directions. For example, the widespread application of the Agriculture Zone on Bruny Island was directed by the TPC, not initiated by Council. Where Council has identified gaps or inconsistencies in the SPPs, it has proposed SAPs as a mechanism to retain important values and manage risk.</p> <p>Regarding community engagement, Council also acknowledges that some members of the community feel that the process did not go far enough to facilitate meaningful participation. While the exhibition and notification of the draft LPS complied with statutory requirements, including the opportunity to make representations, Council recognises that planning schemes</p>

	can have far-reaching impacts and the TPC's hearing process will provide an important opportunity for independent review and for representors to raise these matters in more detail.
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representations. Discussion is required with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	29
Matters raised in representation	The representation requests that a mechanism similar to section 94 of the New South Wales planning framework be implemented, allowing councils to secure developer contributions towards the delivery of complete and functional community infrastructure. The intent is to ensure that councils are able to provide and maintain high-quality public assets without facing financial strain or being left to manage fragmented or underutilised open space that offers little practical benefit to the community.
Planning Authority response	This is not a matter that can be addressed through the LPS process, as the LPS is limited to matters permitted under the LUPAA and the structure of the TPS. There is currently no consistent or statewide legislative framework in Tasmania for implementing development contribution schemes of the type seen in other jurisdictions. Council recognises the challenges associated with funding and delivering community infrastructure in growth areas and has, through the Local Government Association of Tasmania (LGAT), advocated for legislative reform to introduce a more coordinated and equitable development contributions framework. Council remains supportive of efforts to progress this issue at a state level but notes that its inclusion in the LPS is not possible under the current planning system.
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representation. Discussion is required with the representors at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	16
Matters raised in representation	The representation expresses longstanding frustration with Council's perceived approach to development, describing it as increasingly slow, risk-averse and obstructive. The representor suggests that unnecessary delays and overly cautious decision-making are contributing to a broader sentiment of dissatisfaction among developers, with some choosing to invest elsewhere as a result. The financial impact of extended approval timeframes and inconsistent or unreasonable requests is raised as a significant concern, particularly where it affects project viability. The representation calls for a more streamlined and efficient planning process, with decisions made in a timely manner. It also proposes that planning officers adopt a more advisory role, with ultimate decision-making authority resting with elected Councillors to ensure greater accountability and responsiveness to broader community and economic considerations.
Planning Authority response	Operational issues are outside the scope of the LPS process.
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.

Representation	413
Matters raised in representation	<p>The representation is made by Dark Sky Tasmania, a non-profit organisation dedicated to preserving dark skies through responsible outdoor lighting. They highlight the growing problem of light pollution, which negatively impacts human health, wildlife and natural ecosystems. While Kingborough has shown leadership in responsible lighting in some recent developments, the draft LPS lacks clear and updated standards to effectively control light pollution across all zones. Dark Sky Tasmania recommends that the LPS adopt five key principles for outdoor lighting – useful, targeted, low level, controlled, and warm-coloured – to protect the environment and support the community's wellbeing.</p>
Planning Authority response	<p>While some lighting provisions may be suitably addressed within the SAP, the broader suggestions in the representation are more effectively managed through the ongoing periodic review of the SPPs by the State Government. Council recommends that this representation be forwarded to the State Planning Office for consideration as part of that review.</p>
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representation.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	136
Matters raised in representation	<p>The representation is made by the Taroona Community Association (TCA), who emphasise the importance of protecting the suburb's unique landscape character, low-density form and natural environment. They express concern that the draft LPS does not adequately reflect the established local area objectives previously included in KIPS2015 and highlight a risk that standardised SPPs may erode Taroona's distinctive qualities. The TCA supports appropriate development guided by sound planning principles but opposes changes that would enable denser or inconsistent built form outcomes.</p> <p>The representation suggests a SAP be developed for Taroona to ensure ongoing protection of its character, particularly in response to recent Local Business Zone developments along the Channel Highway, which they argue are out of scale with the area. Concerns are raised about inappropriate zoning, particularly the Urban Mixed-Use Zone applied to residential properties, and a desire is expressed for changes to better align zones and provisions with the existing built and landscape context. The TCA also provides detailed commentary on zone boundaries, including support for the LCZ and recommendations for adjustments to EMZ and CPZ to ensure protection of important community and biodiversity assets.</p> <p>The submission also highlights the need for greater protection of natural assets and vegetation outside of subdivision scenarios, support for retaining larger residential lots, and concern for Aboriginal heritage values, which the TCA notes are not adequately addressed through current planning mechanisms. They call for long-term collaboration with Council and the Planning Commission to refine planning controls that better reflect Taroona's local values. Key suggestions include:</p> <ul style="list-style-type: none"> • Develop a SAP for Taroona to guide future development and protect local character. • Rezone 178 and 180 Channel Highway from Urban Mixed Use to General Residential. • Rezone selected Local Business Zone properties in Taroona to a more appropriate zone or amend setback provisions. • Extend the Environmental Management Zone over parts of Taroona Park for biodiversity protection. • Revise Community Purpose Zone boundaries at 90-96 Channel Highway to safeguard community and ecological values. • Strengthen vegetation protection through better application of the Natural Assets Code. • Remove outdated references to the tropical rock lobster hatchery in local area objectives.

Planning Authority response	<p>Council acknowledges the detailed representation made by the Taroona Community Association and appreciates the community's strong interest in protecting the established character, landscape values and ecological features of Taroona. Many of the matters raised, including zoning decisions, character protection and environmental management, have been considered more generally and within their respective subject areas throughout the draft LPS supporting report.</p> <p>While it is not possible to introduce a SAP for Taroona at this stage of the LPS process, Council supports the idea of working collaboratively with the Taroona community in the future to refine planning controls and explore more targeted approaches to address the area's long-term planning vision. This may include further zone refinements or the development of locally specific provisions as part of future planning scheme amendments.</p> <p>Council also notes that Aboriginal heritage protection, while important, currently falls outside the scope of the planning scheme and is instead governed through separate legislation and processes. As such, it is not a matter that can be addressed within the LPS.</p> <p>Council welcomes further discussion of the representation at the public hearings, especially regarding matters not addressed in detail within this report.</p>
Recommendation to TPC	<p>The recommendations are more broadly addressed throughout other sections of this report. Further discussion is required at the public hearings.</p>
Effect of recommendation on the draft LPS as a whole	<p>Nil.</p>
Representation	<p>273, 285 and 419</p>
Matters raised in representation	<p>The representation from the Blackmans Bay Community Association (BBCA) and others outlines support for the creation of SAPs in key areas of Blackmans Bay and raises several concerns regarding proposed zoning changes in the draft LPS. BBCA supports the introduction of SAPs for both Blackmans Bay Bluff and Burwood Drive, with a focus on improving environmental outcomes and addressing site-specific planning needs.</p> <p>It opposes several proposed zoning changes, including the rezoning of 93A Suncoast Drive and 112 Tinderbox Road to LCZ (preferring Open Space), and the broader application of the LCZ along Tinderbox Road (preferring Rural Living). The group also objects to rezoning 40 Blowhole Road from Open Space to GRZ, suggesting it be retained for public use or protected as Environmental Management. In addition to these zoning matters, it proposes a new site-specific qualification for 112 and 116 Tinderbox Road to apply the Attenuation Code and require landscape screening.</p> <p>The representation further encourages Council to adopt a longer-term, strategic approach to land use planning, including proactive identification of future growth areas and incorporation of climate change science into decision-making frameworks. This reflects the association's broader interest in ensuring future development aligns with community values and environmental resilience. Key points are:</p> <ul style="list-style-type: none"> • supports SAPs at Blackmans Bay Bluff and Burwood Drive; • proposes a Blackmans Bay SAP to address stormwater runoff, landscaping and vegetation loss; • proposes a Tinderbox Road SAP, coupled with rezoning to Rural Living, to balance development and conservation; • opposes rezoning at 93A Suncoast Drive and 112 Tinderbox Road – prefers Open Space zoning; • opposes rezoning along Tinderbox Road to Landscape Conservation – prefers Rural Living; • opposes rezoning of 40 Blowhole Road to General Residential – suggests retaining Open Space or rezoning to Environmental Management; • proposes a site-specific qualification for 112 and 116 Tinderbox Road to apply the Attenuation Code and require screening; • requests Council to work with the community on a long-term growth strategy; • calls for better integration of climate change science and community resilience into planning.

Planning Authority response	<p>Council acknowledges the detailed representation from the Blackmans Bay Community Association (BBCA) and others and appreciates the constructive suggestions put forward. Many of the matters raised in the representation are more broadly addressed in the report under the relevant subject areas, including discussions around zoning, environmental values and strategic planning. The support for SAPs at Blackmans Bay Bluff and Burwood Drive is noted, and concerns regarding proposed zoning changes at various sites including 93A Suncoast Drive, 112 and 116 Tinderbox Road, and 40 Blowhole Road have been recognised and provided with alternative options in this report and will also be given further consideration at the hearings.</p> <p>Council notes BBCA's proposal for a new SAP to address stormwater impacts on Blackmans Bay beach. However, it is not possible to introduce a SAP for this purpose at this stage of the process. The TPS does not include a Stormwater Code, and introducing a SAP to address these issues in isolation is not considered appropriate, given the presence of similar concerns in other urban areas. Nonetheless, Council is open to exploring this matter further with the community, and it may be valuable to discuss the proposal in more detail during the public hearings. Council also notes that issues related to stormwater might be better addressed through a review of the SPPs in the future.</p> <p>Regarding longer-term planning, Council agrees that a strategic approach to managing growth is needed. A broader growth strategy for Kingborough will be considered following the completion of the review of the STRLUS, which provides the overarching growth direction for the southern region of the state. While climate change is not directly addressed in the draft LPS, the planning framework incorporates values related to hazard management, including coastal inundation and flooding. These matters are guided by state planning policies and regional plans and are best considered as part of broader strategic and policy discussions. Council would welcome further discussion on these matters with the BBCA and the wider community during the public hearings.</p> <p>Council welcomes further discussion of the representation at the public hearings, especially regarding matters not addressed in detail within this report.</p>
Recommendation to TPC	<p>The recommendations are more broadly addressed throughout other sections of this report. Discussion is required at the public hearings.</p>
Effect of recommendation on the draft LPS as a whole	<p>Nil.</p>
Representation	<p>79, 259, 296, 354, 592, 539 and 600</p>
Matters raised in representation	<p>The representations express opposition to the TPS, including concerns about the process, zone and code conversions, and the introduction of SAPs. There are widespread worries that the proposed scheme could negatively affect current and future land uses. Additionally, many find the implications of moving to the new planning scheme unclear.</p>
Planning Authority response	<p>It is unclear whether the representations are general comments or relate to specific properties. In many cases, properties remain within their existing zones, such as the LDRZ under the previous KIPS2015, with overlays largely unchanged except for some adjustments, like the removal of the Scenic Protection and Priority Vegetation Area Overlay in relation to use. Although the way overlays interact with zone provisions will differ under the new TPS, the SAPs are designed to deliver outcomes similar to those previously established. Council welcomes the opportunity to discuss these matters further at the public hearings and will consider appropriate modifications where needed to address the concerns raised.</p>
Recommendation to TPC	<p>No change is recommended to the draft LPS in this report because of the representations. Discussion is required at the public hearings.</p>
Effect of recommendation on the draft LPS as a whole as a whole	<p>Nil.</p>

Representation	81
Matters raised in representation	The representation suggests that the LPS should promote a dedicated Cycling and Active Transport Corridor along the Channel Highway between Huntingfield and Central Kingston, including the construction of a road-separated cycleway. There is support for zoning changes in the Kingston Southern Gateway and Alfred Gardens areas to increase inner residential development, particularly by expanding the Urban Mixed-Use Zone. The representor also requests zoning adjustments to encourage terrace housing and apartments near Kingston and Huntingfield, aiming to provide affordable residences close to parks, transport, schools and other services, thereby reducing reliance on cars. Additionally, it is requested that residential land near the Huntingfield Park and Ride be rezoned to allow higher-density residential development, given its proximity to a key public transport facility.
Planning Authority response	Council acknowledges the suggestions made, many of which are addressed more broadly within this report and under the relevant sections. While cycleways and active travel are important community considerations, these projects fall outside the scope of the draft LPS. However, Council intends to explore these matters further through broader initiatives, including the development of a structure plan for the Kingston Activity Centre and cycle network planning. The LPS process primarily focuses on zoning translations to the TPS, and no additional Inner Residential Zone land is proposed at this stage. Nonetheless, Council recognises the value of these suggestions and will investigate potential zoning and planning adjustments as part of the Kingston Activity Centre Structure Plan.
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representation. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	108, 173 and 592
Matters raised in representation	The representations express a general concern that there is insufficient information about the proposed changes. They also highlight difficulties in navigating and understanding the planning scheme and the implications of the changes.
Planning Authority response	Council acknowledges that the transition to the TPS may be difficult to interpret and navigate and welcomes the opportunity to explore these concerns further at the public hearings. To support the community through this process, Council remains committed to offering guidance and advice both before and after the implementation of the LPS. Further information will also be made available through factsheets and online resources; however, much of this will be developed following the finalisation of the draft LPS, as it is not yet clear what changes the TPC may require prior to its implementation in Kingborough.
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representations. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	70
Matters raised in representation	<p>The representor provided comments on the Burwood Drive SAP, noting that while it identifies some positive measures, it does not go far enough in addressing the challenges associated with climate change.</p> <p>The representation suggests that more detailed planning is needed, along with clearer roles and responsibilities for residents, Council and the State, and stronger coordination to ensure the safety of the area, particularly given its bushland context.</p> <p>The representor emphasised the importance of adequate resourcing, long-term planning, and an integrated approach that brings together infrastructure, emergency services and other</p>

	systems. They also highlighted the value of community involvement to ensure risks are addressed effectively and in a way that supports the resilience of the area.
Planning Authority response	<p>Many of the issues raised are addressed more broadly in this report, particularly under the relevant sections dealing with bushfire risk, climate adaptation and settlement planning.</p> <p>While the SAP is intended to reflect current planning controls and manage identified risks, Council recognises that broader, long-term strategies will be required to strengthen resilience in bushland settings. These strategies are typically addressed through State and regional planning instruments, emergency management frameworks, and future structure planning work.</p> <p>Council is committed to working with the community to ensure risks are managed appropriately and transparently and welcomes further discussion at the public hearings to explore how future planning can continue to respond to emerging challenges such as climate change.</p>
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representations. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	36
Matters raised in representation	<p>The representation raises concerns that the draft LPS does not adequately address the broader impacts of climate change, despite referencing bushfire and flood risk. It outlines a range of risks and proposes planning responses to support adaptation and resilience. Key points include:</p> <ul style="list-style-type: none"> • integrating urban heat mitigation through green spaces and avoiding heat islands in higher-density developments; • strengthening bushfire preparedness through fuel breaks, fire trails, emergency shelters and temporary accommodation; • improving water security through mandatory rainwater tanks, new water storage sites, and supporting local renewable energy generation; • identifying flood-prone and coastal areas at risk of sea level rise and planning for managed retreat or alternative access; • supporting land-based aquaculture as ocean conditions worsen; • planning for increased mental health support and disaster recovery services; • preserving agricultural land to support future food and resource self-sufficiency; • anticipating increased demand for housing and services due to climate migration; and • protecting ecosystems through expanded conservation zoning and natural corridors. <p>The submission calls for climate adaptation to be a core consideration in land use planning and highlights opportunities for future strategic work by Council.</p>
Planning Authority response	<p>The representation raises a wide range of important climate-related issues and adaptation measures. The draft LPS deals primarily with the application of zoning and overlays under the TPS, and the matters raised extend beyond the scope of the LPS and require broader strategic responses.</p> <p>Many of the issues identified such as future migration pressures, water security, fire management, infrastructure risk, and ecosystem resilience are more appropriately addressed through State Planning Policies, the STRLUS, and Council's ongoing strategic and adaptation planning initiatives.</p> <p>Council acknowledges the importance of these matters and is open to discussing them in more detail with the representor through the public hearing process. The representor is also encouraged to remain engaged in the broader planning reform agenda, including the review of the STRLUS and the SPPs (SPPs), which will provide more appropriate mechanisms to integrate climate change adaptation into Tasmania's planning system.</p>

Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representation. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	431
Matters raised in representation	<p>The representation is from Weetapoona Aboriginal Corporation regarding the Murrayfield property on Bruny Island. The property is currently zoned RRZ and ELZ under KIPS2015, with the draft LPS proposing AZ and LCZ, along with the Bruny Island SAP.</p> <p>Weetapoona has not indicated particular issues with the draft LPS but wishes to reserve their right to engage in the public hearings to ensure their interests as Aboriginal landowners are protected. They are finalising a master plan for the property, expected in early 2025, which will guide sustainable land use, cultural preservation and economic opportunities. They intend to discuss how the LPS zones, SAP and codes can best support these goals and safeguard their self-determination and care for Country.</p>
Planning Authority response	The cultural, environmental and economic significance of the land to the Tasmanian Aboriginal community is recognised. Council appreciates Weetapoona's intent to participate further in the planning process at the public hearings. Council also looks forward to discussing the outcomes of Weetapoona's forthcoming master planning and how it may inform future planning decisions for the site on Bruny Island.
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representation. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	372
Matters raised in representation	<p>This representation is made by the Planning Authority under the provisions of section 35E of the LUPAA. The Authority requests the following changes:</p> <ul style="list-style-type: none"> Review of certain Council-owned parcels to confirm appropriate zoning. For example, CT 182170/200, currently proposed as General Residential and Community Purpose, should be rezoned to Open Space or Environmental Management to reflect its status as public open space managed for woodland and passive recreation. Changes to road zoning across the municipality to ensure consistency with section 2.3 of Practice Note 7 (guidance on Local Provisions Schedule mapping). Support for applying the Agriculture Zone on Bruny Island only where the Bruny Island Specific Area Plan effectively addresses impacts on natural values. If the SAP is not supported, a review of the Agriculture Zone is required in consultation with the Bruny Island community as part of the public hearing process. Correction of errors in the draft Priority Vegetation Area Overlay, such as the exclusion of non-vegetated utility land within CT 153658/1 that includes a waste transfer station and rehabilitated landfill. Review of areas for inclusion or exclusion from the Bushfire-Prone Areas Overlay in consultation with Tasmania Fire Service, including specific properties (PIDs 7706364, 3337813, 2758106, 15 Home Ave, and Spring Farm) to better reflect actual fire risk and development conditions. <p>Additionally, the Authority has made representation under section 35G regarding the ongoing review of the SPPs, proposing amendments to certain provisions based on feedback from the draft LPS and related representations. This is included in a separate report that will be presented to Council and the TPC.</p>
Planning Authority response	The suggested zoning and overlay changes raised in the representation require discussion at the public hearings. It is noted that matters relating to Bruny Island require detailed discussions with the broader community, consistent with other recommendations outlined in this report.

	Council remains open to making changes to the LPS where appropriate and in consultation with the TPC and representors to address these concerns. The portion of the representation concerning matters under section 35G of LUPAA is presented in a separate report.
Recommendation to TPC	Given that this is a representation by the Planning Authority, discussion is required with the TPC at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	411
Matters raised in representation	<p>The representation raises several concerns across multiple aspects of the draft LPS, focusing on the application of new zones, particularly the LCZ and AZ as well as key overlays within the Natural Assets Code and Scenic Protection Code. It questions how these controls have been applied and their potential consequences, especially regarding existing land use rights, plantation management and vegetation removal. The submission also queries the strategic intent behind some of the zoning choices, and whether the procedural requirements for vegetation clearance are proportionate to the level of risk posed.</p> <p>Additionally, it raises issues with Specific Area Plans (SAPs), including the Kingborough Coastal Settlement SAP, Bruny Island SAP, Blackmans Bay Bluff and Bonnet Hill SAP. The representation questions whether SAPs are being used appropriately, whether they introduce unnecessary reporting requirements, and whether their provisions for landscape protection and urban tree management are more effective than existing tools. Underpinning these concerns is a broader call for better engagement with the community and stakeholders, particularly in areas where the impacts of zoning or overlays may not have been clearly understood.</p> <p>The following questions are put to Council:</p> <p>Q1. Given the importance of consultation to build awareness and improve planning, and that LPS exhibition isn't necessarily targeted or accessible as an engagement activity, is there potential to consult further during the LPS development process to engage any relevant sector or area who appear not to have been aware of the potential effects of these new zones?</p> <p>Q2. Does the long-term intent for timber production demonstrated by a Private Timber Reserve sit better in Rural Zone than in Landscape Conservation Zone, especially where PTRs contain existing plantation?</p> <p>Q3. Is it really necessary in Council's view to require administrative permission in each and every case of removal of native vegetation – where are the low-risk situations that education alone can manage?</p> <p>Q4. Does Council accept that the broadscale non-specific >100m elevation Scenic Overlay applies an unjustified burden to community and fails to protect some sensitive coastal landscapes? Will Council commit to improving both of these issues, ideally including broad community engagement to understand contemporary attitudes to scenic landscapes?</p> <p>Q5. Is Council confident that the Prominent Tree provision of two urban SAPs provides greater utility than the more broadscale approach taken of applying standard Priority Vegetation Area Overlay to individual urban tree sites?</p> <p>Q6. Do SAPs really need to specify requirement for additional reports?</p>
Planning Authority response	<p>The matters raised in the representation are addressed throughout this report under the relevant subject headings. The following provides a direct response to the specific questions raised by the representor.</p> <p>Q1. As outlined earlier in this report, Council has exceeded the minimum requirements of the LUPAA by promoting the exhibition of the draft LPS and accepted late representations for several months beyond the formal closing date. Council remains committed to engaging further through the hearing process. This provides an opportunity to clarify aspects of the draft LPS that may not have been fully understood and to explore potential modifications that could address the concerns raised by representors.</p> <p>Q2. Council does not agree that the presence of a Private Timber Reserve (PTR) justifies a different zoning. Forestry operations within declared PTRs are exempt from the planning scheme and LUPAA, meaning the underlying zone has no bearing on those activities. However,</p>

	<p>other types of use or development within a PTR are still subject to the zone's provisions. Because PTRs are not permanent and can be revoked by the landowner, zoning should reflect the area's long-term strategic intent and land use context, rather than be driven by PTR status alone. This avoids site-specific "spot" zoning and supports consistent, broadscale planning. Nevertheless, Council is open to further discussion on this matter during the hearings.</p> <p>Q3. While many day-to-day activities such as domestic firewood collection, managing fire hazards, or trimming branches might seem low risk, their potential impacts vary. The current rules are set by the SPPs rather than the LPS, and any reconsideration of these permissions should occur through the SPP review process rather than the local schedule.</p> <p>Q4. Council acknowledges the need to review the Scenic Protection Overlay and intends to undertake this review after the TPS has been fully implemented in Kingborough, subject to resource availability. It is important to clarify that the overlay does not automatically identify areas of scenic value but acts as a tool to guide planning assessments. The Scenic Protection Code itself allows for a degree of flexibility, including exemptions for certain developments such as minor extensions or alterations.</p> <p>Q5. The Priority Vegetation Area Overlay generally does not apply in urban zones, except for subdivision within the General Residential and Low Density Residential Zones. Where additional protections for urban vegetation are needed, some SAPs include provisions aimed at filling that gap. These allow flexibility by ensuring that decisions about tree removal are balanced with broader design considerations.</p> <p>Q6. While the requirement for supporting reports is not a standard feature of SAP templates in the LPS, Council has included them in some SAPs to provide upfront clarity and transparency about what may be requested during the assessment process. These requirements are intended as guidance, not as binding rules, and Council would be open to removing them from the SAP if there is support for doing so. It is worth noting that such information could still be requested under the standard assessment procedures regardless.</p>
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representation. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	197 and 198
Matters raised in representation	<p>The representation is combined with 820 individual letters addressing concerns about the zoning and code application of approximately 729 properties, primarily those proposed to be zoned as LCZ. The representations indicate that a common concern among landowners is the lack of direct notification regarding the proposed zoning changes.</p> <p>In the lead-up to the exhibition period for the draft LPS, Kingborough Council made several adjustments to its zoning and overlay decisions, with further discussion on these changes expected in upcoming hearings. During the 60-day statutory exhibition period, Council released an extensive volume of information, 45 appendices compiled over six years, posing a significant challenge for community members, most of whom are not planning professionals, to fully understand.</p> <p>A key concern raised was the delayed publication of the <i>Kingborough Land Use Strategy 2019</i>, which, despite being referenced 27 times in the LPS supporting document, was not made publicly available at the start of the exhibition. When it was later released, it included a disclaimer stating that the exhibited draft LPS was "not entirely consistent" with the outcomes anticipated by the strategy, though broader objectives were still deemed relevant. The lack of clarity about which parts of the strategy remained applicable, combined with its initial omission, has led some in the community to question the reliability of the document as a guiding reference for the LPS process. Given this uncertainty, and the absence of explicit alignment between the strategy and the draft LPS, the representors have had to rely on other exhibited materials to support their positions. This situation highlights broader concerns about accessibility, transparency and procedural fairness in how strategic planning documents are presented and used to justify zoning changes that can significantly impact individual landowners.</p> <p>Six SAPs were included in the LPS exhibition, but their mapping especially of Natural Values Areas was difficult to interpret and incomplete, such as missing data for Bruny Island. The lack of evident public consultation and the complexity of the material raise concerns about</p>

	procedural fairness, leading to the recommendation that these SAPs be removed from the current process and revised following proper community engagement and expert input.
Planning Authority response	<p>Council acknowledges the concerns raised in the representation regarding the communication and consultation process during the exhibition of the draft LPS. While Council met all statutory obligations (and beyond), it recognises that this does not always equate to community members feeling adequately informed or actively involved in the process.</p> <p>Council made a wide range of supporting materials available, including fact sheets, online mapping tools, and technical documentation. Multiple forms of engagement were undertaken through advertised drop-in sessions, media releases, community networks and online platforms to maximise awareness and accessibility. In addition, Council also accepted late submissions beyond the statutory 60-day exhibition period to ensure that more voices could be heard and considered.</p> <p>The <i>Kingborough Land Use Strategy</i> was not exhibited at the start of the LPS exhibition. This decision was based on two key factors:</p> <ul style="list-style-type: none"> • The LPS supporting document already made it clear there were inconsistencies between the strategy and the draft LPS and outlined the rationale for this. • Council sought to manage the volume of information released, as feedback from previous engagement indicated that some community members felt overwhelmed by too much detail, while others wanted more. There was concern that releasing the outdated strategy alongside the extensive exhibition material might create further confusion. <p>The SAP overlays were available in hard copies and also in the interactive mapping.</p> <p>Council appreciates the time and effort the representor invested in preparing their submission and regrets there was no direct contact with Council officers during the exhibition period, as this could have provided an opportunity to clarify matters and explore how best to respond to the concerns raised. Nevertheless, Council remains open to further discussion with the representor through the TPC hearing process. Zoning and code-related matters raised in the submission are addressed in more detail under the relevant sections of this report.</p>
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representations. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	164, 175, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 201, 330, 339, 418, 433, 448, 451, 452, 454, 455, 456, 457, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 472, 473, 474, 475, 477, 478, 479, 480, 481, 483, 484, 485, 486, 487, 489, 490, 492, 493, 498, 500, 501, 563, 567, 573, 576, 582, 590, 594, 598 and 599
Matters raised in representation	The representations object to the inclusion of the Biodiversity Offset Policy in the draft LPS, arguing that it is not a formal planning document. It questions the legitimacy of the policy and raises concerns that it was introduced without adequate public consultation.
Planning Authority response	<p>The Kingborough Biodiversity Offset Policy is one of eight existing incorporated documents listed and referenced in the KIPS2015 and has been in place for a significant time, predating the current planning scheme. Reference to the most recent version of the policy was updated through a planning scheme amendment process under PSA2022-3 which was subject to the standard exhibition process which provided people with the opportunity to provide input on the revised document.</p> <p>The KIPS2015 and the proposed TPS allow for the application of offsets, and the policy merely guides that process at an administrative level to ensure that offsets avoid a net loss and are implemented in a transparent and consistent manner. The main difference between the current planning scheme and the TPS is, that because provisions in the TPS will be statewide, there is no ability to reference a local document unless it forms part of a Specific Area Plan and that is what is proposed by the proposed SAPs. If the policy is not referenced in the SAP, it does not necessarily mean that the planning authority cannot utilise the Council-endorsed policy in its deliberations. If there are concerns about the Council policy, it should be addressed as part of a future and period review of the policy and that is a consideration for Council.</p>

Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representation. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	604
Matters raised in representation	<p>The Department of State Growth considers the draft LPS to be a generally sound translation of the existing KIPS2015. However, a small number of issues requiring correction or further discussion were identified, including concerns about the proposed rezoning of Mining Lease on Bruny Island. It also provided advice in relation to the Bruny Island SAP which is discussed elsewhere in this report under the relevant subject.</p> <p>The Department also indicates support for Council's application of a pedestrian priority street overlay in the Parking and Sustainable Transport Code and suggests consideration be given to incorporating a parking precinct plan in line with the <i>Kingborough Council Central Kingston Car Parking Strategy (2023)</i>.</p>
Planning Authority response	Matters relating to the zoning and Bruny Island SAP require further discussion at the TPC hearing. The 2019 version of the draft LPS did include reference to Council's parking strategy, but it was not supported by the TPC. Council would be open to discuss this in more detail with the Department and the Commission at the public hearings.
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representation. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	613
Matters raised in representation	<p>The State Emergency Service (SES) supports the inclusion of the Flood-Prone Areas Hazard Overlay and Coastal Inundation Hazard Overlay in the draft LPS, which are informed by Council-endorsed local flood studies and state-level data. SES notes that while not all flood-prone areas are currently mapped, the Flood-Prone Areas Hazard Code can still apply based on a planning authority's reasonable belief of flood risk, and interim guidance and data sources are available to support this. SES encourages Kingborough Council to participate in the Tasmanian Flood Mapping Project, which will deliver consistent, statewide hazard mapping to inform future planning updates. SES also supports zoning and SAPs that manage development in flood and coastal hazard areas, noting that several SAPs intersect with mapped overlays and that the Kingston Park SAP may require further mapping to address potential flood risk from Whitewater Creek.</p>
Planning Authority response	The representation is addressed in more detail under sections 3.11 and 3.12 of this report. The Kingston Park SAP is subject to the transitional arrangement under Schedule 6 of LUPAA and as such there is no opportunity to update the SAP as part of this process.
Recommendation to TPC	No change is recommended to the draft LPS in this report because of the representation. Discussion is required at the public hearings.
Effect of recommendation on the draft LPS as a whole	Nil.
Representation	423
Matters raised in representation	TasNetworks is seeking consistent treatment of its electricity infrastructure assets across Tasmania. The aim is to ensure that land use planning outcomes do not conflict with the

	<p>operation, maintenance, and augmentation of essential energy infrastructure. The following issues have been identified:</p> <ul style="list-style-type: none"> • The Albion Heights Communication Site is incorrectly zoned as Landscape Conservation. TasNetworks requests that the Utilities Zone be applied to reflect the site's primary use and enable appropriate future development. • Several Electricity Transmission Corridors (ETCs) have been rezoned to the Landscape Conservation Zone, which conflicts with their existing infrastructure use and diminishes their strategic benefit. • The Natural Assets Code's Priority Vegetation Area Overlay has been inappropriately applied to developed and cleared sites. • The Scenic Protection Code has been applied to infrastructure that should be exempt due to operational and safety needs. <p>The representation also raises broader concerns about land use conflicts introduced by the implementation of the SPPs (SPPs), particularly regarding the Scenic Protection and Landscape Conservation overlays and their incompatibility with the Electricity Transmission Infrastructure Protection Code (ETIPC).</p>
Planning Authority response	<p>A response to the issues raised by TasNetworks is provided in this report under the relevant sections. In general, Council acknowledges the importance of appropriately identifying and supporting essential infrastructure through the planning framework. Council would welcome the opportunity to discuss with TasNetworks and the TPC the broader application of the Utilities Zone. However, it is noted that the State Government's LPS Guidelines require the Utilities Zone to be applied only to major utilities infrastructure. Minor utilities can be accommodated within a zoning that reflects the surrounding land use, as the SPPs allow for minor infrastructure in all zones. These discussions will also assist in identifying where the Priority Vegetation Area Overlay and Scenic Protection Overlay may be removed, consistent with the State Government's LPS Guidelines. This includes circumstances where the overlays apply to developed or cleared sites associated with existing utilities infrastructure, and where their removal would avoid unnecessary regulatory burden without undermining the broader strategic intent of the overlays.</p> <p>Matters relating to the application and operation of the SPPs, including those raised by TasNetworks in relation to exemptions and code interactions, will be addressed in Council's section 35G report.</p>
Recommendation to TPC	<p>No change is recommended to the draft LPS in this report because of the representation. Discussion is required at the public hearings.</p>
Effect of recommendation on the draft LPS as a whole	<p>Nil.</p>

Part 6 – Proposed Particular Purpose Zone

This section provides the justification for a proposed new Particular Purpose Zone (PPZ), named the Kingborough Bushland and Coastal Living Zone. It demonstrates the need for the zone, how it meets the criteria set out in s32(4)(b) of LUPAA and how it will operate in the LPS as part of the TPS.

6.1 Introduction

The draft LPS proposes to transition land currently zoned as Environmental Living (ELZ) under KIPS2015 to a combination of standard zones under the TPS, including but not limited to the Landscape Conservation Zone (LCZ), Rural Living Zone (RLZ), Rural Zone (RZ), and Low-Density Residential Zone (LDRZ).

A key challenge in the zoning translation is that some areas within Kingborough exhibit characteristics that do not neatly align with any of the available zones under the TPS. This issue is particularly apparent in established bushland and coastal settlements where residential use is the predominant land use on lots where significant natural and landscape values also exist. These natural and landscape attributes contribute directly to the residential amenity and character of these areas and are a fundamental part of their identity.

While no community consultation was undertaken during the drafting of the PPZ, it has been developed directly in response to representations received during the exhibition of the draft LPS. Many of those representations raised concerns about the proposed application of the LCZ, asking Council to consider a more appropriate alternative. To address the translation difficulties, strike a balance approach and respond meaningfully to the concerns raised in the representations, Council is proposing the introduction of a PPZ for these areas. However, to ensure its appropriateness, scrutiny, feedback and endorsement through the public hearing and TPC decision process, is required.

To this effect, Council is keen to understand whether the proposed PPZ better aligns with community expectations and welcomes feedback from representors during the upcoming public hearings. However, any decision to support the PPZ, modify it or require re-exhibition, ultimately rests with the TPC. If the PPZ is not supported, an alternative zoning approach, potentially involving the application of either the LCZ or RLZ, may need to be considered for the land proposed for the PPZ. This would require further discussion with representors and the TPC during the hearings and could also lead to re-exhibition if the changes are considered substantial by the TPC.

6.2 Current situation under the KIPS2015

Kingborough Council has consistently taken a proactive approach to managing land use where residential areas exist within and border environmentally sensitive landscapes, with a strong emphasis on preserving natural and scenic values while providing for compatible uses. This longstanding commitment also involves balancing growth by directing development to suitable locations that minimise impacts on these important areas. The approach is guided by the strategic priorities outlined in Council's adopted plans, including the *Kingborough Strategic Plan 2015-2025* (and earlier versions), as well as the *Southern Tasmania Regional Land Use Strategy* and relevant State Government Policies and Strategies, which are discussed in detail in section 6.5.

Under KIPS2015, the ELZ is more extensively applied in Kingborough than in any other Tasmanian municipality. This reflects the area's environmental and geographic conditions such as extensive bushland, steep terrain, picturesque coastlines and prominent ridgelines, as well as the legacy of earlier planning schemes that aimed to balance residential development with natural and landscape protection. Unlike other municipalities where rural properties with similar lot sizes and established residential uses may have been zoned Rural Living, Kingborough has more broadly applied the ELZ to manage its dispersed residential pattern within areas of high natural and landscape value. The zone has been used not only in areas with large lots but also in smaller established residential settlement areas where natural and landscape qualities remain a defining feature and collectively contribute to the landscape and character. It was specifically designed to support low-impact residential use that respects and integrates with the surrounding natural environment.

With the introduction of the TPS, the ELZ is no longer available as a standard zone, meaning existing ELZ land must be transitioned into one of the new standard zones. This has been particularly challenging in Kingborough, as the limited standard zone options in the TPS often leads to a poor fit between the zone purpose and the established pattern of development and land use. These difficulties reveal a broader tension between the State's uniform planning framework and the more tailored local planning responses that have developed over time to reflect the Kingborough unique environmental and spatial qualities.

6.3 Zoning translation challenges

While the development standards in the LCZ offer a similar range of land use controls to those found under the ELZ in KIPS2015, the purpose and permitted use classes are reframed such that the zone does not provide an appropriate planning approach for several locations in Kingborough. Although the LCZ supports residential use, its primary focus is on protecting landscape values and it does not enable consideration of residential amenity or provide for this as a no permit required use.

If an alternative zone such as the RLZ were applied, there is a risk that land use patterns and local character could shift significantly away from the established residential nature of these areas. This could also undermine residential amenity due to the broader range of no permit required and discretionary uses allowed, such as grazing as no permit required, controlled environment agriculture as discretionary, general retail and hire, resource processing, and vehicle fuel sales and service. These uses are not currently common in the areas identified for the PPZ and have the potential to conflict with both the residential character and the natural and landscape sensitivity of these locations. These areas consist of established residential lots, generally 10 hectares or less, that are either vegetated or surrounded by significant native vegetation. While the subdivision pattern in some of these areas might suggest that a RLZ could apply, the existing land use, development form, and prominent environmental and scenic values are more consistent with the intent of the LCZ. This highlights a key challenge in the zoning translation process, as neither standard zone adequately captures the unique spatial layout and landscape and natural characteristics of these locations.

To complicate matters further, LCZ 4 of the State Government's LPS Guidelines states that the LCZ should not be applied to land “*where the priority is for residential use*”, while RLZ 4(b) requires that the RLZ should not be applied to land “*that contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, unless the values can be appropriately managed through the application and operation of the relevant codes*”. While overlays are intended to manage impacts of development on natural values, reliance on these codes while applying a zone which allows for extensive uses and does not include any controls in relation to natural and landscape values will not consistently deliver the desired outcome and may not align with what landowners and residents would reasonably expect from the application of the zone. For example, the Natural Assets Code and Scenic Protection Code apply to development but not to use, and the Scenic Protection Overlay only covers land above 100 metres elevation, leaving large sections of visually significant terrain in the municipality unprotected. This highlights a key challenge in the zoning translation process as neither of these two standard zones adequately reflect the unique characteristics of these areas or reflect the predominant and desirable uses, and the codes do not adequately address this either.

The translation issues outlined above are longstanding and were previously acknowledged in the TPC's Draft State Planning Provisions Report dated 9 December 2016. In that report, the TPC noted that during the development of the model provisions for the Tasmanian Planning Scheme, numerous representations raised concerns regarding the suitability of the LCZ, particularly in areas characterised by smaller lots. A significant number of these representations advocated for the continued availability of the ELZ under the TPS. However, the TPC did not support this suggestion, instead opting to modify the RLZ to accommodate a broader range of lot sizes. These modifications primarily addressed subdivision issues but did not adequately resolve the more complex issues associated with land use in areas that exhibit both residential characteristics and high landscape or natural values. Had the ELZ been retained in the TPS, the need to develop a tailored PPZ to address the unique character and expectations of certain parts of the municipality could likely have been avoided. This issue has been a significant source of community concern, particularly where the replacement zones, most notably the LCZ, have been perceived as inappropriate for established residential areas with longstanding settlement patterns. It should also be noted that the standard suite of zones, including the LCZ and RLZ, have been identified for review as part of the State Government's broader review of the SPPs, which is scheduled to occur once all LPSs have been implemented across all local government areas.

6.4 Proposed PPZ

The Kingborough Bushland and Coastal Living Zone is proposed for selected areas of the municipality outside urbanised or fully serviced residential environments. These areas are located in a more rural setting with a distinct bushland and or coastal character. In these locations, neither the RLZ nor the LCZ adequately reflect or balance the existing pattern of residential use with the extensive natural and landscape values that define the area. The proposed zone acknowledges the presence of established residential communities while recognising that the surrounding natural and landscape qualities are fundamental to the area's amenity, character and identity within Kingborough. These areas are identified in section 6. These areas are currently earmarked for the LCZ⁵ under the draft LPS with the zoning being applied in groups of titles to support the protection of broader landscape values.

The proposed zone provides a more suitable and responsive planning mechanism to guide future use and development in these uniquely situated areas. The purpose of the zone is:

- *To provide residential use and development in a bushland and coastal setting in a manner that balances and respects residential amenity as well as natural and landscape values;*
- *To provide non-residential use or development that is compatible with the residential amenity, natural and landscape values in a bushland or coastal setting. Compatibility considers noise, scale, intensity, traffic generation and movement, or other site impacts.*

⁵ There are isolated properties that are not earmarked for the LCZ that are included in the PPZ area for broader zoning consistency.

The zone better reflects the existing development pattern of residential, predominantly bush, blocks located within environmentally and scenically sensitive landscapes. It provides controls that balance the established residential use of the land with the maintenance of important landscape and natural values. It also addresses the concerns regarding the LCZ, which many representors have described as too restrictive, while also limiting the introduction or expansion of less compatible uses that could arise under the RLZ. The zone offers a degree of flexibility that is consistent with, or more flexible than, the current ELZ under KIPS2015, particularly in relation to the establishment of dwellings. It avoids the limitations that can unnecessarily hinder appropriate development.

6.5 Statutory justification

The State Government's LPS Guidelines provide the following requirement for a PPZ.

PPZ 1 *A Particular Purpose Zone (PPZ) may be applied to a particular area of land where the intended planning outcomes cannot be achieved through the application of one or more State Planning Provision zones. It may be applied to land that provides major facilities or sites which require a unique or tailored approach to both use and development standards, such as a university campus, or major hospital site.*

Note: A new PPZ must meet a requirement of section 32(4) of the Act.

Section 32(3),(4) and (5) of the *Land Use Planning and Approvals Act 1993 (LUPAA)* enables the inclusion of a PPZ in an LPS if it can be demonstrated that:

- (a) *a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
- (b) *the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

The proposed PPZ involves multiple groupings of lots in the municipality with unique characteristics. The intention is to provide tailored controls for these areas because the intended planning outcomes for these areas cannot be achieved through the generic state planning provisions.

The justification for the new zone is based on subclause (b), which allows for tailored planning provisions to address land with distinct environmental, economic, social or spatial characteristics. It responds to each of these criteria within the context of several localities in Kingborough, highlighting the specific local circumstances that shape land use expectations and planning needs in the areas to which the zone applies.

Environmental considerations

The land proposed for inclusion in the Kingborough Bushland and Coastal Living Zone is characterised by existing residential development nestled into a broader context containing a high concentration of natural values, including threatened native vegetation communities, habitat for threatened species, and distinctive landscape features such as steep ridgelines, coastal edges, and visually prominent bushland corridors and backdrops. These attributes have shaped Kingborough's identity and have been central to its planning history, previously safeguarded through zones like the Environmental Management Zone in the *Kingborough Planning Scheme 2000*, and more recently, the ELZ in the KIPS2015. These zones did not only support residential use but also balanced it with the protection of ecological function, scenic values and the natural character of the landscape. However, the standard zones provided under the TPS do not adequately reflect these combined attributes, creating a gap that risks compromising both environmental values and the established residential bushland and coastal character if not addressed through an appropriate alternative.

Economic considerations

While financial impacts are not a primary planning consideration, economic impacts may be considered under the LUPAA when introducing a PPZ in an LPS. During the exhibition of the draft LPS, many representations expressed concern about the LCZ and its potential financial implications for individual properties. Some landowners perceived the LCZ as potentially limiting their ability to secure finance or insurance, thereby contributing to a sense of financial uncertainty. At the same time, while many properties within the affected areas have a strong residential function, their economic value is closely tied to the amenity provided by natural and landscape features. There is also concern that applying the RLZ as an alternative to the LCZ could allow a broader range of uses, including commercial activities that do not align with the established development pattern. These broader uses could undermine local amenity and community expectations, potentially diminishing the area's appeal and, in turn, affecting property values and market attractiveness. The proposed PPZ addresses these concerns by offering a more balanced and locally responsive planning framework, one that protects and reinforces the longstanding residential and lifestyle character that is highly valued by the people living in those areas and the broader community with

retention of natural and landscape values. By providing greater clarity and certainty around acceptable land uses, the PPZ avoids the risks associated with both the incompatibility of more intensive or commercial uses allowed under the RLZ and the perceived overly restrictive nature of the LCZ. This careful calibration helps to safeguard the natural and visual qualities that contribute to the unique identity of these areas, ensuring that amenity is preserved not only for existing residents, but also for future generations.

Importantly, the PPZ contributes to the broader strategic objective of maintaining and enhancing the character of Kingborough as a municipality defined by its bushland, coastal landscapes and scattered settlements. By embedding these values in the planning scheme, the PPZ strengthens Kingborough's appeal as a place to live, invest, and establish long-term roots. It supports economic stability by fostering community confidence and reducing planning uncertainty factors that are increasingly important for both current landowners and prospective buyers, including those seeking a high-quality lifestyle environment within commuting distance of Hobart. In this way, the PPZ does more than resolve a zoning mismatch; it actively contributes to shaping and sustaining the municipality's character and identity. It encourages appropriate development that is sensitive to place, while supporting land values and promoting private investment.

Social considerations

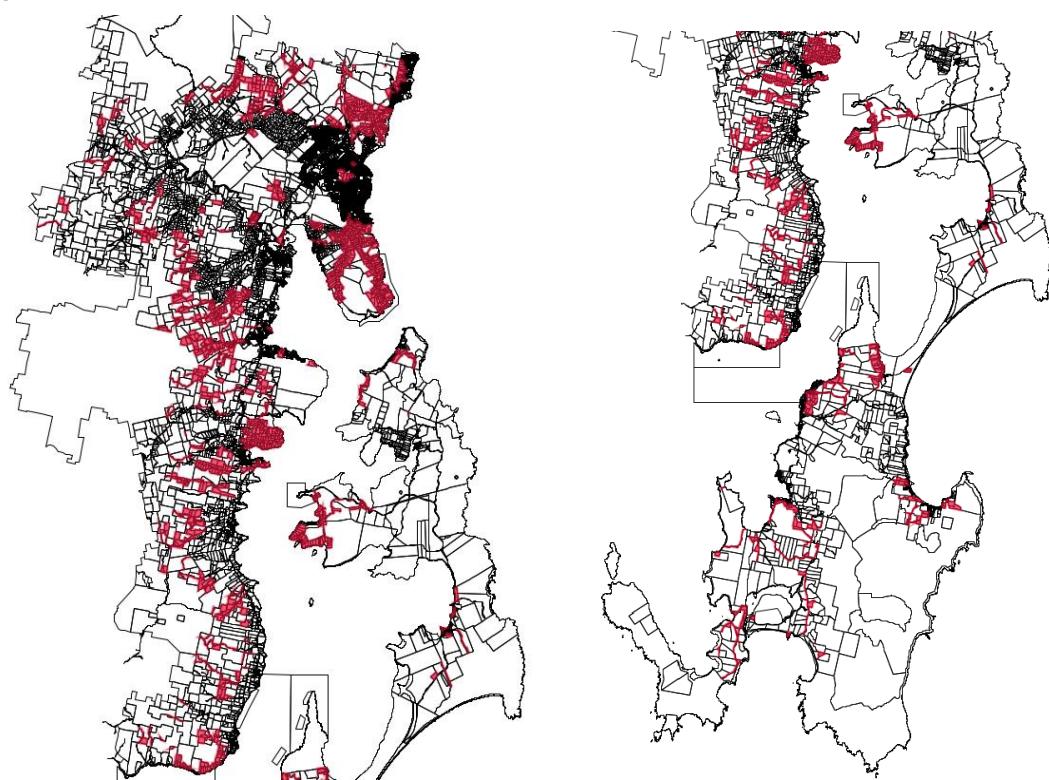
The areas proposed for the PPZ are home to longstanding residential communities whose sense of place is shaped by the surrounding bushland and coastal landscape. These natural features are deeply embedded in the everyday life, wellbeing and social identity of residents, and they contribute significantly to the broader character that makes Kingborough a highly desirable place to live. From a social standpoint, the PPZ is necessary to recognise and protect these place-based values. It allows for planning provisions that respond to how people live within and relate to their environment, supporting ongoing residential use while maintaining the natural and landscape qualities that exist. These values are not easily preserved through the application of the standard zones in the TPS, which lack the flexibility to reflect the unique character of these settlement areas. If the PPZ were not used and the standard zones such as the LCZ or RLZ were instead applied, there is a risk that the social fabric of these areas would be gradually eroded. By introducing a zone that is tailored to the specific needs and aspirations of these communities, the PPZ will play a critical role in supporting resident wellbeing and sustaining the character of place that draws people to Kingborough. It will also help foster intergenerational continuity, enabling families and individuals to remain in place over time without facing pressure to adapt to planning outcomes that do not reflect their expectations. It will also help establish planning expectations that align with how people already live and what they value, creating greater certainty.

Spatial qualities

The spatial characteristics of the land proposed for inclusion in the PPZ are notably different from those typically associated with either the LCZ or the RLZ elsewhere in the state. These areas are defined by a subdivision pattern of smaller blocks, generally of 10 hectares or less in size, with a consistent pattern of detached dwellings integrated into high-value natural and scenic landscapes. These areas represent a distinctive interface between residential use and natural and landscape values that has evolved organically over several decades. The standard TPS zones do not fully accommodate this hybrid form of land use and subdivision pattern. The LCZ includes subdivision provisions that may be perceived as more restrictive than those that previously applied under the ELZ, potentially limiting subdivision opportunities in ways that do not reflect the existing development pattern. While the RLZ allows for more subdivision opportunities, it does not offer a framework that ensures compatibility with the environmental sensitivities and unique settlement pattern of these areas.

It is acknowledged that there are areas within the municipality where lots exhibit spatial characteristics similar to those described above but have not been proposed for inclusion in the PPZ. In most instances, lots within these areas are relatively isolated, typically surrounded by larger lots within the LCZ and/or contribute to broader landscape values. Consequently, the application of the LCZ in those locations is considered consistent with the intent and criteria outlined in the State Government's LPS Guidelines. Nonetheless, Council remains open to considering a broader application of the PPZ across the municipality, subject to support from the TPC. Ultimately, the decision to approve or reject the PPZ rests with the TPC, which also holds the authority to determine the areas where the zone may or may not be applied if it is supported.

Figure 60 - Areas where the LCZ is proposed but the lot size is approximately 10ha or smaller



LUPAA – Schedule 1 Objectives

The objectives in Schedules 1 and 2 of the LUPAA are intended to promote sustainable land use and development that balances environmental, social and economic values across Tasmania. Schedule 1 outlines broad planning goals for the state, while Schedule 2 focuses specifically on the roles and responsibilities of planning authorities in achieving those objectives.

Table 48 - Assessment against the objectives of LUPAA

Schedule 1, Part 1 Objectives	Response
(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The PPZ promotes the sustainable development of natural and physical resources by enabling a tailored planning framework that recognises and responds to the co-existence of long-established residential use and high environmental and landscape values. In accordance with the requirements of the LUPAA, the LPS must be drafted to ensure that the implementation of the SPPs encourages sustainable development. The PPZ is a necessary response to a shortfall in the standard zoning framework where the application of either the LCZ or RLZ would fail to maintain the delicate balance between protecting ecological processes, genetic diversity and facilitating ongoing residential use. By tailoring provisions that better reflect the physical characteristics of the land and including provisions which protect residential amenity while maintaining natural and landscape values, the PPZ enables a more integrated and effective response in the planning scheme than application of the standard zones can achieve. In doing so, the proposed PPZ supports the ongoing ecological function of these areas while also facilitating appropriate and sustainable human settlement patterns, consistent with the objectives of LUPAA.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The PPZ supports sustainability by integrating development controls that reflect the sensitivity of the receiving environment while providing for fair and orderly development, thereby reducing the risk of cumulative impacts on water quality, vegetation and landscape character. In this way, the PPZ enables future use and development to occur

	<p>in a planned and coordinated manner that recognises both the limits of the natural environment and the need for ongoing residential functionality, delivering outcomes that are fair to the community, environmentally responsible, and consistent with the broader outcomes sought in the translation process to the TPS.</p>
(c) <i>to encourage public involvement in resource management and planning</i>	<p>The development of the PPZ was directly informed by representations received during the LPS exhibition, where representors consistently highlighted the importance of protecting natural and scenic values while maintaining the established residential character of these areas. The resulting zone provisions respond directly to those concerns, demonstrating how public input can potentially shape the planning outcome. By moving away from a one-size-fits-all zoning approach, the PPZ offers greater clarity to landowners and the community about what types of use and development are appropriate. This transparency facilitates better public understanding of planning controls, which in turn supports more informed engagement with planning decisions.</p>
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	<p>The PPZ facilitates economic development in a manner that aligns with the objectives of sustainable resource use by providing a planning framework that supports appropriate residential activity while protecting the natural and landscape values that underpin the amenity and appeal of these areas. These locations are characterised by their environmental quality, visual distinctiveness and natural features, all of which contribute significantly to property values and the broader lifestyle economy of the municipality. The PPZ's alignment with paragraphs (a), (b) and (c) ensures that economic development is not pursued at the expense of ecological integrity or social equity. Instead, it recognises that protecting the environmental features that make these areas attractive to residents and visitors is fundamental to sustaining long-term economic and community benefit. This integrated approach ensures that economic outcomes are resilient, locally appropriate, and supported by a clear strategic planning rationale.</p>
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	<p>While no community consultation was undertaken during the drafting of the PPZ, it has been developed directly in response to representations received during the exhibition of the draft LPS. Many of those representations raised concerns about the proposed application of the LCZ, asking Council to consider a more appropriate alternative. The PPZ reflects Council's attempt to strike a more balanced approach, one that protects natural and landscape values while recognising longstanding residential development.</p> <p>However, it remains a proposal that requires scrutiny, feedback and endorsement through the public hearing and TPC decision process.</p> <p>Council is keen to understand whether the PPZ better reflects community expectations and invites representors to provide their views during the upcoming public hearings. This process allows the representors and both levels of government to work together in refining the most suitable planning response, ensuring that responsibility for shaping land use outcomes is genuinely shared and informed by those most affected.</p>
Schedule 1, Part 2 Objectives	Response
(a) <i>to require sound strategic planning and co-ordinated action by State and Local Government</i>	<p>The PPZ meets the requirement to promote sound strategic planning and coordinated action by State and Local Government by providing a targeted response to a known gap in the application of the SPPs within the Kingborough municipality. The standard zoning framework does not adequately accommodate areas where long-established residential use coexists with high natural and scenic values, conditions that are common across parts of Kingborough's bushland and coastal settlements. Council has responded strategically to this issue by proposing a PPZ that aligns with local strategic directions while working within the broader framework of the Tasmanian Planning System.</p> <p>The development of the PPZ reflects coordinated planning action: it is based on spatial analysis, strategic objectives in Council's endorsed planning documents, and a careful review of how the SPP zones and codes function in practice. It also acknowledges the need for consistency with regional planning goals, such as those outlined in the <i>Southern Tasmania Regional Land Use Strategy</i>. However, the PPZ cannot be</p>

	implemented by Council alone; it must also be assessed and approved by the TPC, ensuring oversight and alignment at the State level.
(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	The purpose of the PPZ is to set out specific objectives and controls that reflect both the existing pattern of residential use and the significant natural and landscape values present in these areas. Neither the RLZ nor the LCZ, as structured under the SPPs, adequately balance these competing considerations.
(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	The PPZ ensures that environmental effects are thoroughly considered, and it explicitly integrates social and economic impacts into decision-making about the use and development of land.
(d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;</i>	The proposal is not considered to conflict with any environmental, social, economic, conservation or resource management policies. It aims to provide improved linkage and integration between those policies and requirements of the planning scheme.
(e) <i>to provide for the consolidation of approvals for land use or development and related matters and to co-ordinate planning approvals with related approvals</i>	As discussed above, the PPZ furthers strategic planning policies and is consistent with this requirement.
(f) <i>to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</i>	The PPZ secures a pleasant, efficient and safe living environment by carefully balancing the protection of natural and landscape values with the needs of established residential communities, ensuring that development is managed to maintain amenity, minimise environmental impacts, and support a lifestyle that is both enjoyable and sustainable for residents and visitors alike.
(g) <i>to conserve those buildings, areas or other places which are scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	The PPZ is primarily intended to balance residential use with the surrounding natural and landscape values. While it may incidentally support the protection of existing area characteristics, that is not its core purpose, and it is not intended to be applied for the purpose of (g).
(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i>	The PPZ has not been drafted to directly address public infrastructure and services; however, it will assist in ensuring that infrastructure needs are anticipated by applying clear zoning standards that reflect realistic and appropriate development outcomes.
(i) <i>to provide a planning framework which fully considers land capability</i>	The PPZ meets this requirement by explicitly incorporating land capability considerations into its planning provisions, ensuring that the type, scale and intensity of use and development are appropriate to the physical characteristics and limitations of the land.

State policies

The proposed PPZ does not directly relate to the *State Coastal Policy 1996* but is generally consistent with its principles by supporting settlement patterns that respond to existing residential character and environmental context. While the PPZ does not specifically address coastal management, its application in established residential areas with coastal and bushland interfaces helps to avoid inappropriate intensification in sensitive locations.

The *State Policy on Water Quality Management 1997* is not directly addressed through the PPZ; however, the zone supports outcomes that are unlikely to compromise water quality.

The *State Policy on the Protection of Agricultural Land 2009* is not applicable, as the areas subject to the PPZ are not identified as containing prime agricultural land. The PPZ applies to long-established settlement areas where agriculture is not a current or likely future use, and therefore the policy does not materially influence the zone's intent or application. It should be noted that some areas adjoining the PPZ are located in the AZ, and the provisions within the PPZ aim to deal with any land use conflict by providing suitable setback that can be considered having regard to site-specific conditions instead of a standard approach and extensive setbacks offered by the SPPs.

Southern Tasmania Regional Land Use Strategy

The *Southern Tasmania Regional Land Use Strategy (STRLUS)* is a 25-year planning framework designed to guide and manage land use, development and growth across the 12 southern Tasmanian councils while safeguarding the region's natural, cultural and community assets. Developed jointly by the Tasmanian Government and local councils, it provides strategic direction on where and how urban expansion, infrastructure and environmental protection should occur to support cohesive, sustainable regional development. The revised document is expected to provide greater clarity on strategic matters while remaining generally consistent with the current version. The PPZ is also anticipated to align with the final version of the document, ensuring a coherent and coordinated planning approach.

Alignment with strategic framework

The proposed PPZ aligns with the broad strategic framework of STRLUS as follows:

- The proposed PPZ aligns with SD2: *Holistically Managing Residential Growth* by providing planning provisions that maintain residential amenity while responding to the distinctive landscape and natural values that shape the identity of established settlements. Rather than aiming to restrict growth, the PPZ enables a more flexible approach by allowing for smaller lots in areas where this reflects the prevailing subdivision pattern and where subdivision can occur without undermining the natural qualities that define the area. It offers a more context-sensitive alternative to the generic SPP zones, supporting residential growth that is better aligned with community expectations and the landscape and natural characteristics of each locality.
- The proposed PPZ responds to SD6: *Increasing Responsiveness to our Natural Environment* by supporting a planning approach that integrates residential use with the protection of natural values in a bush or coastal setting in a more balanced and context-sensitive way. It allows for controls that are better suited to areas where the landscape and natural values are connected to local identity and community expectations. Unlike the SPPs, the PPZ enables development that maintains and complements the natural setting, rather than diminishing it, providing flexibility to respond to local conditions.
- The proposed PPZ responds to SD10: *Creating Liveable Communities* by preserving the qualities that contribute most to the everyday wellbeing and identity of established coastal and bushland settlements. It supports a planning framework that maintains the distinct character, amenity and sense of place valued by residents, elements that are often overlooked or eroded under standardised zoning. Through locally responsive provisions, the PPZ helps protect the natural landscape via context-appropriate development that reflects the way people live and interact with their surroundings. In doing so, it collectively enhances liveability by allowing these communities to evolve without losing the features that make them attractive.

Regional policies

The proposed PPZ aligns with the regional policies of STRLUS as follows:

- [Section 5 – Biodiversity and geodiversity](#) The proposed PPZ aligns with the intent of section 5 of STRLUS by offering a more balanced approach to land use that recognises the interrelationship between residential amenity and the surrounding landscape and natural values. Rather than framing environmental protection as a standalone objective, the PPZ acknowledges that the quality of life in these areas is closely tied to the presence of native vegetation, landform and the broader bushland or coastal setting. In this context, the PPZ supports the intent of BNV 1 and BNV 2 by providing planning controls that maintain the landscape qualities that define the area's sense of place, rather than enabling a level of development that would compromise these values. In particular, the PPZ implements BNV 1.1 by ensuring zones that provide for intensive use or development, including use provided for in the Rural Living Zone, are not applied to areas that retain biodiversity values that are recognised and protected by planning schemes.
- [Section 7 – The coast](#) The proposed PPZ aligns with the regional coastal policies in section 7 of STRLUS by supporting a more place-based and responsive planning approach in established coastal settlements, where natural values and residential use are closely interwoven. It helps maintain and enhance coastal landscape and biodiversity

values (C1) by limiting the scale and types of development that are incompatible with the existing environment and character, thereby reducing pressure for vegetation clearance (C1.1) and preserving the visual and ecological quality of the coast. The PPZ supports a focus on consolidating development within already-settled areas (C1.2), offering flexibility to accommodate growth through infill or smaller lots where it aligns with the prevailing subdivision pattern and does not compromise natural values. While not directly intended to address coastal hazards, the PPZ indirectly supports policy C2 by avoiding landform disturbance and directing growth away from areas with high coastal sensitivity, in line with policies C1.3 and C2.2. In this way, the PPZ enables coastal settlements to evolve in a way that reflects their unique setting while supporting climate-resilient, character-sensitive development.

- **Section 8 – Managing risks and hazards** The proposed PPZ provides a framework that supports consideration of bushfire risk at the subdivision stage in a way that is consistent with the intent of MRH 1, while also balancing this with the expected land use pattern and natural values that contribute to the character of these areas. Although the PPZ does not introduce new bushfire controls, it ensures that bushfire risk is a relevant consideration in land use decisions, particularly where new lots or more intensive use is proposed. Unlike the more generic SPP zones such as the RLZ and LCZ, which often fail to reflect the lived reality of long-established settlements within bushfire-prone landscapes, the PPZ allows for a more integrated and place-specific approach. It acknowledges that managing bushfire risk must be balanced with maintaining the amenity, landscape setting and environmental qualities that define these communities, supporting a more locally responsive and practical application of the regional policy.
- **Section 9 – Cultural values** The proposed PPZ supports the intent of CV 4 by providing a more tailored and responsive planning framework that helps to recognise and manage the landscape qualities that contribute to the cultural identity of several long-established coastal and bushland settlements. These areas are often characterised by their strong visual relationship with the surrounding topography, vegetation and settlement pattern qualities that, while not always formally identified as cultural landscapes, are locally significant and contribute to community identity and place attachment. While the PPZ does not establish new criteria for determining landscape significance (CV 4.1), it enables more site-responsive planning outcomes by requiring that development be assessed against broader values, including the landscape setting. This provides a practical mechanism for implementing CV 4.2, as the zone's purpose and performance criteria ensure that development responds appropriately to the existing character and setting of the area consistent with CV 4.3.
- **Section 14 – Tourism** The proposed PPZ aligns with the intent of T 1 by supporting tourism in a way that is sensitive to the distinctive local features, landscapes and community character that define the areas it applies to. It acknowledges that the broader tourism appeal of Kingborough relies heavily on the preservation of the natural and coastal settings that make these places attractive, not just to residents, but to visitors as well. The PPZ protects these values while still allowing existing tourism uses to continue and provides a framework that can accommodate appropriate small-scale or locally responsive tourism proposals. On Bruny Island, where tourism is a major part of the local economy and the island is one of the most visited destinations in Tasmania, the PPZ has been specifically tailored to allow a more flexible planning response. This recognises the unique demands and opportunities on the island while still ensuring that development responds to the sensitive bushland and coastal character that is central to its appeal. The zone also supports the use of holiday homes and short-term accommodation as part of the residential mix that meets T 1.4.
- **Section 16 – Productive resources** While the areas identified for the PPZ do not include land mapped as Significant Agricultural Land, some of them do adjoin land within the Agriculture Zone. The SPPs apply a uniform 200-metre buffer as an acceptable solution to manage potential conflict between residential and agricultural uses. However, in many of the established residential areas proposed for the PPZ, applying a fixed 200-metre setback is not practical or achievable due to existing lot sizes, subdivision patterns, and the established settlement footprint. Instead, the PPZ adopts a more site-responsive, merit-based approach that allows potential conflicts to be assessed and managed through appropriate design, siting and context-specific solutions. This approach is considered more balanced and suitable for these locations, as it reflects the reality of the existing development while still ensuring that the interface with agricultural land is carefully managed to avoid land use conflict. Importantly, this approach will not fetter opportunities for small-scale or bespoke agricultural activities, as it allows flexibility for a mix of smaller and larger lots. This creates the potential for productive use of the land where appropriate, while maintaining a compatible relationship with surrounding residential areas. In doing so, the PPZ supports the intent of PR 1.2 by continuing to manage land use compatibility in a way that is responsive to local conditions and on-ground realities.

Kingborough Land Use Strategy

The *Kingborough Land Use Strategy 2019* provides the following guiding principles:

- *the amenity and individual characteristics of the existing settlements should be protected and enhanced wherever possible;*
- *compact urban centres are favoured over continued outward urban expansion in order to protect rural and coastal landscapes and so the identity and separateness of existing settlements should be enhanced; and*
- *the local area's natural setting and cultural assets should be protected from inappropriate development.*

The proposed PPZ aligns with the guiding principles of the *Kingborough Land Use Strategy 2019* by providing a more tailored planning response that protects and enhances the amenity, natural setting and individual character of existing settlements, recognising their established patterns, strong connection to the landscape and distinct local identity. While it aims to avoid

inappropriate forms of development, the PPZ is not intended to prevent future expansion but to enable development to evolve over time in a way that is responsive to local context, offering greater flexibility than the ELZ or the LCZ while ensuring that valued landscape and natural qualities are retained.

Kingborough Strategic Plan

The *Kingborough Strategic Plan 2015-2025* provides the following priority statements:

- *A Council that values and prioritises its natural environment, whilst encouraging investment and economic growth.*
- *A community that has a well-developed sense of natural and cultural heritage.*
- *Council is able to demonstrate strong environmental stewardship and leadership.*
- *Best practice land use planning systems are in place to manage the current and future impacts of development.*
- *Management of environmental assets is based on professional advice and strategic planning.*

The proposed PPZ supports the *Kingborough Strategic Plan 2015-2025* by providing a planning framework that upholds environmental stewardship and cultural identity while enabling development to occur in a way that is responsive to landscape values and supported by strategic planning. It reflects best practice land use planning by balancing growth with the protection of natural assets, consistent with Council's commitment to leadership in environmental management.

6.6 Detailed justification for the proposed PPZ provisions

Zone purpose

The purpose of the PPZ has been carefully drafted to strike a balance between safeguarding natural and landscape values and maintaining the long-established residential amenity in bushland and coastal areas. In contrast, the LCZ and RLZ tend to prioritise either the protection of landscape values or residential use, rather than accommodating both.

Allowable uses

The Use Table for the PPZ has been structured to reflect and support the established residential character of bushland and coastal areas while ensuring that land use remains compatible with landscape and natural values. A key justification for the PPZ is the way it provides a clear and practical assessment pathway for residential use, particularly single dwellings, while avoiding the broad and often incompatible range of uses permitted in the RLZ or the restrictive dwelling controls of the LCZ. Unlike the LCZ, where a single dwelling is discretionary unless located within a building area on a sealed plan (which is not common), the PPZ allows a No Permit Required (NPR) pathway for dwellings that meet this criterion and a permitted status more broadly. This aligns with expectations for long-established residential areas and avoids placing unnecessary regulatory hurdles on landowners seeking to maintain, extend or develop their homes. In contrast, the RLZ offers an NPR pathway for all dwellings but also permits a much wider set of rural and commercial uses such as grazing, general retail and hire, resource processing, and vehicle fuel sales that are not consistent with the amenity and environmental sensitivity of established bush block communities.

The PPZ limits discretionary uses to those that are low intensity, ensuring their compatibility with residential amenity. Uses such as small-scale food services, limited general retail and hire, and low-impact tourism are allowed only under specific conditions. This contrasts with the RLZ, where the broader range of discretionary uses could introduce noise, traffic or industrial activity incompatible with a quiet, residential environment.

Use standards

A key justification for the PPZ approach is its explicit consideration of both residential amenity and natural or landscape values, recognising that these elements are interconnected and equally important. In the LCZ, use standards apply only to a limited set of uses, primarily community, food and retail activities, and are narrowly focused on protecting landscape values, with little to no reference to residential amenity. In contrast, the RLZ applies use standards more broadly to all discretionary uses, including controls on hours of operation, lighting and vehicle movements, but without a clear articulation of whether the standards are intended to protect residential amenity or natural values. The PPZ improves on both approaches by ensuring that all discretionary uses are subject to a consistent and clear set of standards that address hours of operation, external lighting and commercial vehicle movement. These controls are specifically designed to manage the impacts of non-residential uses in a way that protects the quiet, low-density residential character and the environmental qualities that define the area. In addition, the PPZ includes a clear performance-based assessment of discretionary uses against both residential amenity and landscape/natural values, recognising that these values contribute jointly to the area's identity and liveability.

Development controls

The PPZ sets a building height limit of 7.5 metres, which is less restrictive than the LCZ's 6 metres but more conservative than the RLZ's 8.5 metres. This height allowance provides design flexibility for residential buildings while ensuring built form remains low-profile and visually recessive within the landscape. Site coverage is consistently managed across all three zones, capped at 400m² to limit building footprint and retain vegetation.

The PPZ adopts a 20-metre front and side setback. These setbacks offer greater spatial separation than the RLZ, align or exceed the LCZ standards, reflect the predominant existing setbacks in these areas and enables lots to contain their development and any associated bushfire requirements largely within their lot boundaries. The PPZ removes an explicit separation distance as an acceptable solution for sensitive uses from Agriculture or Rural zones, rather than 200 metres as

required in the LCZ and RLZ, acknowledging that these are long-established residential areas where such extensive buffers are impractical and often unachievable. In terms of visual impact, the PPZ applies external finish requirements similar to the LCZ, limiting light reflectance values to 40% and requiring natural, subdued tones. These controls are absent from the RLZ and are crucial in ensuring that development integrates with the surrounding natural environment. Access provisions in the PPZ ensure development occurs only on lots with practical and legal access to a road maintained by a road authority, providing a more flexible but still functional alternative to the SPPs. Finally, the PPZ includes clear standards for protecting landscape and natural values through requirements to locate development within a building area on a sealed plan, controls on cut and fill, and discretionary assessment criteria that specifically consider these values. This mirrors the LCZ approach while improving upon the RLZ, which contains no such protections. The vegetation controls support the retention of important vegetation, while still allowing flexibility for tree removal where alternative design solutions are not reasonably achievable.

Subdivision provisions

The subdivision provisions in the PPZ have been deliberately drafted to offer a more flexible and context-sensitive approach than the controls in the LCZ or the rigid subcategory-based thresholds in the RLZ. This flexibility is essential for established bushland and coastal areas where the subdivision potential should respond to characteristics of the land. The LCZ imposes a minimum lot size of 50 hectares, or 20 hectares under discretionary controls, which is more restrictive than the ELZ under the KIPS2015. These provisions do not neatly align with the existing lot pattern in the areas now proposed for the PPZ, making the LCZ an unsuitable fit. While the RLZ allows varying lot sizes depending on subcategory (ranging from 1 hectare to 10 hectares), the RLZ subcategory requires a broader application and does not facilitate a site-based approach (i.e. if an area is zoned Rural Living D, it would not allow considerations of lots that are 1ha or less).

In contrast, the PPZ allows for a minimum lot size of 10 hectares under the permitted pathway and provides a discretionary pathway to consider subdivisions at a density of one lot per 10 hectares. This allows for the creation of smaller lots, where appropriate, while requiring that any subdivision also results in a 'balance lot' that protects the natural and landscape values of the site. This approach provides a performance-based pathway which reflects the historical subdivision patterns of these areas, facilitates practical land use, and embeds landscape protection within the subdivision framework something neither the LCZ nor RLZ adequately delivers.

The following table provides an overview of the key challenges associated with translating land currently zoned Environmental Living under the KIPS2015 to either the Landscape Conservation Zone (LCZ) or the Rural Living Zone (RLZ) under the TPS.

Table 49 - Comparison between the zone purpose of the LCZ, the RLZ and the proposed PPZ i.e. the Kingborough Bushland and Coastal Living Zone

Colouring refers to:	LCZ	RLZ	PPZ
<p>Colouring refers to:</p> <ul style="list-style-type: none"> • Landscape values • Natural values • Residential use and development <p>Zone purpose</p> <ul style="list-style-type: none"> • The Landscape Conservation Zone (LCZ) provides a strong focus on landscape values. • The Rural Living Zone (RLZ) focuses on residential use and development but also picks up on natural and landscape values (even though there are no controls to that effect in the zone code). • The PPZ aims to provide a balance between established residential bush block areas and the natural/landscape values. The natural/landscape values add to the residential amenity. 	<ul style="list-style-type: none"> • To provide for the protection, conservation and management of landscape values. • To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values. 	<ul style="list-style-type: none"> • To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained. • To provide for compatible agricultural use and development that does not adversely impact on residential amenity. • To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other offsite impacts. • To provide for visitor accommodation that is compatible with residential character. 	<ul style="list-style-type: none"> • To provide for residential use and development in a bushland and coastal setting in a manner that balances and respects residential amenity and natural and landscape values. • To provide for non-residential use or development that is compatible with the residential amenity, natural and landscape values in a bushland or coastal setting. Compatibility considers noise, scale, intensity, traffic generation and movement, or other site impacts.

Table 50 - Comparison between the available land uses in the Landscape Conservation Zone (LCZ), the Rural Living Zone (RLZ) and the proposed Particular Purpose Zone (PPZ) i.e. the Kingborough Bushland and Coastal Living Zone

Use Table comparison	LCZ	RLZ	PPZ
<ul style="list-style-type: none"> • The LCZ provides for uses that are similar to that of the Environmental Living Zone (ELZ). • One of the main differences between the LCZ and ELZ is that in the LCZ a single dwelling is discretionary if not within a building area on a sealed plan (in the ELZ it would be permitted). • The RLZ includes a range of uses that are not currently in the ELZ and they are considered incompatible with the established residential bush block areas. <p>Additional uses in RLZ</p>	<p>No permit required</p> <ul style="list-style-type: none"> • Natural and Cultural Values Management. • Passive Recreation. <p>Permitted</p> <ul style="list-style-type: none"> • Residential if for a home based business or single dwelling located within a building area, if shown on a sealed plan. • Utilities if for minor utilities. 	<p>No permit required</p> <ul style="list-style-type: none"> • Natural and Cultural Values Management. • Passive Recreation. • Residential if for a single dwelling. • Resource Development if for grazing. • Utilities if for minor utilities. <p>Permitted</p> <ul style="list-style-type: none"> • Residential if for a home-based business. • Visitor Accommodation. 	<p>No permit required</p> <ul style="list-style-type: none"> • Natural and Cultural Values Management. • Passive Recreation. • Passive Recreation. • Residential if for a single dwelling located within a building area on a sealed plan. <p>Permitted</p> <ul style="list-style-type: none"> • Residential if for a home-based business or single dwelling. • Utilities if for minor utilities. • Visitor accommodation.

<p>include but are not limited to:</p> <ul style="list-style-type: none"> - Grazing - General Retail and Hire - Resource Processing - Vehicle Fuel Sales and Service <ul style="list-style-type: none"> • The RLZ provides NPR pathway for a single dwelling. • The PPZ provides uses that are compatible with the residential amenity of the established residential bush block areas and similar to that available under the ELZ. • The PPZ provides an NPR pathway for a single dwelling if within a building envelope on a sealed plan. 	<p>Discretionary</p> <ul style="list-style-type: none"> • Community Meeting and Entertainment if for a place of workshop, art and craft centre or public hall. • Domestic Animal Breeding, Boarding or Training. • Emergency services • Food services (limited to 200sqm). • General Retail and Hire if for a Tourism Operation. • Residential if for a single dwelling. • Resource Development if not for intensive animal husbandry or plantation forestry. • Sports and recreation if for an outdoor recreation facility. • Tourist Operation. • Utilities. • Visitor Accommodation. 	<p>Discretionary</p> <ul style="list-style-type: none"> • Business and Professional Services if for a veterinary. • Community Meeting and Entertainment if for a place of worship, art and craft centre or public hall. • Domestic Animal Breeding, Boarding or Training. • Education and Occasional Care if for a childcare centre, primary school or existing respite centre. • Emergency services • Food services (limited to 200sqm). • General Retail and Hire for primary produce sales, sales related to Resource Development or a local shop. • Manufacturing and Processing if for alteration or extension to existing Manufacturing and Processing plants. • Resource Development if not for intensive animal husbandry or plantation forestry or not list as NPR. • Resource Processing if not for an abattoir, animal sales yard or sawmilling. • Sports and recreation if for an outdoor facility. • Utilities if not listed NPR. • Vehicle Fuel Sales and Service. 	<p>Discretionary</p> <ul style="list-style-type: none"> • Community Meeting and Entertainment if for a place of worship, art and craft centre or public hall. • Domestic Animal Breeding, Boarding or Training if located on predominantly cleared land. • Emergency Services. • Food Services (limited to 200sqm). • General Retail and Hire if associated with an existing use. • Resource Development if for agricultural use, crop production or grazing on predominantly cleared land. • Resource processing if not for an abattoir, animal sales yard, fish processing or sawmilling. • Tourist operation if associated with an existing use. • Utilities if not listed as Permitted.
--	--	--	---

Table 51 - Comparison of the use standard in the LCZ, the RLZ and the proposed PPZ i.e. the Kingborough Bushland and Coastal Living Zone

Use Standards comparison	LCZ	RLZ	PPZ
<ul style="list-style-type: none"> • In the LCZ use standards are limited to entertainment, food services and general retail and hire uses and only relate to landscape values (i.e. not residential amenity). • The RLZ use standards apply to all discretionary uses but it's not clear if they relate to residential 	<ul style="list-style-type: none"> • Hours of operation relating to community meetings and entertainment, food services and general retail and hire uses. • Discretionary use considerations mainly focus on landscape values. • Limitation on the floor area for Visitor Accommodation. 	<ul style="list-style-type: none"> • Hours of operation relating to all discretionary uses. • External lighting for all discretionary uses. • Commercial vehicle movements etc. for all discretionary uses with the exception of Emergency Services. • Limitation on the floor area for Visitor Accommodation. 	<ul style="list-style-type: none"> • Hours of operation for all discretionary uses. • External lighting for all discretionary uses. • Commercial vehicle movement for all discretionary uses. • Discretionary use considerations focusing on residential amenity and natural and landscape values.

amenity or landscape/natural values. <ul style="list-style-type: none">The PPZ provides use standards for all discretionary uses and considers both residential amenity and natural/landscape values that contribute to the residential amenity.			<ul style="list-style-type: none">Limitation on the floor area for Visitor Accommodation.
Building height	6m	8.5m	7.5m
Site cover	400sqm	400sqm	400sqm
Setbacks	10m front 20m side 200m separation for RZ or AZ	20m front 10m side 200m separation for RZ or AZ	20m front 20m side No specific setback from the RZ or AZ. Requires site-based considerations.
Exterior finishes	Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.	Nil.	Exterior building finishes must have a light reflectance value not more than 40% and subdued tones.
Access	New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	Nil.	Development must be located on lots that have frontage with practical and legal access to a road maintained by a road authority.
Landscape / natural values protection	Requirements to be in a building area on a sealed plan. Cut and fill provisions. Discretionary provisions include consideration of natural and landscape values.	Nil.	Requirements to be in a building area on a sealed plan. Cut and fill provisions. Discretionary provisions include consideration of natural and landscape values.

Table 52 - Comparison of the subdivision provisions in the LCZ, the RLZ and the proposed PPZ i.e. the Kingborough Bushland and Coastal Living Zone

Subdivision comparison	LCZ	RLZ	PPZ
<ul style="list-style-type: none">The LCZ subdivision provisions are more restrictive than the ELZ of the KIPS2015 (the ELZ requires 1 lot per 10ha and 1 lot per 20ha on Bruny).The RLZ provides for different lot sizes depending on the zoning subcategory.	Min lot size is 50ha 20ha under discretionary provisions	RLZ A 1h RLZ B 2h RLZ C 5ha RLZ D 10ha 20% smaller under discretionary provisions	Min lot size 10ha under the permitted pathway; and 1 lot per 10ha under discretionary provisions (i.e. allows for the creation of a lot smaller than 10ha). The areas where the PPZ is proposed generally have

<ul style="list-style-type: none"> The PPZ provides a more flexible approach than the ELZ and the LCZ, as the main intention is to provide the ability to provide smaller lots with 'balance lots' that provide protection of natural/landscape values. 			groupings of lots of 10ha or smaller.
--	--	--	---------------------------------------

Table 53 - Comparison between the LCZ, the RLZ and the proposed PPZ and how it operates with other parts of the planning scheme

Operation with other codes in relation to natural/landscape values.	LCZ	RLZ	PPZ
	<ul style="list-style-type: none"> Provides controls for the protection of natural and landscape values as well as scenic amenity where codes are unable to work, for example: <ul style="list-style-type: none"> the Natural Values Code and Scenic Protection Code do not apply to use the Scenic Protection Overlay only applies to areas above the 100m elevation and as such some of Kingborough's most scenic areas have no protection. 	<ul style="list-style-type: none"> Provides no controls to consider impact of uses on natural/landscape values. Provides no controls to consider development in areas that are not mapped in the Natural Values overlays or Scenic Protection Overlay. 	<ul style="list-style-type: none"> Provides controls to consider the impact of use and development on natural and landscape values where codes are unable to work- for example: <ul style="list-style-type: none"> the Natural Values Code and Scenic Protection Codes does not apply to use. the Scenic Protection Overlay only applies to areas above the 100m elevation and as such some of Kingborough's most scenic areas have no protection. Provides the ability to consider the impact of development on natural and landscape values where it is not mapped in an overlay or may contribute to overall amenity but does not meet the threshold of priority vegetation.

6.7 Proposed PPZ zone provisions

The proposed provisions for the zone are provided in Attachment 1. They will be slightly modified to align with the specific requirements of the Bruny Island SAP. Similarly, the SAP will be modified to work with the PPZ (refer to Attachment 3). These minor changes are required to support the SAP's objectives while preserving the PPZ's overall purpose of balancing residential use with natural and landscape values.

6.8 Spatial application of the PPZ

The figures below illustrate the spatial attributes of the areas proposed for the PPZ, focusing on the subdivision patterns and how these differ from other parts of the municipality. This visual context supports the need for a more tailored planning response. As mentioned elsewhere in this report, there are other parts of Kingborough that may share similar characteristics and could be considered for the application of this PPZ in future. However, any broader application would require further consultation with representors, the Tasmanian Planning Commission and potentially affected landowners.

Figure 61 - Parts of Taroona where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the Landscape Conservation Zone.

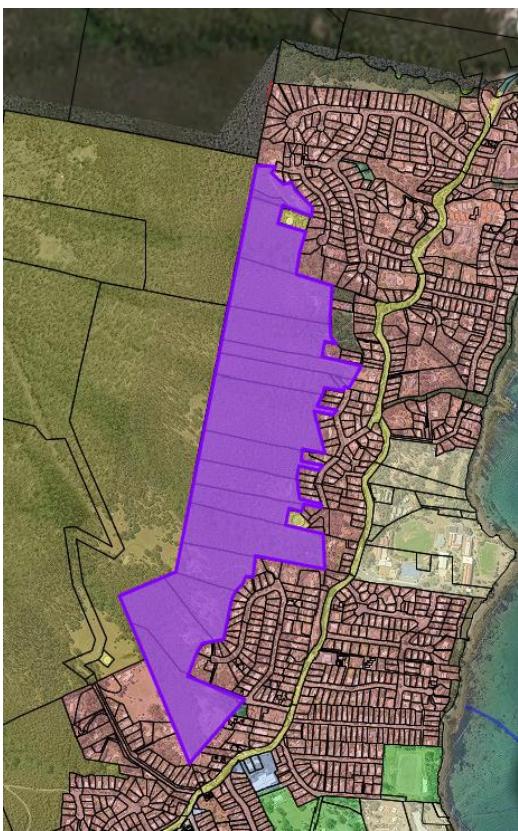


Figure 62 - Parts of Bonnet Hill and Albion Heights where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the Landscape Conservation Zone.

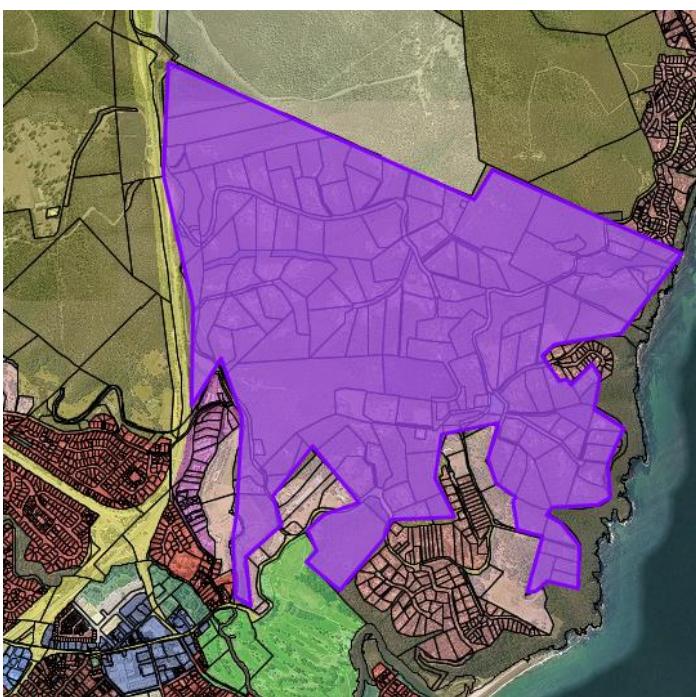


Figure 63 - Parts of Tinderbox Peninsula, Howden and elevated areas in Blackmans Bay where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the Landscape Conservation Zone. Council would also be open to considering a broader application of the zone in this locality if there is support from representors and the TPC.

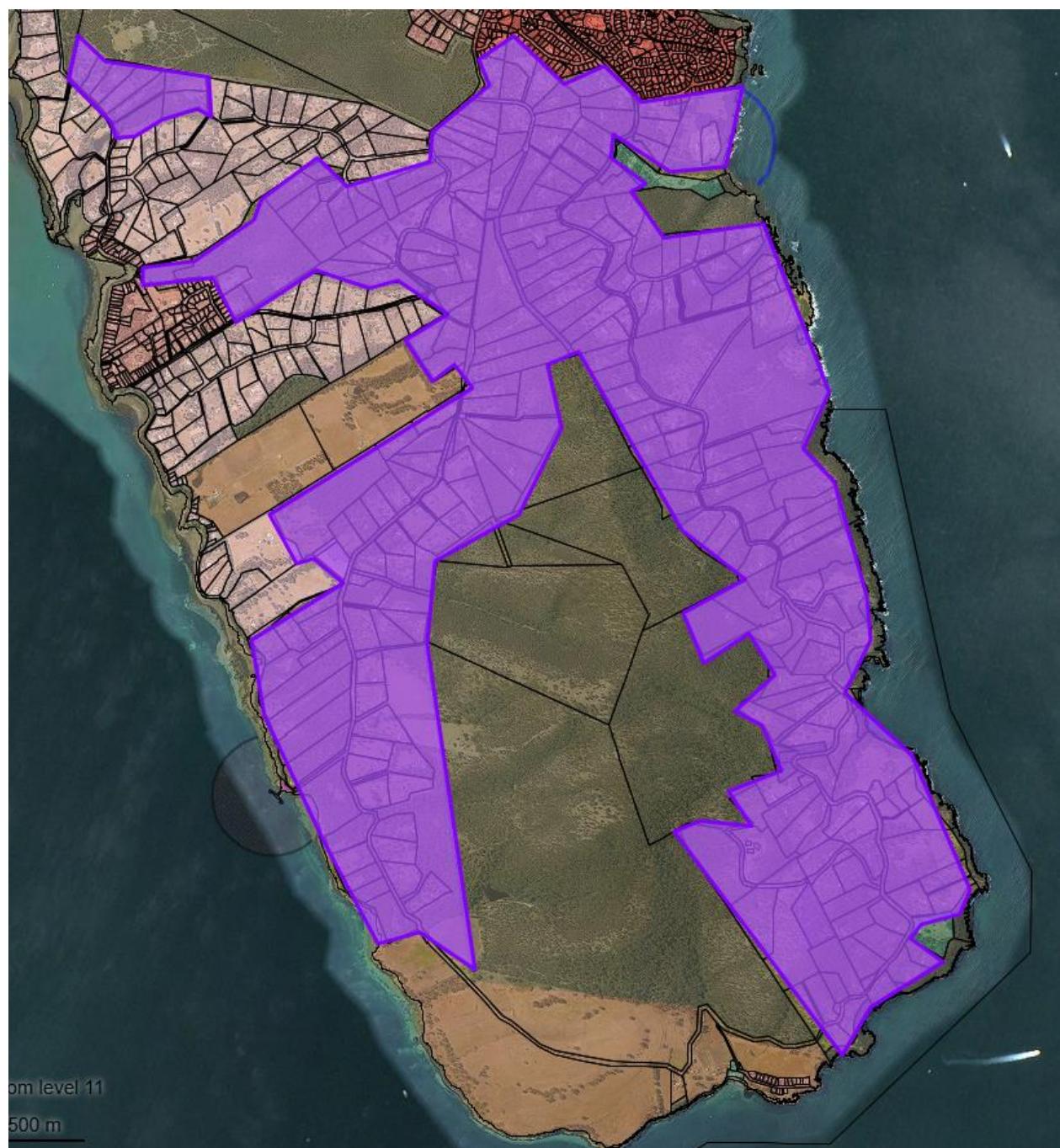


Figure 64 - Parts of Boronia Hill where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the Landscape Conservation Zone.

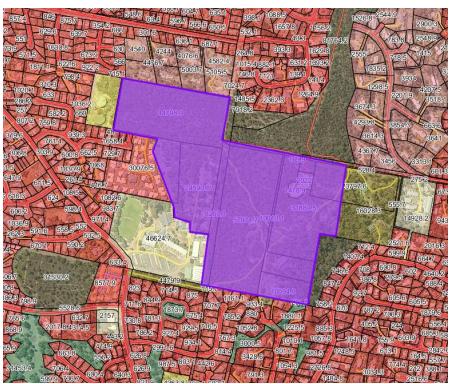


Figure 65 - Area around Maddocks Road, Kingston, Jamieson Road and Fehres Road, Margate, where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the Landscape Conservation Zone.

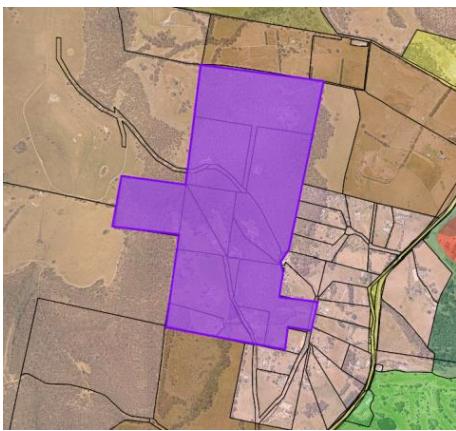


Figure 66 - Area at Miandetta Drive, Margate where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the Landscape Conservation Zone.

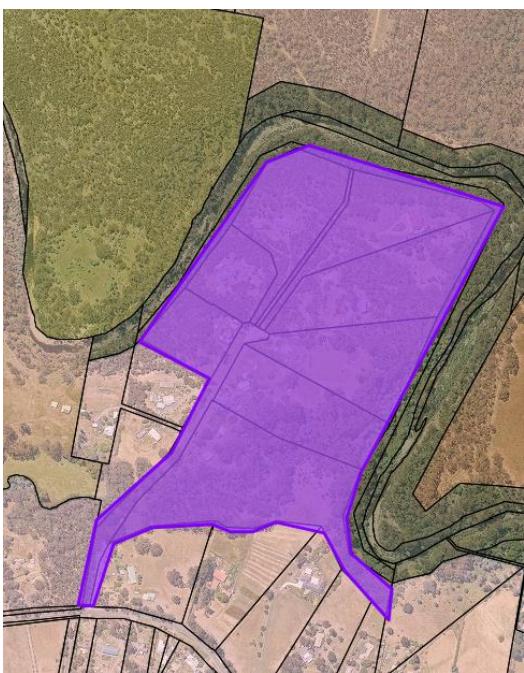


Figure 67 - In light of the above proposal (refer to Fig 72) and to avoid a spot zoning, apply the Rural Zone as an alternative to the Landscape Conservation Zone at 226 Sandfly Road, Margate.



Figure 68 - Area at Kettering and Birch Bay where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the Landscape Conservation Zone.

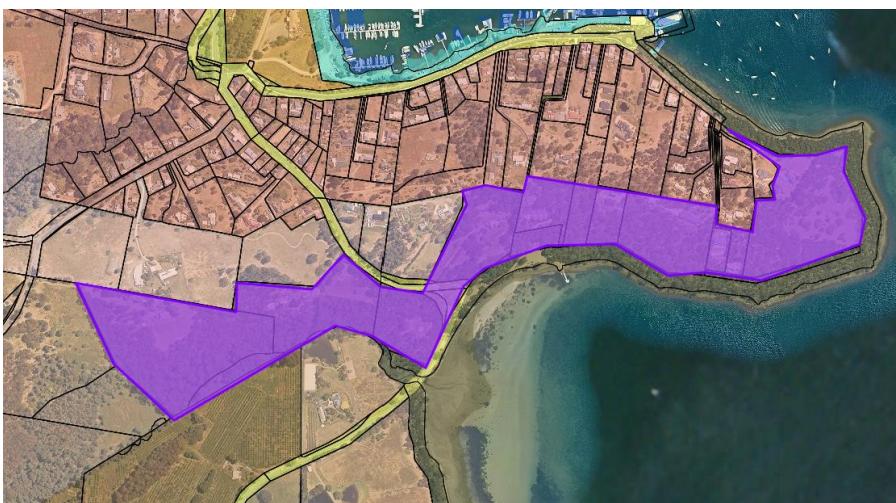


Figure 69 - Area at Oyster Cove where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the Landscape Conservation Zone.

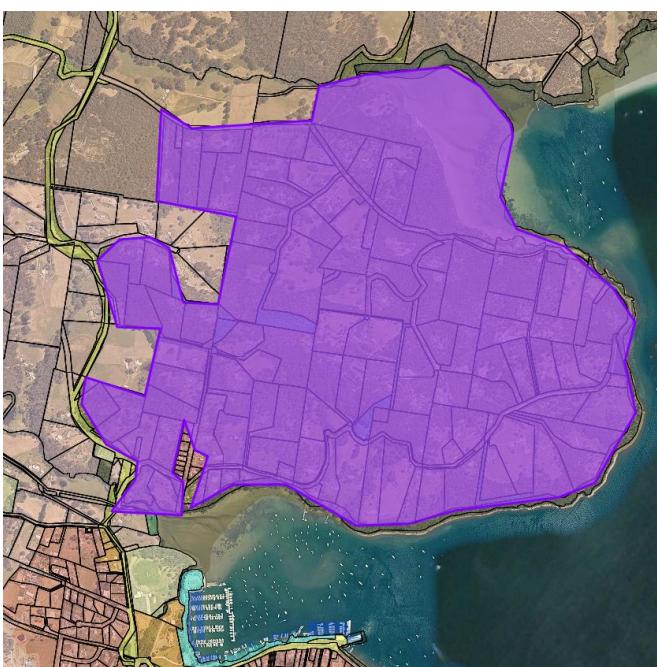


Figure 70 - Area at Lower Snug and Oyster Cove where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the Landscape Conservation Zone.

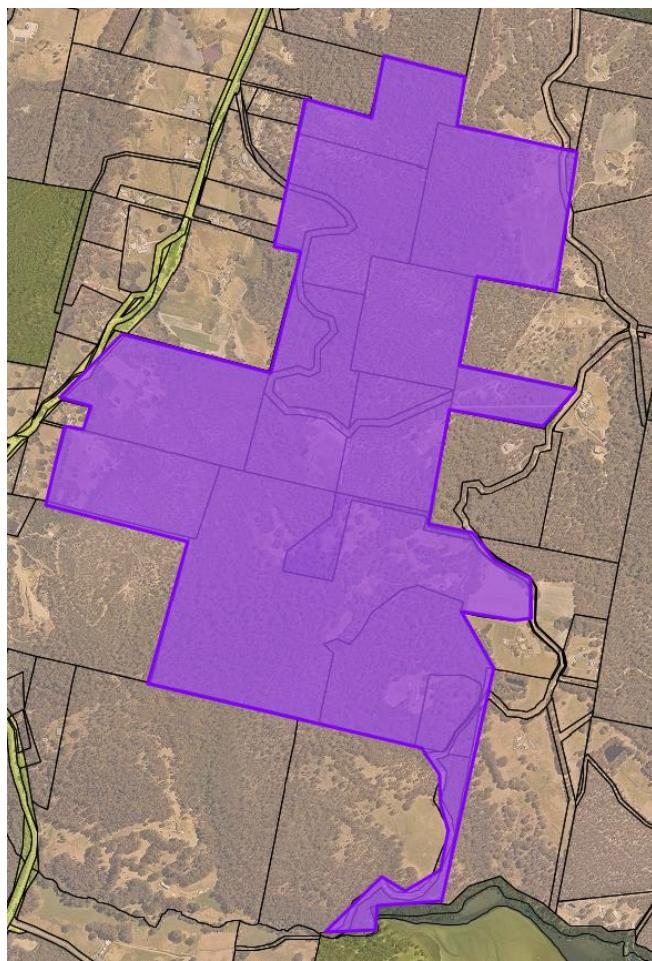


Figure 71 - Area at Groombridges Road where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the Landscape Conservation Zone.

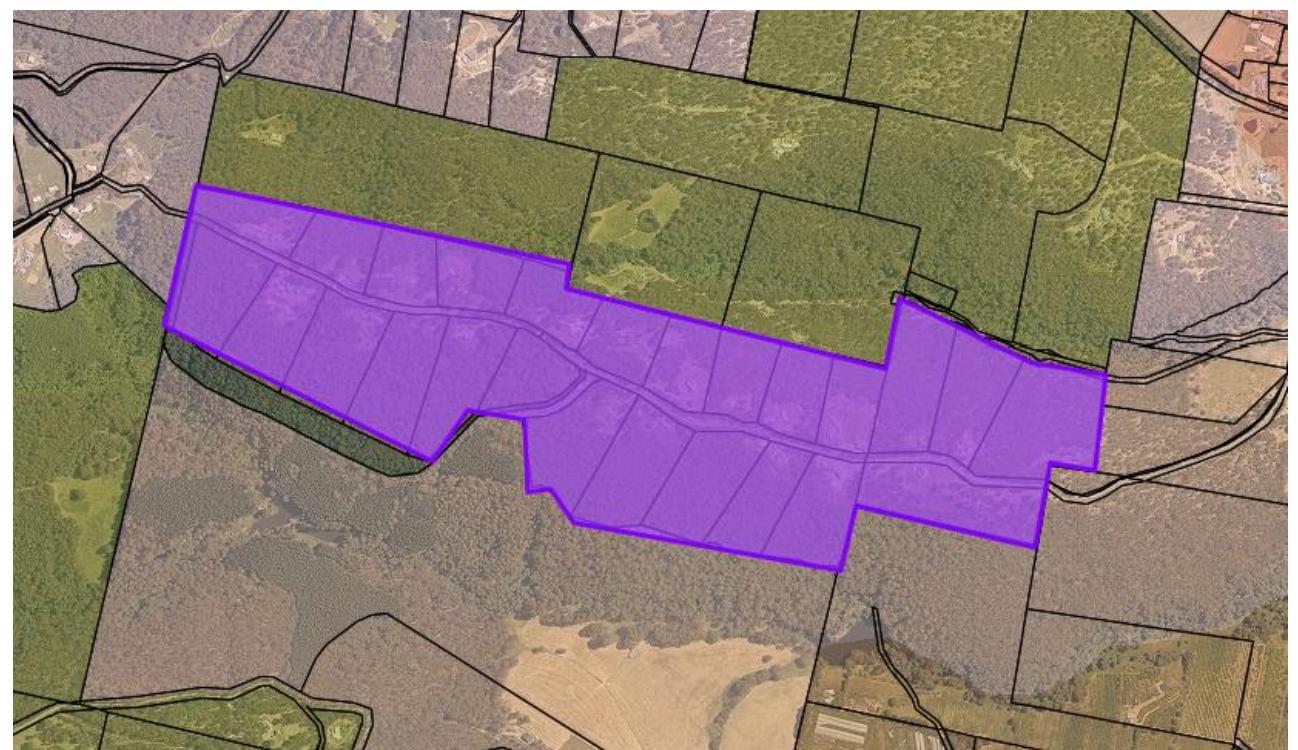


Figure 72 - Area at Hickmans Road, Petterd Road, Old Bernies Road, Valley View Road, Van Morrey Road and Longmans Road where the Kingborough Bushland and Coastal Living Zone is proposed by Council as an alternative to the Landscape Conservation Zone.

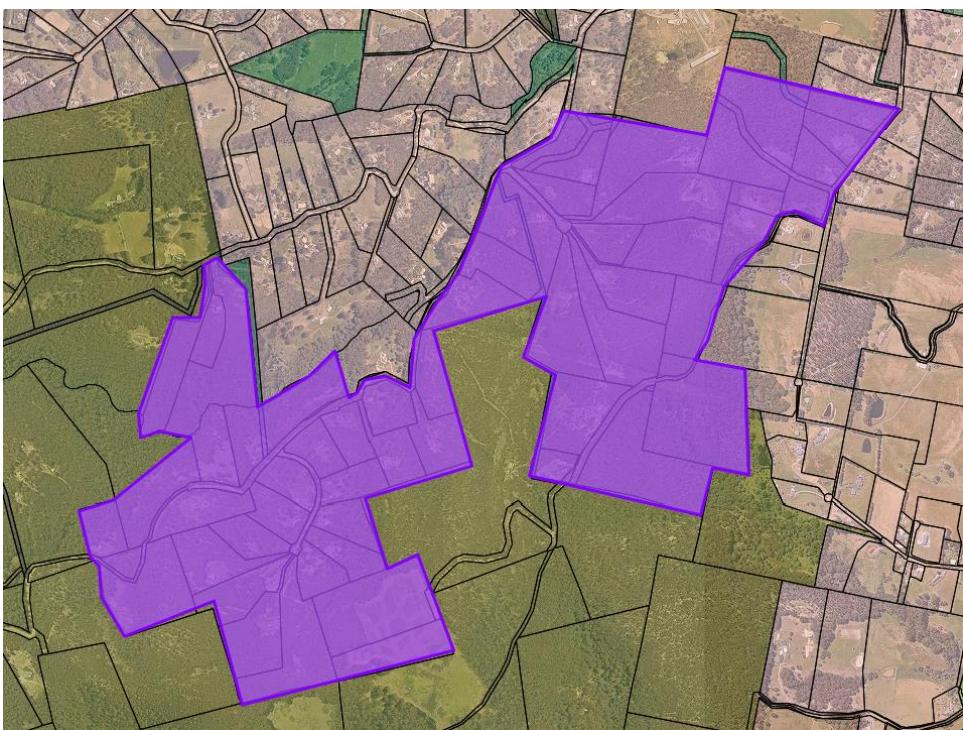


Figure 73 - Area along Nebraska Road on Bruny Island where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the Landscape Conservation Zone and the Agriculture Zone.



Figure 74 - Area along Apollo Bay Road and Lower Road on Bruny Island where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the Landscape Conservation Zone and the Rural Living Zone.

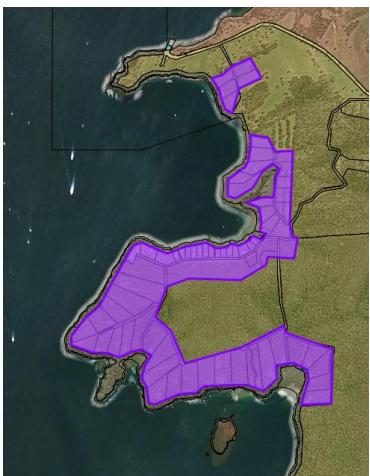


Figure 75 - Area in Simpsons Bay on Bruny Island where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the Landscape Conservation Zone (a split zoning is required for some properties and alignment of the zoning configuration/split requires further discussion with the representors, landowners and the Commission at the public hearings).

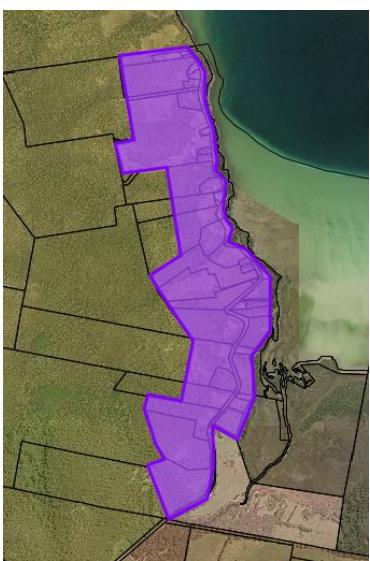
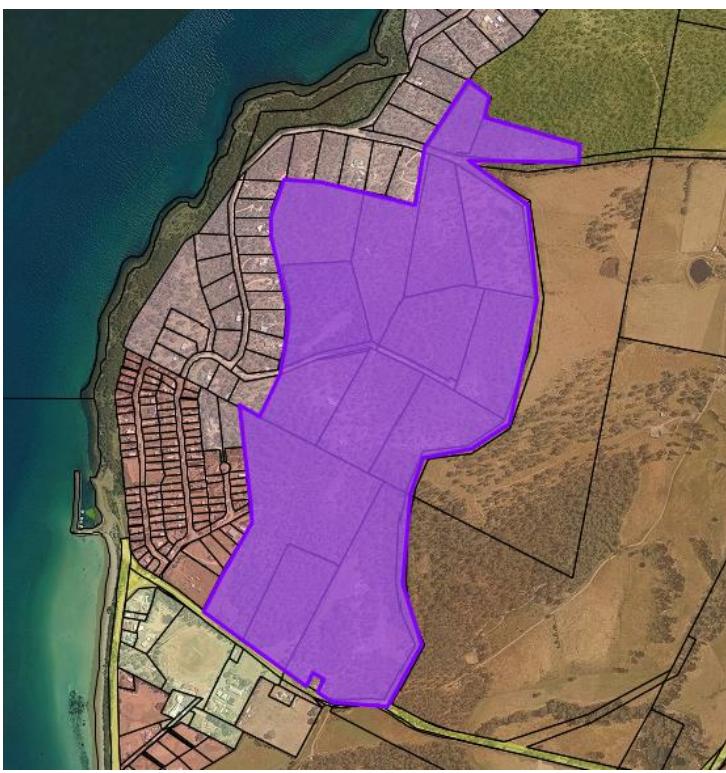


Figure 76 - Areas in Adventure Bay on Bruny Island where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the Landscape Conservation Zone, the Rural Living Zone D and Rural Zone. The areas in Adventure Bay are unique as it includes a couple of parcels of land that are isolated from the broader zoning application in the area.



Figure 77 - Area in Alonnah on Bruny Island where a Particular Purpose Zone i.e. the Kingborough Bushland and Coastal Living Zone is proposed as an alternative to the Landscape Conservation Zone. A broader application of the zone could be considered in this location, but it requires further discussion with the TPC and the broader Bruny Island Community at the public hearings.



Attachment 1 – PPZ provisions

The following provisions are proposed to be included in the draft LPS and require further discussion with representors and the TPC at the public hearings.

KIN-P2.0 Kingborough Bushland and Coastal Living Zone

KIN-P2.1 Zone Purpose

The purpose of the Kingborough Bushland and Coastal Living Zone is:

- KIN-P2.1.1 To provide for residential use and development in a bushland and coastal setting in a manner that balances and respects residential amenity as well as natural and landscape values; and
- KIN-P2.1.2 To provide for non-residential use or development that is compatible with the residential amenity, natural and landscape values in a bushland or coastal setting. Compatibility considers noise, scale, intensity, traffic generation and movement, or other site impacts.

KIN-P2.1 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling and alterations and additions to an existing building located within a building area, if shown on a sealed plan.
Permitted	
Residential	If for a: (a) home-based business; or (b) single dwelling.
Utilities	If for minor utilities.
Visitor accommodation	
Discretionary	
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	If located on predominantly cleared land.
Emergency Services	
Food Services	If for a gross floor area of not more than 200sqm.

General Retail and Hire	If associated with an existing use.
Resource Development	If for agricultural use, crop production or grazing on predominantly cleared land.
Resource Processing	If not for an abattoir, animal sales yard, fish processing or sawmilling.
Tourist Operation	If associated with an existing use.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

KIN-P2.2 Use Standards

KIN 2.2.1 Discretionary uses.

Objective:	That Discretionary uses are compatible with the residential amenity, natural and landscape values in a bushland or coastal setting
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Hours of operation for a use listed as Discretionary, excluding Emergency Services or Resource Development, must be within the hours of:</p> <p>(a) 8.00am to 6.00pm Monday to Friday;</p> <p>(b) 9.00am to 12.00 noon Saturday; and</p> <p>(c) nil on Sunday and public holidays</p>	<p>P1</p> <p>Hours of operation for a use listed as Discretionary, excluding Emergency Services or Resource Development, must be compatible with the residential amenity, natural and landscape values in a bushland or coastal setting, having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements associated with the use;</p> <p>(b) noise, lighting or other emissions;</p> <p>(c) the intensity, scale and characteristics of the use; and</p> <p>(d) the proximity and privacy of nearby residences.</p>
<p>A2</p> <p>External lighting for a use listed as Discretionary:</p> <p>(a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and</p> <p>(b) security lighting must be baffled so that direct light does not extend into the bushland and the adjoining property.</p>	<p>P2</p> <p>External lighting for a use listed as Discretionary, must be compatible with the residential amenity, natural and landscape values in a bushland or coastal setting, having regard to:</p> <p>(a) the visibility of external lighting from nearby residences;</p> <p>(b) the type, extent and sensitivity of natural values in the area</p> <p>(c) the number of proposed light sources and their intensity;</p>

	<ul style="list-style-type: none"> (d) the location of the proposed light sources; (e) the topography of the site; (f) impact on broader landscape values; (g) the type, extent and sensitivity of natural values in the area; and (h) any existing light sources.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of: (a) 7.00am to 5.00pm Monday to Friday; (b) 9.00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be compatible with the residential amenity in a bushland or coastal setting, having regard to: (a) the extent and timing of traffic generation; (b) the dispatch of goods and materials; the type, extent and sensitivity of natural values in the area; and (c) the existing levels of amenity.
A4 No Acceptable Solution.	P4 A use listed as Discretionary must be compatible with the residential amenity, natural and landscape values in a bushland or coastal setting, having regard to: (a) the intensity, scale and characteristics of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the type, extent and sensitivity of natural and landscape values in the area; and (e) the need for the use in that location.

KIN 2.2.2 Visitor Accommodation

Objective:	That Visitor Accommodation is of a scale that is: (a) compatible with the residential amenity, natural and landscape values in a bushland or coastal setting; and (b) does not impact the safety and efficiency of local roads or private rights of way.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Visitor Accommodation:</p> <p>(a) guests are accommodated in existing buildings; and</p> <p>(b) has a gross floor area of no more than 200sqm.</p>	<p>P1</p> <p>Visitor Accommodation must be compatible with the residential amenity, natural and landscape values in a bushland or coastal setting, having regard to:</p> <p>(a) the scale of the use and its compatibility with natural and landscape values and the surrounding uses and scale of existing development within the area;</p> <p>(b) the privacy of adjoining properties;</p> <p>(c) any likely increase in noise to adjoining properties;</p> <p>(d) retaining the primary residential function of an area;</p> <p>(e) the impact on the safety and efficiency of the local road network; and</p> <p>(f) any impact on the owners and users rights of way.</p>
--	---

KIN-P2.3 Development Standards for Buildings and Works

KIN P2.3.1 Site coverage

<p>Objective:</p> <p>That the site coverage is compatible with the residential amenity, natural and landscape values in a bushland or coastal setting</p>	<p>Acceptable Solutions</p> <p>A1</p> <p>Site coverage must be not more than 400sqm.</p>	<p>Performance Criteria</p> <p>P1</p> <p>Site coverage must be compatible with the residential amenity, natural and landscape values in a bushland or coastal setting, having regard to:</p> <p>(a) the scale of the use and the scale of existing development within the area;</p> <p>(b) the topography of the site;</p> <p>(c) the capacity of the site to absorb run-off;</p> <p>(d) the size and shape of the site;</p> <p>(e) the existing buildings and any constraints imposed by existing development on site;</p> <p>(f) the type, extent and sensitivity of natural and landscape values;</p> <p>(g) the need to remove native vegetation;</p> <p>(h) the location of development in relation to cleared areas;</p> <p>(i) the location of development in relation to natural hazards; and</p>
---	--	---

	(j) the character of development existing on established properties in the area.
--	--

KIN P2.3.2 Building height, siting and exterior finishes

Objective:	That building height, siting and exterior finishes: (a) protects the visual amenity of adjoining properties; and (b) minimises the impact on the landscape values.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 7.5m.	P1 Building height must be compatible with the residential amenity, landscape values in a bushland or coastal setting, having regard to: (a) the height, bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings on the site and adjoining properties; (c) the design response to the topography of the site; (d) the visual impact of the buildings when viewed from roads, public places and adjoining properties; (e) the character of development existing on established properties in the area. and (f) the landscape value of the surrounding area.
A2 Buildings must have a setback from a frontage not less than 20m.	P2 Building setback from a frontage must be compatible with the residential amenity, natural and landscape values in a bushland or coastal setting, having regard to: (a) the topography of the site; (b) the frontage setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the character of the development existing on established properties in the area; (f) the safety of road users; (g) the location of development in relation to cleared areas; (h) the location of development in relation to natural hazards; (i) the need to remove vegetation, and (j) the type, extent and sensitivity of natural and landscape values.

A3 Buildings must have a setback from side and rear boundaries not less than 20m.	P3 Building setback from a frontage must be compatible with the residential amenity, natural and landscape values in a bushland or coastal setting, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the privacy and amenity of adjoining residential properties; (f) the character of the development existing on established properties in the area; (g) the location of development in relation to cleared areas; (h) the location of development in relation to natural hazards; (i) the need to remove vegetation; and (j) the type, extent and sensitivity of natural and landscape values.
A4 Buildings on land adjacent to the Rural Zone or Agricultural Zone must not be for a sensitive use.	P4 Buildings for a sensitive use must be sited to not conflict or interfere with uses in the Rural Zone or Agriculture Zone having regard to: (a) the size, shape and topography of the site; (b) the separation from those zones of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of land in the adjoining zones; (d) any buffers created by natural or other features; and (e) any proposed attenuation measures.
A5 Exterior building finishes must have a light reflectance value not more than 40%.	P5 Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to: (a) the appearance of the building when viewed from roads or public places in the surrounding area; (b) any screening vegetation; and (c) the nature of the exterior finishes.

KIN P2.3.3 Access to a road

Objective:	That development must have legal and practical access.
Acceptable Solutions	Performance Criteria
A1 Development must be located on lots that have frontage with practical and legal access to a road maintained by a road authority.	P1 Development must have practical and legal access to a road maintained by a road authority that is sufficient for the intended use, having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; and (g) the construction, maintenance and usage of the road

KIN P2.3.4 Natural values and landscape values management

Objective:	That the natural and landscape values of the site and character of the surrounding area are retained and managed to minimise adverse impacts.
Acceptable Solutions	Performance Criteria
A1 Building and works must be located: (a) within a building area, if shown on a sealed plan; or (b) to avoid impacts on native vegetation.	P1 Building and works must be located to minimise native vegetation removal and the impact on natural values, having regard to: (a) the extent of the area from which vegetation has been removed; (b) the type, extent and conservation significance of native vegetation to be removed; (c) any proposed remedial, mitigation, offset or revegetation measures;, (d) provision for native habitat for native fauna; (e) requirements for adequate bushfire protection; (f) the management and treatment of the balance of the site or native vegetation areas; (g) the type, size, and design of development; and (h) practical alternatives with respect to the location or design of the development.

<p>A2</p> <p>Buildings and works must:</p> <ul style="list-style-type: none"> (a) be located within a building area, if shown on a sealed plan; or (b) be an alteration or extension to an existing building providing it is not more than the existing building height; and (c) not include cut and fill greater than 1m; and (d) be not less than 10m in elevation below a skyline or ridgeline. 	<p>P2.1</p> <p>Buildings and works must be located to minimise impacts on landscape values, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads, public places and adjoining properties; and (f) any screening vegetation. <p>P2.2</p> <p>If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) any constraints imposed by existing development; (d) the extent, location and significance of natural values; (e) natural hazards; (f) adequate protection from bushfire; and (g) access requirements.
---	---

KIN-P2.4 Development Standards for Subdivision

KIN P2.4.1 Lot design

<p>Objective:</p>	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) contain areas which are suitable for development; and (c) is provided with appropriate access to a road.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Each lot, or a proposed lot in a plan of subdivision, must satisfy one of the following:</p> <ul style="list-style-type: none"> (a) have an area of not less than 10ha and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 25m x 25m, with a gradient not steeper than 1 in 5, clear of all setbacks required by clause KIN P2.3.2 A access clear of easements or other title restrictions that limit or restrict development; (ii) be able to contain a building area, bushfire 	<p>P1</p> <p>Each lot, or a proposed lot in a plan of subdivision, excluding for a public use, or provision of Utilities or consolidation, must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the number of lots is no more than 1 lot per 10ha; (b) lots are designed so that their building areas are in proximity to each other thereby reducing overall impact on natural values; (c) have sufficient useable area and dimensions suitable for its intended use: <ul style="list-style-type: none"> (i) clear of easements or other title restrictions that limit

<p>hazard management area and on-site wastewater clear of native vegetation cover; and</p> <p>(iii) existing buildings are consistent with the setback required by clause KIN P2A2.3.2 A1-A4;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>or restrict development;</p> <p>(ii) minimising and mitigating impacts on natural and landscape values; and</p> <p>(iii) enabling future development to achieve reasonable solar access, given the slope and aspect of the land;</p> <p>(iv) minimising the requirement for earth works, retaining walls, and cut and fill associated with future use and development;</p> <p>(d) include mechanisms on the title to retain and protect remaining natural and landscape values and prevent further subdivision;</p> <p>(e) existing buildings are consistent with the setback required by clause KIN P2.3.2 P1-P4.</p>
--	---

Attachment 2 – Bruny Island SAP outstanding notice – supporting information

The information in this section is in addition to the information provided in section 4.4 of the report that provides a response on the TPC's outstanding notice.

The outstanding matters in relation to KIN-S6.4.1 - **Definitions** are as follows:

- Further elaborate the content of the following definitions:
 - bioregionally threatened native vegetation community;
 - indirect impacts;
 - locally significant flora or fauna species;
 - native vegetation community;
 - potential habitat;
 - significant habitat; and
 - substantially detract from;
- Identify the reference sources on which elements of the definitions are based;
- Identify the basis and processes followed to establish identified listed species;
- Outline the available information sources and processes to be followed to make future determinations;
- Detail how any future determinations will be published and accessible; and
- Detail how the above information may be incorporated into the draft SAP.

Each of these matters are addressed below, with reference sources included under the discussion around each of the definitions.

Bioregionally threatened native vegetation community

Under KIN-S6.4.1, a bioregionally threatened native vegetation community means native vegetation communities with:

- a distribution on a bioregional basis having contracted to less than 10% of its former area (endangered);
- a total area on a bio-regional basis generally being less than 1,000 ha (rare); or
- approaching a reduction in areal extent of 70% within a bioregional context (vulnerable).

This definition is based on criteria referred to as the JANIS criteria (Commonwealth of Australia, 1997) and determine which TASVEG communities are threatened at a bioregional scale in the various bioregions. Bioregions are defined by the Interim Biogeographic Regionalisation for Australia (IBRA). IBRA is endorsed by all levels of government as a key tool for identifying land for conservation under Australia's Strategy for the National Reserve System 2009-2030 (Commonwealth of Australia and each of its States and Territories 2010). The latest version of IBRA is IBRA 7.

Under IBRA 7, South Bruny is within the Southern Ranges Bioregion and North Bruny is within the South East Bioregion. Therefore, whether a vegetation community is bioregionally threatened varies depending upon where the vegetation community is located and which bioregion it is located in.

Table 54- Bioregionally threatened native vegetation communities occurring within Kingborough

TASVEG Code	TASVEG DESCRIPTION	IBRA	Part of Bruny
<i>Native vegetation communities with a distribution on a bioregional basis having contracted to less than 10% of its former area (endangered)</i>			
DOV	<i>Eucalyptus ovata</i> forest and woodland	SE & SR	All
DVC	<i>Eucalyptus viminalis</i> - <i>Eucalyptus globulus</i> coastal forest and woodland	SR	South
GTL	Lowland <i>Themeda triandra</i> grassland	SE	North
NLM	<i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest	SE & SR	All
SMR	<i>Melaleuca squarrosa</i> scrub	SE	North
WVI	<i>Eucalyptus viminalis</i> wet forest	SE & SR	All
<i>Native vegetation communities with a total area on a bio-regional basis generally being less than 1,000 ha (rare)</i>			
ARS	Saline sedgeland/rushland	SE	North
ARS	Saline sedgeland/rushland	SR	South
ASF	Freshwater aquatic sedgeland and rushland	SR	South
ASS	Succulent saline hermland	SR	South
AUS	Saltmarsh (undifferentiated)	SE & SR	All
AWU	Wetland (undifferentiated)	SE & SR	All
DAC	<i>Eucalyptus amygdalina</i> coastal forest and woodland	SR	South
DAM	<i>Eucalyptus amygdalina</i> forest on mudstone	SR	South
DAS	<i>Eucalyptus amygdalina</i> forest and woodland on sandstone	SR	South
DCO	<i>Eucalyptus coccifera</i> forest and woodland	SE	North
DGL	<i>Eucalyptus globulus</i> dry forest and woodland	SR	South
DNI	<i>Eucalyptus nitida</i> dry forest and woodland	SE	North
DTD	<i>Eucalyptus tenuiramis</i> forest and woodland on dolerite	SR	South
DTO	<i>Eucalyptus tenuiramis</i> forest and woodland on sediments	SR	South
DVC	<i>Eucalyptus viminalis</i> - <i>Eucalyptus globulus</i> coastal forest and woodland	SE & SR	All
DVG	<i>Eucalyptus viminalis</i> grassy forest and woodland	SR	South
GCL	Lowland grassland complex	SR	South
GHC	Coastal grass and herbfield	SE & SR	All
GTL	Lowland <i>Themeda triandra</i> grassland	SR	South
NAV	<i>Allocasuarina verticillata</i> forest	SR	South

TASVEG Code	TASVEG DESCRIPTION	IBRA	Part of Bruny
NLM	<i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest	SE & SR	All
SAC/SAL	<i>Acacia longifolia</i> coastal scrub	SR	South
WVI	<i>Eucalyptus viminalis</i> wet forest	SE & SR	All
<i>Native vegetation communities approaching a reduction in areal extent of 70% within a bioregional context (vulnerable)</i>			
AHL	Lacustrine hermland	SE	North
ARS	Saline sedgeland/rushland	SE	North
ASF	Freshwater aquatic sedgeland and rushland	SE	North
ASS	Succulent saline hermland	SE	North
AUS	Saltmarsh (undifferentiated)	SE	North
AWU	Wetland (undifferentiated)	SE	North
DAS	<i>Eucalyptus amygdalina</i> forest and woodland on sandstone	SE	North
DGL	<i>Eucalyptus globulus</i> dry forest and woodland	SE	North
DTO	<i>Eucalyptus tenuiramis</i> forest and woodland on sediments	SE	North
DVC	<i>Eucalyptus viminalis</i> - <i>Eucalyptus globulus</i> coastal forest and woodland	SE	North

Source

The status of vegetation communities is derived from a combination of NRE data of extent of vegetation communities on a bioregional basis from 2020 and Council's Integrated Vegetation Layer (NRP Pty Ltd, 2016), with the latter containing additional field verified data. Given the limitations of both datasets, a precautionary approach has been taken, with a vegetation community being identified as bioregionally threatened where either dataset identifies it meets the relevant threshold.

Council's Integrated Vegetation Layer (NRP Pty Ltd, 2016) provides an indicative map of vegetation community's known to occur on Bruny Island, including bioregionally threatened native vegetation communities. Council is currently working on a public interface for accessing Council data and it is anticipated that this mapping will be available to the public by the time the LPS comes into effect. The latest version of TASVEG is also publicly available and provides indicative mapping of vegetation communities. To confirm whether a site contains a particular native vegetation community requires a level of field verification. However, this does not necessarily mean a Natural Values Assessment will be required. Depending upon the context, photos or a site visit by Council officers may be sufficient.

References

Commonwealth of Australia (1997), Nationally Agreed Criteria for the Establishment of a Comprehensive, Adequate and Representative Reserve System for Forests in Australia, Commonwealth of Australia.

Commonwealth of Australia and each of its States and Territories (2010), Australia's Strategy for the National Reserve System 2009-2030.

<https://nre.tas.gov.au/Documents/General%20veg%20reserve%20report%20june%202020%20including%20threatened%20communities.xls>

Indirect impacts

Under KIN-S6.4.1, indirect impacts mean impacts arising from disturbance to natural values, including but not limited to burning, drowning, ploughing, poisoning, ringbarking, injuring, thinning or uprooting native vegetation, encroachment into tree protection zones and disturbance to breeding cycles of locally significant or threatened fauna species.

Indirect impacts do not result in the immediate or direct loss of a natural value but nonetheless result in impacts which are reasonably foreseeable. The examples of what constitutes an indirect impact are drawn from definitions within legislation (eg the definition of remove in the *Forest Practices Act 1985*), Australian standards (eg AS4970-2009) and endorsed plans such as and listing statements for individual species.

It is acknowledged that not all indirect impacts are adverse impacts. For example, burning vegetation may not always deleteriously impact native vegetation and in some instances may result in an improvement in condition. Indirect impacts which are considered acceptable and not to have an adverse effect generally benefit from a number of exemptions in Table 4.4 of the State Planning Provisions, for example fire hazard reduction and fire hazard management works. However, ecological and cultural burning does not necessarily benefit from these exemptions and could be considered as having indirect impacts. This is not the intention of the SAP.

The definition would also benefit from further clarification to bring it into alignment with other definitions relating to disturbance, such as the definition of 'remove' in s(3) of the *Forest Practices Act 1985*, which also includes clearfelling, cutting down and lopping.

To clarify this definition and bring it into alignment with existing agreed definitions, it is recommended that the definition of indirect impacts is amended as follows:

indirect impacts mean negative impacts arising from disturbance to natural values, including but not limited to:

- *burning, drowning, ploughing, poisoning, ringbarking, cutting down, clearfelling, thinning, uprooting, removing or otherwise destroying the natural value;*
- *encroachment into tree protection zones; and/or*
- *disturbance to breeding cycles of locally significant or threatened fauna species. Where disturbance to natural does not negatively affect the condition, health or breeding cycle of a natural value or species, this disturbance.*

Sources

Individual species listing statements and recovery plans.

Forest Practices Act 1985

Locally significant flora or fauna species

Under KIN-S6.4.1, locally significant flora or fauna species means species that are not listed as threatened species but are of conservation significance on Bruny Island, including species identified as requiring some form of protection or further research, non-listed species identified as poorly reserved in Tasmania, type localities and edge-of-range populations.

A full list of these species is provided below.

Table 55 - Locally significant flora or fauna species means species

Species	Common name	Rationale
<i>Puffinus tenuirostris</i>	Short-tailed shearwater	Migratory bird protected under the EPBCA and listed under JAMBA and CAMBA
<i>Puffinus griseus</i>	Sooty shearwater	Migratory bird protected under the EPBCA and listed under JAMBA and CAMBA
<i>Limosa lapponica</i>	Bar-tailed godwit	Migratory bird protected under the EPBCA and listed under JAMBA and CAMBA

Species	Common name	Rationale
<i>Sterna caspia</i>	Caspian tern	Migratory bird protected under the EPBCA and listed under JAMBA and CAMBA
<i>Calidris ruficollis</i>	Red-necked stint	Migratory bird protected under the EPBCA and listed under JAMBA and CAMBA
<i>Dasyurus viverrinus</i>	Eastern quoll	Protected under the <i>Nature Conservation Act 2002</i>
<i>Cercartetus lepidus</i>	Little pygmy possum	Protected under the <i>Nature Conservation Act 2002</i>
<i>Potorous tridactylus</i>	Long-nosed potoroo	Protected under the <i>Nature Conservation Act 2002</i>
<i>Isoodon obesulus</i>	Southern brown bandicoot	Protected under the <i>Nature Conservation Act 2002</i>
<i>Bettongia gaimardi</i>	Tasmanian bettong	Protected under the <i>Nature Conservation Act 2002</i>
<i>Hydrurga leptonyx</i>	Leopard seal	Protected under the <i>Nature Conservation Act 2002</i>
<i>Arctocephalus pusillus</i>	Australian fur seal	Protected under the <i>Nature Conservation Act 2002</i>
<i>Eudyptula minor</i>	Little penguin	Protected under the <i>Nature Conservation Act 2002</i>
<i>Thinornis rubricollis</i>	Hooded plover	Protected under the <i>Nature Conservation Act 2002</i>
<i>Haematopus australis</i>	Pied oystercatcher	Protected under the <i>Nature Conservation Act 2002</i>
<i>Haematopus fuliginosus</i>	Sooty oystercatcher	Protected under the <i>Nature Conservation Act 2002</i>
<i>Ischnochiton mayi</i>	May's chiton	Protected under the <i>Nature Conservation Act 2002</i>
<i>Eucalyptus cordata</i>	Eucalyptus cordata	Protected under the <i>Nature Conservation Act 2002</i>
<i>Euphrasia collina</i> aff. <i>subspecies diemenica</i>	Scrophulariaceae Eyebright	Protected under the <i>Nature Conservation Act 2002</i>
<i>Lindsaea trichomanoides</i>	Oval wedge-fern	High priority flora species for conservation
<i>Cyathea cunninghamii</i>	Slender tree fern	High priority flora species for conservation
<i>Sticherus lobatus</i>	Spreading fan fern	High priority flora species for conservation
<i>Tmesipteris elongata</i>	Narrow fork fern	High priority flora species for conservation
<i>Phyllota diffusa</i>	Tasman phyllota	High priority flora species for conservation
<i>Selaginella gracillima</i>	Tiny selaginella	High priority flora species for conservation
<i>Agrostis aemula</i> var. <i>aemula</i>	Blown grass	High priority flora species for conservation
<i>Xanthorrhoea australis</i>	Grass tree	High priority flora species for conservation

Sources

The Natural Values Atlas database (NRE) is available to the public and provides data on known species observations. This tool can assist landowners with accessing known records for or nearby their properties. Depending on the context and scope of a proposal, a Natural Values Assessment may be required at the time of a development to determine whether these species are present or likely to be present and potentially impacted.

Reference

This list is sourced from Managing Threatening Species & Communities on Bruny Island, NRE, September 2003, Part 3 and Part 4.

Native vegetation community

Under KIN-S6.4.1, a native vegetation community means any indigenous plant community containing throughout its growth, the complement of native species and habitats normally associated with that vegetation type, or having the potential to develop these characteristics in the medium term (~50 years). It includes vegetation with these characteristics that has been regenerated with human assistance following disturbance. It includes seral stages and disclimax communities. It includes all TASVEG mapping communities excluding those vegetation communities within the categories of modified land or other natural environments.

This definition of a native vegetation community is derived from the Department of Primary Industries, Water and Environment technical manual for TASVEG version 1.0 (Harris and Kitchener, 2004).

A full list of native vegetation communities known to occur on Bruny Island is provided below.

Table 56 - Native vegetation communities

TASVEG Code	TASVEG DESCRIPTION
ARS	Saline sedgeland/rushland
ASS	Succulent saline hermland
DGL	<i>Eucalyptus globulus</i> dry forest and woodland
GHC	Coastal grass and herbfield
DOV	<i>Eucalyptus ovata</i> forest and woodland
DAC	<i>Eucalyptus amygdalina</i> coastal forest and woodland
SMR	<i>Melaleuca squarrosa</i> scrub
DPU	<i>Eucalyptus pulchella</i> forest and woodland
DVG	<i>Eucalyptus viminalis</i> grassy forest and woodland
DVC	<i>Eucalyptus viminalis</i> - <i>Eucalyptus globulus</i> coastal forest and woodland
DAS	<i>Eucalyptus amygdalina</i> forest and woodland on sandstone
SBR	Broad-leaf scrub
SSC	Coastal scrub
WOB	<i>Eucalyptus obliqua</i> forest with broad-leaf shrubs
SAL	<i>Acacia longifolia</i> coastal scrub
MRR	<i>Restionaceae</i> rushland

TASVEG Code	TASVEG DESCRIPTION
SCH	Coastal heathland
AUS	Saltmarsh (undifferentiated)
DOB	<i>Eucalyptus obliqua</i> dry forest
WOU	<i>Eucalyptus obliqua</i> wet forest (undifferentiated)
DTO	<i>Eucalyptus tenuiramis</i> forest and woodland on sediments
DAD	<i>Eucalyptus amygdalina</i> forest and woodland on dolerite
DAM	<i>Eucalyptus amygdalina</i> forest on mudstone
AWU	Wetland (undifferentiated)
DDE	<i>Eucalyptus delegatensis</i> dry forest and woodland
WDU	<i>Eucalyptus delegatensis</i> wet forest (undifferentiated)
SRF	<i>Leptospermum</i> with rainforest scrub
SLW	<i>Leptospermum</i> scrub
WDR	<i>Eucalyptus delegatensis</i> forest over rainforest
WOR	<i>Eucalyptus obliqua</i> forest over rainforest
WGL	<i>Eucalyptus globulus</i> wet forest
WRE	<i>Eucalyptus regnans</i> forest
MBS	Buttongrass moorland with emergent shrubs
ASF	Freshwater aquatic sedgeland and rushland
DCR	<i>Eucalyptus cordata</i> forest
NAV	<i>Allocasuarina verticillata</i> forest
DTD	<i>Eucalyptus tenuiramis</i> forest and woodland on dolerite
DNI	<i>Eucalyptus nitida</i> dry forest and woodland
NBA	<i>Bursaria</i> - <i>Acacia</i> woodland and scrub
AHL	Lacustrine hermland
SHW	Wet heathland
WVI	<i>Eucalyptus viminalis</i> wet forest
WOL	<i>Eucalyptus obliqua</i> forest over <i>Leptospermum</i>
WSU	<i>Eucalyptus subcrenulata</i> forest and woodland
RMS	<i>Nothofagus</i> - <i>Phyllocladus</i> short rainforest
NLM	<i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest

TASVEG Code	TASVEG DESCRIPTION
NAD	<i>Acacia dealbata</i> forest

Source

Council's Integrated Vegetation Layer (NRP Pty Ltd, 2016) is the source of the list of native vegetation community's known to occur on Bruny Island. Council is currently working on a public interface for accessing Council data and it is anticipated that this mapping will be available to the public by the time the LPS comes into effect. The latest version of TASVEG is also publicly available and provides indicative mapping of vegetation communities. To confirm whether a site contains a particular native vegetation community requires a level of field verification. However, this does not necessarily mean a Natural Values Assessment will be required. Depending upon the context, photos or a site visit by Council officers may be sufficient.

References

Harris, S and Kitchener, A. (2004), Tasmania's Vegetation: A technical manual for TASVEG: Tasmania's Vegetation Map, Version 1.0, Department of Primary Industries, Parks, Water and Environment. Tasmania.

Kitchener, A. and Harris, S. (2013). From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation. Edition 2. Department of Primary Industries, Parks, Water and Environment, Tasmania.

Potential habitat

Under KIN-S6.4.1, potential habitat means all habitat types within the potential range of a species that are likely to support that species in the short and/or long term. It may not include habitats known to be occupied intermittently (e.g. occasional foraging habitat only). Potential habitat is determined from published and unpublished scientific literature and/or expert opinion and/or is agreed by the Threatened Species Section in consultation with species' specialists.

This definition is derived from the agreed definition adopted by the Forest Practices Authority (FPA) and the Threatened Species Section of the Department of Natural Resources and Environment (NRE) and contained within the document 'Threatened fauna species range boundaries and habitat descriptions' (FPA, 2022). In addition to providing a generic definition of potential habitat, this document defines what potential habitat means for particular threatened species. This document also links to more detailed technical notes which are relied upon to further define potential habitat, where available and applicable to Bruny Island.

In some instances these technical notes are not applicable and there is more current information on potential habitat available from other sources. For example, the FPA technical note for the grey goshawk is for the north west of Tasmania. More recent scientific literature specific to the south east of Tasmania is available and appropriately used for this species (Young, 2020 and Young and Kirkpatrick, 2024).

Sources

Agreed definitions and technical notes produced by the Forest Practices Authority.

Additional published and unpublished scientific literature and/or expert opinion where this is the most current available information.

There are a number of publicly available databases which landowners can access which identify whether their land may contain potential habitat for threatened species, including the Natural Values Atlas (NRE) and Biodiversity Values Database (FPA). To confirm whether a site contains potential habitat may require a level of field verification. However, this does not necessarily mean a Natural Values Assessment will be required. Depending upon the context, photos or a site visit by Council officers may be sufficient.

References

Forest Practices Authority, 2022, *Threatened fauna species range boundaries and habitat descriptions*, v1.29 June 2022.

Young, D. (2020) *Conservation of the 'endangered' Grey Goshawk in south-east Tasmania*, Interim Nesting Habitat Technical Note.

David A. Young & James B. Kirkpatrick (09 Oct 2024), *Nest site selection by an endangered raptor, the Grey Goshawk (*Accipiter novaehollandiae*), in a hostile anthropogenic landscape*, Emu - Austral Ornithology, DOI: 10.1080/01584197.2024.2403533.

Significant habitat

Under KIN-S6.4.1, significant habitat means habitat within the known or core range of a species that (1) is known to be of high priority for the maintenance of breeding populations throughout the species' range and/or (2) conversion of which to non-native vegetation is considered to result in a long-term negative impact on breeding populations of the species. It may include areas that do not currently support breeding populations of the species but that need to be maintained to ensure the long-term future of the species. Significant habitat is determined from published and unpublished scientific literature and/or expert opinion and/or is agreed by the Threatened Species Section in consultation with species' specialists.

This definition is derived from the agreed definition adopted by the Forest Practices Authority (FPA) and the Threatened Species Section of the Department of Natural Resources and Environment (NRE) and contained within the document 'Threatened fauna species range boundaries and habitat descriptions' (FPA, 2022). In addition to providing a generic definition of significant habitat, this document defines what significant habitat means for particular threatened species. This document also links to more detailed technical notes which are relied upon to further define significant habitat, where available and applicable to Bruny Island.

In some instances, these technical notes are not applicable and there is more current information on significant habitat available from other sources. For example, the FPA technical note for the grey goshawk is for the north west of Tasmania. More recent scientific literature specific to the south east of Tasmania is available and appropriately used for this species (Young, 2020 and Young and Kirkpatrick, 2024).

Sources

Agreed definitions and technical notes produced by the Forest Practices Authority.

Additional published and unpublished scientific literature and/or expert opinion where this is the most current available information.

There are a number of publicly available databases which landowners can access which identify whether their land may contain significant habitat for threatened species, including the Natural Values Atlas (NRE) and Biodiversity Values Database (FPA). To confirm whether a site contains significant habitat may require a level of field verification. However, this does not necessarily mean a Natural Values Assessment will be required. Depending upon the context, photos or a site visit by Council officers may be sufficient.

References

Forest Practices Authority, 2022, *Threatened fauna species range boundaries and habitat descriptions*, v1.29 June 2022.

Young, D. (2020) *Conservation of the 'endangered' Grey Goshawk in south-east Tasmania*, Interim Nesting Habitat Technical Note.

David A. Young & James B. Kirkpatrick (09 Oct 2024), *Nest site selection by an endangered raptor, the Grey Goshawk (*Accipiter novaehollandiae*), in a hostile anthropogenic landscape*, Emu - Austral Ornithology, DOI: 10.1080/01584197.2024.2403533.

Substantially detract from

Under KIN-S6.4.1, substantially detract from means direct and indirect impacts on a natural value have significant and/or unacceptable consequences for the viability of the value in the vicinity, including breeding and/or persistence in the landscape. Factors that may be considered include: the quality of the habitat or vegetation; the requirements of the value relative to the scale of the impact; the current conservation status and impacts on this from the development; the presence/absence of the species in an area; the importance of the area for the connectivity; and the extent to which the impacts may be offset through improved conservation measures within the immediate range of the affected value.

This definition was derived from the Significant Habitat Planning Guidelines (Forest Practices Authority, Revised October 2013) and is consistent with the definition included in Kingborough Council's Biodiversity Offset Policy 6.10 (November 2023).

The basis and processes followed to establish identified listed species

The basis for establishing the identified listed species and communities is the agreed definitions, criteria and lists adopted by government (state and Commonwealth) and reflected in published scientific literature and/or expert opinion. The process for determining these lists, including future determinations, is established by the relevant government and associated advisory bodies, such as the Scientific Advisory Committee (SAC).

The listed species and communities will be updated as the definitions, criteria and lists adopted by government are amended.

What are the available information sources and processes to be followed to make future determinations

As detailed above, there are a range of information sources available in relation to each of the definitions.

There are also a range of existing databases, including LISTmap, the Natural Values Atlas and the Biodiversity Values Database, which are maintained by the State Government and available to the public. These databases provide the most current statewide data on known species records and the modelled extent and location of particular vegetation communities or habitat. Where Council has more current field verified data, this may be used to inform which identified species are present within Kingborough. Council is in the process of making this data publicly available. It is also currently available to consultants upon request as a spatial dataset. Council also routinely provides landowners with pdfs copies of mapping data for their properties upon request.

As with establishing the identified listed species, the basis for making future determinations will be the agreed definitions, criteria and lists adopted by government (state and Commonwealth) and reflected in published scientific literature and/or expert opinion. The process for determining these lists, including future determinations, is established by the relevant government and associated advisory bodies, such as the Scientific Advisory Committee (SAC).

How will any future determinations be published and accessible

Both the current definitions, criteria and lists, as well as any future determinations will be maintained and made available on Council's website and upon request.

How may the above information be incorporated into the draft SAP

Footnotes could be included to identify to the source/reference documents where appropriate, consistent with how the current definition of locally significant flora and fauna species in the draft SAP. For example, the definitions of significant and potential habitat could include footnotes which reference the following document: Forest Practices Authority, 2022, Threatened fauna species range boundaries and habitat descriptions, v1.29 June 2022. Similarly, the definition of a bioregionally threatened native vegetation community could include a footnote linking this definition with the source document for the criteria: Commonwealth of Australia (1997), Nationally Agreed Criteria for the Establishment of a Comprehensive, Adequate and Representative Reserve System for Forests in Australia, Commonwealth of Australia.

It is more challenging to include a footnote which references the actual lists of species or communities meeting some of the definitions. However, as a minimum these lists will be maintained and made available on Council's website. Council is also open to the advice of the Commission on how these lists may be referenced or incorporated into the draft SAP.

Attachment 3 – Representation list

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
1	Jane RICHARDS	540/542 Leslie Road, Leslie Vale	Landscape Conservation Zone and Scenic Protection Area Overlay
2	Douglas & Margot STORER	49 Frosts Road, Margate	Rural Living Zone
3	Suhela GREMMEL	447/449 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone and Bruny Island SAP
4	Eugene LEHMENSICH	415 Woodbridge Hill Road, Woodbridge	Landscape Conservation Zone
5	Stephen STANTON	117 Wingara Road, Howden	Rural Living Zone
6	Patrick DERMOUDY	474 Tinderbox Road, Tinderbox	Rural Living Zone
7	Jarryd KNIGHTLEY	107 Cathedral Road, Margate	Rural Living Zone
8	Elizabeth DERMOUDY	474 Tinderbox Road, Tinderbox	Rural Living Zone
9	Anthony WOOLLEY	132 Saddle Road, Kettering	Rural Living Zone and Priority Vegetation Area Overlay
10	Jillian HOLT	Lot 1/374 Nebraska Road, North Bruny	Agriculture Zone
11	Timothy & Joanna BROWN	841 Killora Road, North Bruny	Rural Living Zone
12	Rebecca OWENS	33 Nebraska Road, Dennes Point 37 Nebraska Road, Dennes Point	Bruny Island SAP
13	Arthur & Angela RITAR	214 Summerleas Road, Kingston	Rural Living Zone
14	Jane & Stuart NORRIS	220 Brightwater Road, Blackmans Bay	Landscape Conservation Zone
15	Hans-Ulrich NIEDERER	7 Blinkbonny Road, Lunawanna	Rural Zone
16	Peter HODGMAN	Unit 1/52 Rosyln Avenue, Kingston Beach	Other
17	Kathleen PAGE	2176 Channel Highway, Snug	Rural Living Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
18	Bernadette WILLIAMS	2 Bareena Road, Taroona	Low Density Residential Zone and Standard State Planning Provisions
19	Jarryd KNIGHTLEY	59 Cathedral Road, Margate	Rural Living Zone
20	Jarryd KNIGHTLEY	69 Cathedral Road, Margate	Rural Living Zone
21	Jarryd KNIGHTLEY	85 Cathedral Road, Margate	Rural Living Zone
22	Adrian & Emma BENNETT	303 Lighthouse Road, South Bruny	Landscape Conservation Zone
23	Rosella BENNETT	290 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone and Bruny Island SAP.
24	Weldtech Solutions	122 Mulcahys Road, Apollo Bay	Landscape Conservation Zone, Bruny Island SAP and Codes Overlays
25	Ross & Cheryl BARNETT	26 Malwood Court, Blackmans Bay	Landscape Conservation Zone
26	Phillip BURLEIGH	931 Lighthouse Road, South Bruny	Landscape Conservation Zone
27	Georgina & Glenn KIRKPATRICK	5230 Channel Highway, Gordon	Landscape Conservation Zone
28	Jennifer WELLING	3267 Channel Highway, Woodbridge	Utilities Zone
29	Peter HICKMAN	107 Hollyhock Drive, Kingston	Outside the scope of the LPS
30	Stephen & Deanne HART	180 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone
31	Karen DAVIS & Mark HANSSON	621 Killora Road, North Bruny	Agriculture Zone
32	Lynda DAVIS	961 Killora Road, North Bruny	Agriculture Zone and Bruny Island SAP
33	Richard WOOLLEY	2529 Channel Highway, Lower Snug	Landscape Conservation Zone
34	Mitchell KNOWLES	2553 Channel Highway, Lower Snug	Landscape Conservation Zone
35	Adam BATCHELOR	109 Powers Road, Lower Snug	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
36	Andrew DAVIDSON	N/A	General
37	Lewis BEESON	135 Whaymans Road, North Bruny	Agriculture Zone
38	Robert & Kerrie STILL	56 Hackford Drive, Kingston	Scenic Protection Area Overlay
39	Robyne KERR	2274 Channel Highway, Lower Snug	Rural Zone and Historic Heritage Code
40	Mark TUNSTALL	123 Fehres Road, Margate	Landscape Conservation Zone, Natural Values Overlay and Scenic Protection Area Overlay
41	Kelvin LEWIS	16 Esplanade, Snug	Low Density Residential Zone and Priority Vegetation Area Overlay
42	Ben ARTHUR	52 Lady Penrhyn Drive, Blackmans Bay	Low Density Zone and Burwood Drive Specific Area Plan
43	Amber & Sascha POLLES	7 Beach Road, Snug	General Residential Zone
44	Jeff SELF & Jackie MARSH	1020 Killora Road, North Bruny 1022 Killora Road, North Bruny	Rural Living Zone and Bruny Island SAP
45	Stuart VON STIEGLITZ	220 Howden Road, Howden 226 Howden Road, Howden 228 Howden Road, Howden 230 Howden Road, Howden 234 Howden Road, Howden 236 Howden Road, Howden 254 Howden Road, Howden	Landscape Conservation Zone
46	Hopveld INVESTMENTS	76 Sandfly Road, Margate	Rural Living Zone
47	Tom & Barbara HARRISON	42 Lady Penrhyn Drive, Blackmans Bay	Burwood Drive SAP
48	Timothy & Christa BOSVELD	50 Sandfly Road, Margate	Rural Living Zone
49	Peter & Vicki NORRIS	128 Tabors Road, Margate 170 Old Bernies Road, Margate	Rural Living Zone and Landscape Conservation Zone
50	Patsy MUNDY	570 Pelverata Road, Kaoota	Rural Zone
51	Peter & Sheryl TATHAM	22 Taronga Road, Bonnet Hill	Landscape Conservation Zone
52	Mathew FAGAN	N/A	Bruny Island SAP

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
53	Helen Roberts & Craig LUDLOW	2 Sedgebrook Road, Bonnet Hill	Landscape Conservation Zone
54	Jill WINTER	165 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone
55	Paul RAPLEY	1128B Woodbridge Hill Road, Woodbridge	Landscape Conservation Zone
56	Krystel SULLIVAN	135 Cloudy Bay Road, Lunawanna	Rural Zone
57	SJM Property Developments	76 Esplanade, Margate	Priority Vegetation Area Overlay and Bushfire Prone Areas Overlay
58	Danny BAIN	1967 Bruny Island Main Road, North Bruny	Landscape Conservation Zone
59	Rose-Maree JOHNSTON	321 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone and Bruny Island SAP.
60	Jarryd KNIGHTLEY	39 Miandetta Drive, Margate	Landscape Conservation and Priority Vegetation Area Overlay
61	Christopher HOPPER	3643 Channel Highway, Birchs Bay	Agriculture Zone
62	Gerard LEONARD	181 Sheepwash Road, Alonnah	Landscape Conservation Zone
63	Natisha KNIGHT	407 Woodbridge Hill Road, Woodbridge	Rural Zone
64	Eunice FORSMAN	30 Malachi Drive, Kingston	Priority Vegetation Area Overlay
65	Susan ELY	3478 Channel Highway, Woodbridge	Kingborough Coastal Settlement SAP
66	Roger BELL	Lot 1 Dayspring Drive, Margate	Code Overlays
67	Roger BELL	Lot 1 Waterworth Drive, Margate	Environmental Management Zone
68	Natisha KNIGHT, Troy SILVESTER, Amy IVEY, Robyne KERR, Matthew STEVENS, Jessica RETTIG, Eugene LEHMENSICH and Paul RAPLEY	Woodbridge Hill Road, Woodbridge	Landscape Conservation Zone and Rural Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
69	Piers ALLBROOK	470A Tinderbox Road, Tinderbox	Landscape Conservation Zone
70	Diana TAYLOR	10 Ashley Court, Blackmans Bay	Burwood Drive SAP
71	Mark & Georgina CORNELIUS	118 Groningen Road, Kingston	Rural Living Zone
72	John & Amanda ATKINS	447 Tinderbox Road, Tinderbox	Landscape Conservation Zone
73	Ian BARWICK	17 Dennes Point Lane, Dennes Point	Bruny Island SAP
74	Joe BENNETT & Nicole ADAMS	Lot 1 Bruny Island Main Road, South Bruny	Agriculture Zone
75	Colin & Sandra FEHRE	135 Fehres Road, Margate	Landscape Conservation Zone and Priority Vegetation Area Overlay
76	Robert GRANT	80 Mulchays Road, Apollo Bay	Landscape Conservation Zone
77	Glenys MCKAY	35 McGowans Road, Margate	Landscape Conservation Zone
78	Josh DIREEN	118 Fehres Road, Margate	Landscape Conservation Zone, Natural Values Overlay and Scenic Protection Area Overlay
79	Suzanne WEST & Ian HICKMAN	7 Taronga Road, Bonnet Hill	Landscape Conservation Zone
80	Loretta WALLACE	111 Lawless Road, Margate	Rural Zone
81	Mark DONNELLON	Huntingfield 7055	General
82	Maureen LISLE	3989 Bruny Island Main Road, Alonnah	Bruny Island SAP
83	Gary LISLE	Alonnah 7150	Bruny Island SAP
84	Marcus, Samuel & Andrew THALMANN	81 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone
85	Bec & Nick OWENS	33 Nebraska Road, Dennes Point 37 Nebraska Road, Dennes Point	Bruny Island SAP
86	Adam SHEPHERD	524 Tinderbox Road, Howden	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
87	Jesse PUGH	311 Van Morey Road, Margate	Landscape Conservation Zone
88	Lynette DEAN	61 Lady Penrhyn Drive, Blackmans Bay	Other
89	Katrina PUGH	311 Van Morey Road, Margate	Landscape Conservation Zone
90	Irene Inc obo Jennifer REYNOLDS	23 Howden Road, Howden	Rural Zone
91	Mark WOLFERT	Leslie Vale 7054	Landscape Conservation Zone
92	Emma BONE	110 Snug Tiers Road, Snug	Landscape Conservation Zone
93	Rhiannon JONES (aka PATTERSON)	Margate 7054	General
94	Shelley SWAN	21 Epacris Court, Howden	Landscape Conservation Zone
95	Briana MILLHOUSE	218 Wolfes Road, Leslie Vale	Rural Living Zone
96	Damian COLEFAX	Whittons Road, Kettering	Landscape Conservation Zone
97	Ian CRESSWELL	180 Allens Rivulet Road, Allens Rivulet	Rural Zone
98	Cassandra COLEFAX	267 Whittons Road, Kettering	Landscape Conservation Zone
99	Stephen & Denise MARNEY	149 Brightwater Road, Blackmans Bay	Landscape Conservation Zone
100	Susan LENZ	38 Miandetta Drive, Margate	Landscape Conservation Zone
101	Laura & Brad VERDOUW	36 Culbara Road, Electrona	Landscape Conservation Zone
102	Mark DREIMANN	244 Howden Road, Howden 232 Howden Road, Howden	Landscape Conservation Zone
103	Richard CLARKE	1771 Bruny Island Main Road, Great Bay	Agriculture Zone
104	Esther LONG	N/A	General, Landscape Conservation Zone
105	Catherine COAD	12 Slattery's Road, Electrona	Rural Living Zone
106	Aidan MILLHOUSE	218 Wolfes Road, Leslie Vale	Rural Living Zone
107	James CAIRNS	151 Whittons Road, Kettering	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
108	Sarah ADAMS	246 Sandfly Road, Margate	Rural Living Zone
109	Catriona MILLHOUSE	218 Wolfes Road, Leslie Vale	Rural Living Zone
110	June HUTTON	7 Powell Street, Dennes Point	Bruny Island SAP
111	Trish Horinishi	N/A	General, Landscape Conservation Zone
112	James CAIRNS	71 Whittons Road, Kettering 175 Whittons Road, Kettering	Landscape Conservation Zone
113	Lynda DAVIS	780 Killora Road, North Bruny	Agriculture Zone, Bruny Island SAP
114	Katie PICKERING	345 Snug Falls Road, Snug	Landscape Conservation Zone
115	Craig and Sally BOWMAN	9 Epacris Court, Howden	Landscape Conservation Zone
116	Wayne FORD	21 Epacris Court, Howden	Landscape Conservation Zone
117	Greg and Janine SMITH	20 Epacris Court, Howden	Landscape Conservation Zone
118	Michael & Maxine BERRY	3480 Channel Highway, Woodbridge	Rural Living Zone
119	Anna DONNELLY & Geoff BUTLER	190 Old Bernies Road, Margate 170 Old Bernies Road, Margate	Landscape Conservation Zone
120	Mark LEECH & Susanne BRUECKNER-LEECH	2 Blackwood Grove, Margate	Rural Living Zone
121	Robyne KERR	411 Woodbridge Road, Woodbridge	Rural Zone
122	Claire PRIOR & Gavin MCAULIFFE	28 McQueens Road, Snug	Landscape Conservation Zone and Standard State Planning Provisions
123	Natisha KNIGHT	407 Woodbridge Hill Road, Woodbridge	Rural Zone
124	Alfred MERSE	210 Old Bernies Road, Margate	Landscape Conservation Zone
125	John BRAAKHUIS	7 Powell Street, Dennes Point	Bruny Island SAP
126	Mark MATHER	391 Simpsons Bay Road, Simpsons Bay 401 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone, Natural Values Overlay of the Bruny Island SAP

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
127	Michelle WEEKS	N/A	General, Landscape Conservation Zone
128	Anna PORRETTA	16-40 Estuary Drive, Blackmans Bay	Landscape Conservation Zone
129	Stewart CRAIG	129 Albion Heights Drive, Kingston	Landscape Conservation Zone
130	Andrew BRIEN	150 Matthew Flinders Drive, Alonnah	Rural Living Zone, Bruny Island SAP, Bushfire Hazard Overlay and Landslip Hazard Overlay
131	Frank & Janet DE HOOG	41 Cox Drive, Dennes Point	Bruny Island SAP
132	Clive BONE & Ellie CAIRNS	349 Whittons Road, Kettering	Landscape Conservation Zone
133	Frank & Janet DE HOOG	2553 Channel Highway, Lower Snug 2529 Channel Highway, Lower Snug	Landscape Conservation Zone
134	Robyn GRAHAM	3548 Channel Highway, Woodbridge	Rural Living Zone
135	Cheryl & William MCMILLAN	199 Simpsons Bay Road, Simpsons Bay 204 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone
136	Tarona Community Association	178-180 Channel Highway, Tarona (whole site) Tarona 7053	General
137	Gina CAIRNS	15 Tramway Crescent, Margate	Landscape Conservation Zone
138	Rodney HARTVIGSEN & Kerry MARVELL	112 Sharps Road, South Bruny	Landscape Conservation Zone and Bruny Island SAP
139	Diana CROSDALE	258 Nebraska Road, Dennes Point	Rural Zone
140	Judith SMITH	1858 Channel Highway, Margate	Rural Living Zone
141	Nancy BLACKWELL	1140 Killora Road, North Bruny	Agriculture Zone and Bruny Island SAP.

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
142	Gregory JAMES	41 Alfreds Garden, Kingston	Urban Mixed Use Zone and Southern Gateway SAP
143	Kamtone Pty Ltd	Kingston 7050	Urban Mixed Use Zone and Southern Gateway SAP
144	Kim & Adrian PHILLIPS	152 Fehres Road, Margate	Landscape Conservation Zone
145	Kim PHILLIPS	P569 Channel Highway, Gordon	Landscape Conservation Zone, Priority Vegetation Area Overlay and Scenic Protection Area Overlay
146	Kim PHILLIPS	5050 Channel Highway, Gordon	Landscape Conservation Zone, Priority Vegetation Area Overlay and Scenic Protection Area Overlay
147	Jason EVANS	777 Cloudy Bay Road, South Bruny	Landscape Conservation Zone
148	Marcus REDEKER	29 Epacris Court, Howden	Landscape Conservation Zone
149	Jane HALE	17 Epacris Court, Howden	Landscape Conservation Zone
150	Henry VAN DAM	50 Golden Grove Drive, Blackmans Bay	Low Density Residential Zone and Burwood Drive SAP
151	Nicholas CANE	54 Golden Grove Drive, Blackmans Bay	Low Density Residential Zone and Burwood Drive SAP
152	Lorell WELTMAN	401 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone and Bruny Island SAP
153	Lorell WELTMAN	391 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone and Bruny Island SAP
154	GHD Pty Ltd obo Homes Tasmania	1287 Channel Highway, Huntingfield	Local Business Zone
155	Mathew MUSKETT	345 Snug Falls Road, Snug	Landscape Conservation Zone
156	Peter & Sandra HANNON	N/A	Kingborough Coastal Settlement and SPPs
157	ERA Planning obo Megan & Robin COOPER	80 Brightwater Road, Blackmans Bay	Landscape Conservation Zone
158	John & Thu TALBERT	5050 Channel Highway, Gordon	Landscape Conservation Zone, Priority Vegetation Area Overlay and Scenic Protection Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
159	Janelle KINGSTON	550 Leslie Road, Leslie Vale	Open Space Zone
160	David & Michelle TALBERT	P569 Channel Highway, Gordon	Landscape Conservation Zone, Priority Vegetation Area Overlay, Natural Values Overlay
161	Gary & Kathryn LEONARD	25 Epacris Court, Howden	Landscape Conservation Zone
162	Steve & Judith JEFFERY	Middleton 7163	Kingborough Coastal Settlement SAP
163	Helen SMYTH	245 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone
164	Clara BRADFIELD	510 Nierinna Road, Margate	Landscape Conservation Zone, Scenic Protection Area Overlay
165	Rebecca & Mark WASILEWSKI	51 Slattery Road, Electrona	Landscape Conservation Zone
166	Martyn BRADFIELD	470 Nierinna Road, Margate	Landscape Conservation Zone, Scenic Protection Area Overlay
167	Dave WEBB	23 Richea Court, Howden	Landscape Conservation Zone
168	Andrew NICHOLSON	N/A	Low Density Residential Zone Bruny Island SAP
169	Fiona NICHOLS	170 Old Bernies Road, Margate	Landscape Conservation Zone
170	All Urban Planning obo Nick NIKITARAS	757 Channel Highway, Kingston	Landscape Conservation Zone
171	Mona LOOFS-SAMORZEWSKI	685 Leslie Road, Leslie Vale	Scenic Protection Area Overlay
172	PDA Surveyors obo Alison ROGERS & Patrick MURPHY	466 Tinderbox Road, Tinderbox	Landscape Conservation Zone
173	David BOYER	N/A	General
174	PDA Surveyors obo Strathdale Investments	35 Beach Road, Snug	Landscape Conservation Zone
175	Matthew & Kelly DEWEY	79 Maddocks Road, Kingston	Landscape Conservation Zone, Natural Values Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy.

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
176	Christine PROCTOR	11 Matthew Flinders Drive, Alonnah	Rural Living Zone
177	Sean & Jenelle KELLEHER	24 Epacris Court, Howden	Landscape Conservation Zone
178	Stephen MAROTTA	209 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone
179	Melinda MCKENNA & Steven RILEY	166 Cloudy Bay Road, Lunawanna	Landscape Conservation Zone
180	Helen JOHNSTON	200 Tinderbox Road, Tinderbox	Landscape Conservation Zone
181	Tania MATTHEWS	N/A	Bruny Island SAP
182	Andrew MATTHEWS	N/A	Bruny Island SAP
183	Shane & Helen LOCKLEY	143 Wooreddy Road, South Bruny	Bruny Island SAP and overlays
184	Shane LOCKLEY	P106 Bruny Island Main Road, South Bruny	Bruny Island SAP and overlays
185	Kim & Adrian PHILLIPS	67 Jamiesons Road, Margate	Landscape Conservation Zone, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
186	Kim & Adrian PHILLIPS	154 Fehres Road, Margate	Landscape Conservation Zone
187	Kim & Adrian PHILLIPS	155 Fehres Road, Margate	Landscape Conservation Zone
188	Kim & Adrian PHILLIPS	99 Jamiesons Road, Margate	Landscape Conservation Zone
189	Kim & Adrian PHILLIPS	153 Fehres Road, Margate	Landscape Conservation Zone
190	Kim & Adrian PHILLIPS	79 Maddocks Road, Margate	Landscape Conservation Zone
191	Kim & Adrian PHILLIPS	135 Fehres Road, Margate	Landscape Conservation Zone
192	Kim & Adrian PHILLIPS	121 Fehres Road, Margate	Landscape Conservation Zone
193	Kim & Adrian PHILLIPS	123 Fehres Road, Margate	Landscape Conservation Zone
194	Kim & Adrian PHILLIPS	101 Jamiesons Road, Margate	Landscape Conservation Zone
195	Kim & Adrian PHILLIPS	118 Fehres Road, Margate	Landscape Conservation Zone
196	Kim & Adrian PHILLIPS	55 Jamiesons Road, Margate	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
197	Caleb & Nathanael ELCOCK	N/A	General
198	Caleb & Nathanael ELCOCK	177 Tinderbox Road, Tinderbox	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	181 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	47 Wilsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	49 Wilsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	185 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	179 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	414 Nebraska Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	233 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	480 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	134 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2935 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	35 Malwood Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	62 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	31 Malwood Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	183 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2865 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	26 Malwood Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	338 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	336 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	513 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	31 Bonnie Brae Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	35 Bonnie Brae Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	269 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	72 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	56 Groningen Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	38 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	68B Ferry Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	47 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	37-45 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	11-23 Malwood Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	217 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	89 Parkdale Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	64 Pregnells Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	803 Cloudy Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	419 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	155 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Llantwit Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	153 Llantwit Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	263 Whittons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	751 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	16-40 Estuary Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	246 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	142 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	259 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	14C Bonnie Vale Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	134 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	65 Scotts Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	80 Mulcahys Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	80 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	27-31 Estuary Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	15-23 Estuary Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	508 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	502 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	494 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	488 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	100 Hickmans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	31 Proctors Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	456 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	454 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	418 Nebraska Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	631 Cloudy Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	303 Lighthouse Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2433 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	515 Lennon Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1004 Adventure Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	10 Sproules Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	124 Thomsions Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	5 Heath Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	651 Cloudy Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	361 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	431 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	409 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	410 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	4 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	5 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	11 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	7 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	212 Summerleas Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	614 Stanfields Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	92 Groningen Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	61 Palmers Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	170 Sharps Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	250 Woodbridge Hill Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	20 Longmans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	22 Longmans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	209 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	252 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	60 Wilsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	316 Nicholls Rivulet Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	252 Old Station Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	101 Whittons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	501 Snug Falls Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1818 Bruny Island Main Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	271 Whittons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	161 Roberts Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	310 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	30A Groningen Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	501 Lighthouse Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	437 Lighthouse Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Lot 12 Lighthouse Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	239 Lighthouse Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	311 Lighthouse Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	190 Old Bernies Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	70 Krauses Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	147 Coxs Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	215 Llantwit Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	71 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	17 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	19 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	10 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	3 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	195 Snug Tiers Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	17 Sproules Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	290 Watsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	266 Watsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	128 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	28 Morwong Street	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	167 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	157 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	430 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	239 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	519 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	244 Howden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	515 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	517 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1015 Adventure Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2909 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	3042 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	99 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	69 Parkdale Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	370 Woodbridge Hill Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	221 Proctors Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Lot 2/297 Saddle Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2230 Huon Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	11 Wootten Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	159 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	24 Honeysuckle Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	12 Bonnie Brae Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	41 Wootten Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	434 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	66 Lynden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	128 Hickmans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	344 Saddle Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	290 Woodbridge Hill Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	128 Snug Tiers Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	401 Woodbridge Hill Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	89 Hill Street	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	435 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	48 Miandetta Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	52 Miandetta Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	116 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	295 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	122 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2-6 Taronga Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	532 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	487 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	9 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	483 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	311 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	291 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	287 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	465 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	214 Summerleas Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	489 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	166 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	470 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	52 Groningen Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	57 Estuary Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	237 Albion Heights Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	243 Lighthouse Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	214 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	139 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	420 Nebraska Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	106 Groningen Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	104 Groningen Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	697 Cloudy Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	49 Sproules Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	771 Cloudy Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	777 Cloudy Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	33 Sproules Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	193 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	62 Krauses Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	191 Kaoota Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	P 2310 Slab Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2 Groningen Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	211 Proctors Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	30 Krauses Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	776 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	32B Groningen Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	39 Cuthberts Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	41 Cuthberts Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Bruny Island Main Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	215 Proctors Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	240 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	28 Sproules Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	131 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	135 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	214 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	158 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	132 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	190 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	168 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	129 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	153 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Lot 2 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1 Taronga Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1 Ulandi Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	485 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	5 Taronga Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	44 Jindabyne Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	657 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	655 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	461 Snug Falls Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1772 Bruny Island Main Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	471 Nicholls Rivulet Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	61 Bradleys Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	49 Scotts Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	55 Miandetta Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	218 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	16 Sedgebrook Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	14 Mathinna Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	22 Wootten Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	14 Wootten Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2 Wootten Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	3074 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	191 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	9 Lowes Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	446 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	15 Warremar Way	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	445 Tinderbox Way	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	33 Mathina Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	35 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	460 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	335 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	154 Fehres Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	155 Fehres Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	225 Lawless Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	249 Llantwit Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	341 Lennon Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	118 Vinces Saddle Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	359 Snug Falls Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	300 Katoota Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	71 Whittons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	226 Sandfly Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	360 Allens Rivulet Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	499 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	26 Miandetta Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	7 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	475 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Lot 10 Lowes Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	92 Lowes Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	94 Lowes Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	96 Lowes Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	95 Lowes Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	43 Pybus Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	39 Wilsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	10 Admiral Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	112 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	378 Lennon Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	289 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	22 Taronga Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	37 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	279 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	505 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	149 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	19 Balleny Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	32 Mathinna Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	66 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	1 Wootten Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2 Sedgebrook Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	534 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	204 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2837 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	110 Ferry Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	51 Miandetta Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	40 Wotten Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	435 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	4 Billanbri Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	100 Mulcahys Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	57 Blue Gate Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	433 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	59 Parkdale Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	120 Snug Tiers Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	118 Hickmans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	3 Billanbri Court	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	2 Billanbri Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	4 Ulandi Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	85 Parkdale Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	62 Lowes Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	480 Old Station Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Oak Tree Retirement Village 14 Celery Top Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	5550 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	215 Gumpits Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	57 McGowans Raod	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	56 Wilsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	265 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	344 Coningham Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Lot 2 Apollo Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	CityLight Church 150 Redwood Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	423 Summerleas Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	425 Summerleas Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	170 Old Bernies Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	231 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	3832 Bruny Island Main Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Lot 200 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Lot 400 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	316 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	235 Lighthouse Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	931 Lighthouse Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Lot 33 Mulcahys Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	398 Old Bernies Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	82 Majors Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	P 2206 Halls Track Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	93A Suncoast Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	60 Warremar Way	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	225 McGowans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	105 Maddocks Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Lot 1 Old Station Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1565 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	232 Howden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	12 Bonnie Vale Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	124 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	90 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	527 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	297 Howden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	403 Snug Falls Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	284 Llantwit Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	13 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	213 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	34 Proctors Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	201 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	197 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	200 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	196 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	292A Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	298 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	490 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	294 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	229 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	296 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	438 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	434 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	355 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	424 Nebraska Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	64 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1 Bonnie Brae Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	262 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	99 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	37 Bonnie Brae Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	82 Groningen Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	45 Wilsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	436 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	41 Pybus Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	21 Pybus Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	22 Lowes Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Halls Track Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	493 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	481 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	479 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	473 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	471 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	467 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	451 Nebraska Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	37 Youngs Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	45 Youngs Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	192 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	58 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	379 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	342 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	183 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	25 Malwood Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	55 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	314 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	489 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	206 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	255 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	320 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	470A Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	190 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	40 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	31 Warremar Way	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	24 Balleny Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	29 Balleny Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	19 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	34 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	69 Warremar Way	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	30 Balleny Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	27 Balleny Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	32 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	225 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	15 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	74 Ferry Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	105 Ferry Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	367 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	230 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	422 Nebraska Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	464 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	462 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	236 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	29 Epacaris Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	24 Epacaris Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2929 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	370 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	378 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	Lot 1/277 Bonnie Brae Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	415 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2893 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	350 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	220 Howden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	190 Kaoota Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	47 Youngs Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	46 Youngs Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	110 Mulcahys Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	182 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	92 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	525 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	La Pinede', 226 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	216 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	199 Cades Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Molly's Point', 190 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	75 Mountain Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	28 Mathinna Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	16 Mathinna Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	434 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	9 Epacris Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	220 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	520 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	103 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	55 Jamiesons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	381 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	389 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	46 Jindabyne Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	491 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	497 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	495 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	115 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	395 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	350 Howden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	109 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	210 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	22 Doughboy Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	30 Doughboy Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	31 Petterd Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	29 Petterd Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	522 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	428 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	542 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	86B Ferry Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	86A Ferry Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	20 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	11 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	118 Fehres Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	343 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	52 Estuary Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	443 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	440 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	540 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	283 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	54 Wilsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	11-13 Taronga Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	277 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	643 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	125 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	131 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	135 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	75 Tingira Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	108 Ferry Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	195 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	54 Hill Street	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	347 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	486 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	482 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	492 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	498 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	504 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	136 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	290 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	152 Fehres Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1 Sedgebrook Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	122 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	164 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	254 Howden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	32 Sedgebrook Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	530 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	71 Warremar Way	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	11 Bonnie Brae Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	447 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	127 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	121 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1967 Bruny Island Main Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	121 Fehres Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	79 Parkdale Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	12-14 Taronga Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	459 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	110 Snug Tiers Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	124 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	112 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	47 Miandetta Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	39 Miandetta Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	123 Fehres Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	455 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Llantwit Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	353 Old Bernies Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	188 Kaoota Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	330 Old Bernies Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	47 Wootten Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	3 Ulandi Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	33 Pybus Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	165 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	35 McGowans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	320 Woodbridge Hill Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	34 Mathinna Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	12 Atunga Street	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	29 Proctors Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	26 Honeysuckle Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	35 Pybus Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	210 Kaoota Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	241 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	236 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	249 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	240 Woodbridge Hill Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	153 Fehres Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	Lot 1 Halls Track Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	521 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	238 Howden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	147 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	333 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	465 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	472 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	412 Nebraska Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	374 Nebraska Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	370 Nebraska Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	6 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	660 Cloudy Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	333 Lighthouse Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	119 Coxs Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	376 Snug Falls Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	339 Apollo Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2 Ulandi Court	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	503 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	171 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	173 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	437 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1 D'Entrecasteaux Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	199 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	177 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	167 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	210 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	25 Estuary Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	32 Proctors Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	469 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	140 Hickmans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	32 Proctors Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	469 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	140 Hickmans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	108 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	292 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	493 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	243 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	247 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	308 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	43 Wilsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2891 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	659 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	653 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	24 Sedgebrook Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	221 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	133 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	127 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	341 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	363 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	35 Wilsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	23 Wilsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	368 Nebraska Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	32A Groningen Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	221 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	318 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	250 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	200 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	529 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	242 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	238 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Bellendena Vineyard' 240 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	234 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	72 Warremar Way	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	58 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	42 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	36 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	38 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	40 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	25 Epacris Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	17 Epacris Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2 Bonnie Brae Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Singing Birds' 3057 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	99 Jamiesons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	2907 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	528 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	33-37 Estuary Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	80 Lowes Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	214 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	20 Epacris Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	13 Epacris Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Merimbula', 432 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	202 Brightwater Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	461 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	39-45 Estuary Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	156 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	47-55 Estuary Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	449 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	451 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	455 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	233 Apollo Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	81 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	37 Parkdale Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	8 Taronga Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	106 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	46-56 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	28-34 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	396 Old Bernies Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	282 Llantwit Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Lot 1 Sheepwash Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	289 Llantwit Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	300 Nicholls Rivulet Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	40 Lobdales Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	27 Bonnie Brae Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	426 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	424 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	21 Epacris Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	499 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	38 Miandetta Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	354 Summerleas Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	33 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	31 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	101 Hill Street	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	226 Summerleas Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	224 Summerleas Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	656 Cloudy Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	661 Cloudy Bay Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	100 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	29 Mathinna Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	151 Coningham Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	18 Groningen Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	301 Halls Track Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	10 Pothana Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	715 Huon Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	940 Adventure Bay	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	3 Sawdust Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	124 Mulcahys Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	30 Youngs Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	30 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	23 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	P1173 Slab Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	203 McGowans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	122 Mulcahys Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	3830 Bruny Island Main Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	300 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	304 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	251 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	80 Mountain Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	757 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	480 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	7 Taronga Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	501 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	42-50 Estuary Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	110 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	36 Valley View Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	3 Mulcahys Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	260 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	226 Howden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	120 Mulcahys Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	210 Old Bernies Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	78 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	6 Heath Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	7 Heath Court	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	441 Leslie Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	35 Beach Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Lot 1 Halls Track Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	13 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	27-35 Fossil Cove Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Wyuna', 329 Woodbridge Hill Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	17 McGowans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	439 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	143 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	167 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Wattle Banks', 151 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	213 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	429 Van Morey Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	230 Howden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	140 Groombridges Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	494 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	337 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	33 Petterd Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	27 Petterd Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	25 Petterd Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	9 Petterd Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	175 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	509 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	511 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	228 Howden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	263 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	126 Thomsons Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	175 Llantwit Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	279 Llantwit Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	1 Billanbri Court	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	466 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	Glen Albyn Creek Reserve', Lot 4 Tarona Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	54 Wootten Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	48 Wootten Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	Hillmere', 629 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	297 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	306 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	135 Fehres Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	220 Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	299 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	499A Tinderbox Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	317 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	635 Channel Highway	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	42 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	32-36 Lynden Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	184 Cades Drive	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	16 Petterd Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	28 Petterd Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	30 Petterd Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	484 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	486A Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
198	Caleb & Nathanael ELCOCK	486 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	380 Manuka Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	29 Youngs Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	48 Youngs Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	152 McGowans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	221 McGowans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	512 Snug Tiers Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	220 McGowans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
198	Caleb & Nathanael ELCOCK	200 McGowans Road	Landscape Conservation Zone and Priority Vegetation Area Overlay
199	Mark MATHER	401 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone
200	Mark MATHER	391 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone
201	Carl & Virginie VON SAVAGERI	315 Lawless Road, Margate	Landscape Conservation Zone, Natural Values Overlays, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
202	Les MARSHALL	345 Whittons Road, Kettering	Landscape Conservation Zone
203	Gary LISLE	Alonnah 7150	General
204	Mulcahy Planning obo Erhard VINKMANN	2125 Bruny Island Main Road, Great Bay	Rural Zone
205	ERA Planning obo Frances BENDER	182 Tinderbox Road, Tinderbox	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
206	Daniel SPROD & Sophie CARNELL	99 Church Road, Barnes Bay	Rural Zone and Bruny Island SAP
207	Mulcahy Planning obo Kate BRADSHAW, Cameron THOMAS, Oliver ANDERSON and Alex & Janet MATYSEK	77 Nebraska Road, Dennes Point 12 Sports Road, Dennes Point 11 Victoria Avenue, Dennes Point 88 Bruny Island Main Road, Dennes Point 88A Bruny Island Main Road, Dennes Point 90 Bruny Island Main Road, Dennes Point	Rural Living Zone
208	All Urban Planning obo Christian Homes	41 Alfreds Garden, Kingston 67 Village Drive, Kingston	Inner Residential Zone, General Residential Zone, Environmental Management Zone, Kingston Green SAP and Kingston Southern Gateway SAP
209	Lynne UPTIN	100 Esplanade Road, Middleton	Rural Living Zone
210	Richard MCMAHON	35 Bonnie Brae Road, Bonnet Hill	Landscape Conservation Zone
211	Ann WESSING & Cliff MCGILVRAY	21 Mudgets Road, Allens Rivulet	Landscape Conservation Zone
212	William HUGHES	N/A	Bruny Island SAP
213	E3 Planning obo Quality Life Pty Ltd, Brian, Heather & Erica GARDNER, David & Leesa GORDON, Bernard BROWN, Robyn GRAHAM and Paul & Rachel BOOKER	59/55 Thomas Road, Woodbridge 3526 Channel Highway, Woodbridge 3536 Channel Highway, Woodbridge 3546 Channel Highway, Woodbridge 3548 Channel Highway, Woodbridge 3552 Channel Highway, Woodbridge	Rural Living Zone
214	Tim BURNS	959 Cloudy Bay Road, South Bruny	Landscape Conservation Zone
215	ERA Planning obo CSM Lawyers	145 Slattery's Road, Electrona	Rural Living Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
216	Paul & Rachell BOOKER	3552 Channel Highway, Woodbridge	Rural Living Zone
217	Michelle WATSON	382 Adventure Bay Road, Adventure Bay	Bruny Island SAP
218	Kim DENWER	30 Cloudy Bay Road, Lunawanna	Landscape Conservation Zone and Bruny Island SAP
219	Chris READ	3866 Channel Highway, Birchs Bay 3790 Channel Highway, Birchs Bay 3870 Channel Highway, Birchs Bay Lot 1 Channel Highway, Birchs Bay 132 Longeys Road, Birchs Bay	Agriculture Zone
220	Alex & Janet MATYSEK	77 Nebraska Road, Dennes Point	Rural Zone and Bruny Island SAP
221	Rodney KINGSTON	N/A	Bruny Island SAP
222	James & Jacqueline PERKINS	203 Old Station Road, Lower Snug	Natural Assets Overlay and Scenic Protection Area Overlay
223	Rebecca & Mark WASILEWSKI	11 Slattery's Road, Electrona	Rural Living Zone
224	Mel O'KEEFE	11 Slattery's Road, Electrona	Rural Living Zone
225	Mel O'KEEFE	9 Slattery's Road, Electrona	Rural Living Zone
226	Mel O'KEEFE	52 Slattery's Road, Electrona	Rural Living Zone
227	Mel O'KEEFE	12 Slattery's Road, Electrona	Rural Living Zone
228	Mel O'KEEFE	51 Slattery's Road, Electrona	Rural Living Zone
229	Mel O'KEEFE	61 Slattery's Road, Electrona	Rural Living Zone
230	Charlie HARKNESS	911 Coolangatta Road, Lunawanna	Landscape Conservation Zone, Scenic Protection Area Overlay, Waterway and Coastal Overlay, Priority Vegetation Area Overlay, Bruny Island SAP
231	Suhela GREMMEL obo Andrew VINCENT	10 Ritchie Street, Alonnah	Bruny Island SAP

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
232	Graeme JOHNSON	200 Tinderbox Road, Tinderbox	Landscape Conservation Zone
233	Craig FERGUSON	75 Jamiesons Road, Margate	Rural Living Zone
234	Jamie NEYLAND & Ors	Simpsons Bay 7150	Landscape Conservation Zone
235	Gray Planning obo Tim WARK	57 Blue Gate Road, Margate 148 Blue Gate Road, Margate	Landscape Conservation Zone and Priority Vegetation Area Overlay
236	April BROMFIELD	4567 Cloudy Bay Road, Lunawanna	Landscape Conservation Zone and Bruny Island SAP
237	Gray Planning obo Teisha & Aaron ARCHER	3832 Bruny Island Main Road, Alonnah	Landscape Conservation Zone and Bruny Island SAP
238	Gray Planning obo Ana & Harry ANDREWS	4790 Channel Highway, Gordon	Kingborough Coastal Settlement SAP and Priority Vegetation Area Overlay
239	Gray Planning obo Ken THOMASON	743 Channel Highway, Kingston 755 Channel Highway, Kingston	Rural Living Zone, Kingston Beach Heritage Precinct and Priority Vegetation Area Overlay
240	Gray Planning obo Susan ELY & Andy WILSON	10 Ferry Road, Kettering 90 Ferry Road, Kettering Lot 4 (74) Ferry Road, Kettering	Kingborough Coastal Settlement SAP, Landscape Conservation Zone and Priority Vegetation Area Overlay
241	Gray Planning obo Doug GIBBES	Lot 1 (2945) Channel Highway, Kettering	Rural Living Zone, Kingborough Coastal Settlement SAP and Priority Vegetation Area Overlay
242	Gray Planning obo Stephen DANCE	344 Coningham Road, Coningham	Landscape Conservation Zone and Kingborough Coastal Settlement SAP
243	Gray Planning obo Malcolm HAWKEN	3801 Bruny Island Main Road, Alonnah	Agriculture Zone and Bruny Island SAP
244	Gray Planning obo Daniel GRUDEN	22 Lowes Road, Apollo Bay	Landscape Conservation Zone and Bruny Island SAP and Priority Vegetation Area Overlay
245	Gray Planning obo Tim & Katrina WARK	1631 Channel Highway, Margate	Environmental Management Zone and Priority Vegetation Area Overlay
246	Gray Planning obo Martin COX & Joanne POTTS	65 Scotts Road, Kingston	Landscape Conservation Zone and Priority Vegetation Area Overlay
247	Gray Planning obo Brad WILLIAMS	1457 Channel Highway, Margate	Rural Living Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
248	Gray Planning obo Tim & Katrina WARK	Hopfields Road, Margate 1520 Channel Highway, Margate	Agriculture Zone and Priority Vegetation Area Overlay
249	Sonia FOEKEN	167 Brightwater Road, Blackmans Bay	Landscape Conservation Zone
250	Gray Planning obo Andrew MEREDITH	21 Gemalla Road, Margate 26 Crescent Drive, Margate 1830 Channel Highway, Margate	Rural Zone and Priority Vegetation Area Overlay, Flood Prone Hazard Overlay, Waterway and Coastal Protection Overlay
251	Gray Planning [REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
252	Gray Planning obo David & Jan EVANS	110 Ferry Road, Kettering	Landscape Conservation Zone, Kingborough Coastal Settlement SAP and Priority Vegetation Area Overlay
253	Gray Planning obo Tim & Katrina WARK	8 Derwent Avenue, Margate 10 Derwent Avenue, Margate	Priority Vegetation Area Overlay
254	Andrew WILSON	74 Ferry Road, Kettering	Landscape Conservation Zone and Overlays
255	Sven RAND	71 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone
256	Sarah TRIFFIT & Mathew BOND	192 Devlyns Road, Birchs Bay	Landscape Conservation Zone and Scenic Protection Area Overlay
257	Johanna WARREN	410 Leslie Road, Kingston	Landscape Conservation Zone
258	Patrick & Sophie FAZACKERLEY	68 Crystal Downs Drive, Blackmans Bay	Priority Vegetation Area Overlay
259	Melissa MERRY	N/A	General
260	Annie & Grant WEATHERBURN	35 Mudges Road, Allens Rivulet	Landscape Conservation Zone and Rural Zone
261	Gabriel MEREDITH	375 Simpsons Bay Road, Simpsons Bay	Bruny Island SAP, Landscape Conservation Zone, Coastal Inundation Hazard

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
262	Anita REYNOLDS	69 Frosts Road, Margate	Rural Living Zone, Heritage Layers and Priority Vegetation Protection Area Overlay
263	Bernard HOLLAND	63 Snug Tiers Road, Snug	Rural Living Zone
264	Bernard HOLLAND	45 Snug Tiers Road, Snug	Rural Zone
265	Dennis LEE	45 Snug Tiers Road, Snug	Rural Zone
266	Selina MCDERMOTT	45 Snug Tiers Road, Snug	Rural Zone
267	Russel GUEST	142 Brightwater Road, Blackmans Bay	Landscape Conservation Zone
268	Tania & Stuart VON STIEGLITZ, Maureen FORBES, Jamie DERRICK, Sophia & Patrick FAZACKERLEY, Sue & Mark DREIMANN, Emma & Adrian HALLIDAY and Pauline & Dirk STEGINK	220 Howden Road, Howden 226 Howden Road, Howden 228 Howden Road, Howden 230 Howden Road, Howden 232 Howden Road, Howden 238 Howden Road, Howden 244 Howden Road, Howden 254 Howden Road, Howden	Landscape Conservation Zone
269	Heather MCCALLUM & Royce SALTER	Simpsons Bay 7150	Landscape Conservation Zone
270	Heather GLASSCOCK & Jennifer O'BRIEN	166 Kregors Road, Gordon	Landscape Conservation Zone
271	Andrew HINGSTON	7 Dennes Road, Barnes Bay	Bruny Island SAP and General
272	Luke RASMUSSEN	3856 Bruny Island Main Road, Alonnah	Landscape Conservation Zone
273	Blackmans Bay Community Association	Blackmans Bay 7052	General
274	Brendan CHARLES	18 Stringybark Road, Bonnet Hill	Blackmans Bay Bluff and Bonnet Hill SAPs, Priority Vegetation Area Overlay, Landscape Conservation Zone and Bushfire
275	Lachlan JOYCE	14 Batchelors Road, Sandfly	Rural Zone
276	Jim MULCAHY	N/A	Bruny Island SAP, Agriculture Zone
277	Jeremy MUIR	1795 Bruny Island Main Road, Great Bay	Landscape Conservation Zone and Rural Zone and Bruny Island SAP.

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
278	Josephine CLAYTON	49 Blyth Parade, Great Bay	Bruny Island SAP
279	Jody NICHOLS	170 Old Bernies Road, Margate	Landscape Conservation Zone
280	Gillian FOWLER	31 Apollo Bay, North Bruny	Landscape Conservation Zone and Bruny Island SAP
281	Dianne & Michael COWEN	9 Glenbower Court, Margate	Rural Living Zone
282	George STAMATAKAPoulos	1869 Bruny Island Main Road, Great Bay	Landscape Conservation Zone
283	Catherine & Scott COAD	11 Slatterys Road, Electrona	Rural Living Zone
284	Ashley KESTLE & Todd MICHAEL	18 Jack Dwyer Drive, Alonnah	Landscape Conservation Zone and Bruny Island SAP
285	Andrea YOUNG	Unit 1/26 Ocean Esplanade, Blackmans Bay	General
286	Amy SHAW	524 Tinderbox Road, Howden	Landscape Conservation Zone
287	Elizabeth RODD	60 Clear Creek Road, Woodbridge	Rural Zone
288	PDA Surveyors obo Hartman Holdings	54 Esplanade, Margate	Low Density Residential Zone
289	Nathan GRAY	41 Alfreds Gardens, Kingston	Environmental Management Zone and Urban Mixed Use Zone
290	PDA Surveyors obo C HARTMAN	149 Beach Road, Margate	Low Density Residential Zone
291	Matt DUNCAN & Chrystal FRENCH	1001 Killora Road, North Bruny	Landscape Conservation Zone
292	Akram HAMEED	49 Scotts Road, Kingston	Landscape Conservation Zone and Scenic Protection Area Overlay
293	Mark DE DEUGE	P758 Blue Gate Road, Margate	Landscape Conservation Zone
294	Sarah KEEN	25 Hinman Drive, Kingston	Landscape Conservation Zone
295	Michele GELORMINI	25 Hinman Drive, Kingston	Landscape Conservation Zone
296	Mathew MUSKETT	N/A	General
297	Anita REYNOLDS	81 Frosts Road, Margate	Rural Living Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
298	Rob & Kate MONTY	301 Woodbridge Hill Road, Woodbridge	Rural Zone
299	PDA Surveyors obo Hartman Holdings	56 Esplanade, Margate	Low Density Residential Zone
300	Marcus & Jan RICHARDS	87 Bruny Island Main Road, Dennes Point	Bruny Island SAP
301	Charles BECKITT	3 Sawdust Road, Adventure Bay	Landscape Conservation Zone and Low Density Residential Zone
302	Dan FITZGERALD obo Tasiliquid Gold Honey	2184 Bruny Island Main Road, Bruny Island	Landscape Conservation Zone
303	Steve WASS	55 Estuary Drive, Blackmans Bay	Landscape Conservation Zone
304	Lesley MACKAY & Bernard MOGIELNICKI	155 Fehres Road, Margate	Landscape Conservation Zone, Scenic Protection Area Overlay and Priority Vegetation Area Overlay
305	Kim & David WILLIAMS	1005 Adventure Bay Road, Adventure Bay	Major Tourism Zone
306	Sophie LOMAS	25 Stringybark Road, Bonnet Hill	Landscape Conservation Zone and Bonnet Hill SAP
307	Josh WESTLAND	1000 Huon Road, Neika	Landscape Conservation Zone.
308	Greg HAWTHORNE	3042 Channel Highway, Kettering	Landscape Conservation Zone, Natural Values Overlay, Future Coastal Refugia and Priority Vegetation Area Overlays.
309	Britta ZUZEK	250 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone
310	Jill HICKIE & James WOOD	4 Devon Walk, Taroona	Priority Vegetation Protection Area Overlay
311	Anne & Miles HARRISON	Talone Road, Blackmans Bay	Low Density Residential Zone and all specific area plans
312	Clare HOPKINS	316 Nicholls Rivulet Road, Oyster Cove	Landscape Conservation Zone
313	Kristopher SLOT	134 Brightwater Road, Blackmans Bay	Landscaping Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
314	Geoffrey SMITH	23 Stringybark Road, Bonnet Hill	Bonnet Hill SAP and Bushfire-Prone Hazard Code
315	Carolyn JONES	49 Nebraska Road, Dennes Point	Bruny Island SAP
316	Simon ALLSTON & Janeil HALL	321 Bruny Island Main Road, North Bruny	Bruny Island SAP
317	Donald & Erica HODKINSON	34 Denehy Road, Kingston	Rural Living Zone, Priority Vegetation Area Overlay and Scenic Protection Area Overlay
318	James ROLLINSON	170 Old Bernies Road, Margate	Landscape Conservation Zone
319	Domenico CAPECE	22 Oakleigh Avenue, Taroona	General
320	Michael SOUTER	58-60 Medhurst Road, Oyster Cove	Landscape Conservation Zone, Rural Zone and SPPs
321	Helen & Ian WOOLWARD	94 Thomsons Road, Allens Rivulet	Rural Zone
322	Bruce HAYWOOD & Karen KENNEDY, Jill & John SMITH, Hayley & Rowan STRUTT and Briony PATTERSON & Stanley ROBERT	122 Manuka Road, Oyster Cove 116 Manuka Road, Oyster Cove 110 Manuka Road, Oyster Cove 66 Manuka Road, Oyster Cove	Landscape Conservation Zone
323	Lorell WELTMAN	107 Palmers Road, Oyster Cove	Landscape Conservation Zone
324	Mark MATHER	107 Palmers Road, Oyster Cove	Landscape Conservation Zone
325	Bernadette BRINKHOFF	517 Nierinna Road, Margate	Landscape Conservation Zone
326	Siobhan GASKELL	N/A	Kingborough Coastal Settlement SAP, Bruny Island SAP
327	Kristine JONES	Lot 1 Bruny Island Main Road	Landscape Conservation Zone
328	Jill WINTER	159 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone
329	Jessi SALONEN	301 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
330	Charles BIGGINS	731 Leslie Road, Leslie Vale	Specific Area Plans, Priority Vegetation Area Overlay,
331	Marjorie WILSON	90 Ferry Road, Kettering	Kingborough Coastal Settlement SAP and Priority Vegetation Area Overlay
332	Marcus BARTON	139 Clarks Road, Lower Longley	Landscape Conservation Zone
333	Mark BEATON	120 McPhersons Road, Adventure Bay	Agriculture Zone
334	Jill WINTER	167 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone
335	Jill WINTER	155 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone
336	Jill WINTER	151 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone
337	Jill WINTER	147 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone
338	Leith MCDOUGALL	Summerleas Road, Kingston	Landscape Conservation Zone
339	Alicia & Clayton JOHNSTON	489 Tinderbox Road, Tinderbox	Landscape Conservation Zone, Priority Vegetation and Kingborough Council Biodiversity Offset Policy
340	Vitality Town Planning obo Elizabeth LLOYD	52 Cemetery Road, Lunawanna	Rural Zone and Natural Values Overlay
341	Lyndon GLANCY & Nicole CRESTANI	450 Woodbridge Hill Road, Woodbridge	Landscape Conservation Zone
342	William REYNOLDS	40 Llantwit Road, Woodbridge	Rural Living, Heritage and Priority Vegetation Area Overlays
343	Charles BUTLER	Simpsons Bay 7150	Landscape Conservation Zone
344	PDA Surveyors obo Philip & Jenna DE JONG, Ashley & Yeng DALES and John AYERS & Catherine SOMERS	Burwood Drive, Blackmans Bay	Burwood Drive SAP and Low Density Residential Zone and Priority Vegetation Area Overlay
345	Vicki SANDFORD	Simpsons Bay 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
346	PDA Surveyors obo Philip DE JONG	54 Burwood Drive, Blackmans Bay	Burwood Drive SAP and Low Density Residential Zone and Priority Vegetation Area Overlay
347	PDA Surveyors obo Pulse Bush and Sea Pty Ltd	17 Lockleys Road, Adventure Bay	Landscape Conservation Zone, Environmental Management Zone and Bruny Island SAP
348	Glenis HARBUTT	2 Billanbri Court, Blackmans Bay	Landscape Conservation Zone
349	Sandra & Sean BRADY	299 Llantwit Road, Woodbridge	Landscape Conservation Zone
350	Joanne NAYLOR	153 Church Road, Barnes Bay	Bruny Island SAP
351	Lilli HARRISON	24 Stringybark Road, Bonnet Hill	Bonnet Hill SAP, Priority Vegetation Area Overlay and Bushfire Prone Areas Overlay
352	Sam REES	275 Sandfly Road, Margate	Rural Zone
353	Cameron RAE	58 Pullens Road, Woodbridge	Agriculture Zone
354	Caroline WALLIS	20 Tyndall Road, Bonnet Hill	Low Density Residential Zone and Bonnet Hill SAP
355	Christopher BREARLY	153 Church Road, Barnes Bay	Bruny Island SAP
356	Ashley HOPWOOD obo Rodney HOPWOOD	170 Sharps Road, South Bruny	Landscape Conservation Zone
357	Kristy & Damien SUTER	212 Summerleas Road, Kingston	Landscape Conservation Zone, Scenic Protection Area Overlay and Natural Values Overlay
358	T ynella & John RAMSDEN	30 Oxleys Road, Kettering	Kingborough Coastal Settlement SAP and Priority Vegetation Area Overlay
359	Kai & Naomi VAN DEN HOFF	100 Fehres Road, Margate	Rural Living Zone
360	William REYNOLDS	455 Manuka Road, Kettering	Landscape Conservation Zone
361	PDA Surveyors obo Dean HOWELL & Elizabeth RODDA	49 Hayes Road, Adventure Bay	Rural Living Zone
362	Scott ANDERSON	Allens Rivulet 7150	Environmental Management Zone
363	Silas GELORMINI-KEEN	25 Hinman Drive, Kingston	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
364	PDA Surveyors obo Bayidu Pty Ltd	542-552 Channel Highway, Bonnet Hill	Blackmans Bay Bluff and Bonnet Hill SAP and Rural Living Zone
365	Hendrik CAMPHOR	6 Cox Place, Dennes Point	Landscape Conservation Zone and Bruny Island SAP
366	Mark MATHER & Ors	N/A	Bruny Island SAP
367	PDA Surveyors obo Jan GLOVER & David STARY	50 Hayes Road, Adventure Bay	Bruny Island SAP
368	Paul & Rachel BOOKER	3552 Channel Highway, Woodbridge	Rural Living Zone
369	Margaret MCQUEEN	45 Snug Tiers Road, Snug	Rural Zone
370	Hilary FLETCHER	230 Snug Falls Rod, Snug	Landscape Conservation Zone
371	Bernadette HENRY	5120 Channel Highway, Gordon	Landscape Conservation Zone
372	Kingborough Council Planning Authority	N/A	General and S35G matters
373	NC McGuire & Associates obo Bart VANDERAA	78 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone
374	Stuart LLOYD	10 Admiral Court, Blackmans Bay	Landscape Conservation Zone
375	Robert & Glynis SMITH	443 Tinderbox Road, Tinderbox 445 Tinderbox Road, Tinderbox 447 Tinderbox Road, Tinderbox 449 Tinderbox Road, Tinderbox 451 Tinderbox Road, Tinderbox 455 Tinderbox Road, Tinderbox 459 Tinderbox Road, Tinderbox 461 Tinderbox Road, Tinderbox	Landscape Conservation Zone
376	Julian BUSH	136 Simpsons Bay, Simpsons Bay Lot 3/3261 Bruny Island Main Road, South Bruny	Rural Zone and Agriculture Zone
377	Julian BUSH	Lot 1/2160 Bruny Island Main Road, Great Bay Lot 2/2160 Bruny Island Main Road, North Bruny Lot 3/2160 Bruny Island Main Road, North Bruny	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
378	Nils BUSH	Lot 1/2160 Bruny Island Main Road, Great Bay Lot 2/2160 Bruny Island Main Road, North Bruny Lot 3/2160 Bruny Island Main Road, North Bruny	Landscape Conservation Zone
379	Julian BUSH	N/A	Landscape Conservation Zone
380	Owen & Dianne CARINGTON SMITH	Lot 1/347 Simpsons Bay Road, Simpsons Bay 349 Simpsons Bay Road, Simpsons Bay 351 Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone
381	Graham & Rosemary RAE	99 Clear Creek Road, Woodbridge 160 Pullens Road, Woodbridge	Agriculture Zone, Landscape Conservation Zone, Rural Zone, Rural Living Zone and Overlays.
382	Andrew HO & Kate GREGORY	343 Whittons Road, Kettering	Landscape Conservation Zone and Priority Vegetation Area Overlay.
383	Klasina ABETZ-VISSE	188 Kaoota Road, Kaoota	Landscape Conservation Zone. Bushfire Management
384	Morgan MCGUIRE	18 Silkwood Court, Blackmans Bay	Low Density Residential Zone, Burwood Drive SAP and Priority Vegetation Area Overlay
385	John & Veronika MADDOCK	1 Maddocks Road, Kingston 1A Maddocks Road, Kingston 105 Maddocks Road, Kingston	Agriculture Zone and Landscape Conservation Zone
386	Michael CUTHBERT	Miandetta Drive, Margate	Bushfire concerns
387	Jon STANGER	45 Snug Tiers Road, Snug	Rural Zone
388	Michael & Sandra KELLY	Slab Road, Middleton	Landscape Conservation Zone and Scenic Protection Area Overlay
389	ERA Planning obo Various	14 Adventure Bay Road, Adventure Bay 46 Adventure Bay Road, Adventure Bay 4333 Bruny Island Main Road, South Bruny	Rural Zone and Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
		32 Apollo Bay Road, North Bruny	
390	6ty Pty Ltd obo Redwood Holdings (Tas) Pty Ltd	165 Redwood Road, Kingston	Priority Vegetation Area Overlay
391	Elizabeth EKINS	134 Maudleys Road, Allens Rivulet	Landscape Conservation Zone
392	Paul LAYCOCK	911 Coolangatta Road, Lunawanna	Landscape Conservation Zone, Scenic Protection Area Overlay, Waterway and Coastal Protection Overlay, Priority Vegetation Area Overlay and Bruny Island SAP
393	Susan TENISWOOD	75 Tingira Road, Blackmans Bay	Landscape Conservation
394	TasWater	98 Burwood Drive, Blackmans Bay Sandfly Road, Margate 3509 Channel Highway, Woodbridge 4 Channel Highway, Kingston	Landscape Conservation Zone, Community Purpose and Attenuation Buffers
395	Wynne RUSSELL	751 Van Morey Road, Margate	Landscape Conservation Zone
396	Frank & Janet DE HOOG	64A Channel Highway, Kingston	Environmental Management Zone, Priority Vegetation Area Overlay
397	The JAC Group	68 Maddocks Road, Kingston	Rural Zone, Priority Vegetation Area Overlay
398	Ted ARNOLD	47 Miandetta Drive, Margate	Bushfire
399	Robyn PERCIVAL	27 Selby Road, Kettering	General
400	Gavin BERRY	908 Coolangatta Road, Lunawanna	Rural Zone and Bruny Island SAP
401	Matthew HEEREY	101 Hill Street, Middleton	Landscape Conservation Zone
402	Gray Planning	Kingston Beach 7050	Low Density Residential Zone
403	Taroona Environment Network	Taroona Park, Taroona Rotary Centennial Park, Kingston Beach	Recreational Zone and Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
404	Sioban BERRY	908 Coolangatta Road, Lunawanna	Rural Zone and Bruny Island SAP
405	Julianne BERRY	908 Coolangatta Road, Lunawanna	Rural Zone and Bruny Island SAP
406	Alison CLARK-BROWN	108 Ferry Road, Kettering	Landscape Conservation Zone
407	Judy, Stephen & Greg DOLLIVER	251 Channel Highway, Taroona	Landscape Conservation Zone.
408	Graham & Cheryl DAVIS	46 Jindabyne Road, Kingston	Landscape Conservation Zone, Bushfire
409	Kylie MATTEN	3 Ulandi Court, Blackmans Bay	Landscape Conservation Zone
410	Scott LAUGHLIN	3 Ulandi Court, Blackmans Bay	Landscape Conservation Zone
411	Amy ROBERTSON	N/A	General, Landscape Conservation Zone. Priority Vegetation Area Overlay and Specific Area Plans
412	Pete DAWBORN & Cal HEATH	661 Cloudy Bay, South Bruny	Landscape Conservation Zone
413	Dark Sky Tasmania	N/A	General, Specific Area Plans
414	Alison VAN DEN BERG	1043 Lighthouse Road, South Bruny	Landscape Conservation Zone and Bruny Island SAP
415	Billett Legal obo AAD Nominees Pty Ltd	203 Channel Highway, Kingston Lot 2 Channel Highway, Kingston	Environmental Management Zone, Kingston Southern Gateway SAP
416	Helen SMYTH	245 Simpsons Bay Road, Simpsons Bay	Bruny Island SAP
417	Dr Lewis Edward GARNHAM	200 Nebraska Road, Dennes Point	Bruny Island SAP
418	Robin COOPER	N/A	Kingborough Council Biodiversity Offset Policy
419	Louisa D'ARVILLE	N/A	Landscape Conservation Zone, Blackmans Bay Bluff SAP, Burwood Drive SAP, Natural Values Code and Overlay
420	Ian MAXWELL	22 Wootten Drive, Bonnet Hill	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
421	Michael RAWNSLEY	19-32 King Road, Lunawanna	Low Density Residential Zone
422	Robin COOPER	39-45 Estuary Drive, Blackmans Bay	Landscape Conservation Zone and Utilities zone
423	Anita BOURN obo TasNetworks	N/A	Various Zones, General and Utilities Zone, Scenic Protection Area Overlay and Priority Vegetation Area Overlay
424	Paul SCIBERRAS	71 Warremar Way, Oyster Cove	Landscape Conservation Zone
425	Arthur APTED & Pam MITCHELL	243 Lighthouse Road, Lunawanna	Bruny Island SAP and Overlays
426	Karwin Holdings Pty Ltd (Ian & Rebecca Morden)	225 Nebraska Road, North Bruny	Agriculture Zone, Landscape Conservation Zone and Bruny Island SAP
427	Toni DONNELLY	1000 Cloudy Bay Road, South Bruny	Landscape Conservation Zone
428	Sean & Nicki WICKS	57 Estuary Drive, Blackmans Bay	Landscape Conservation Zone, Overlays
429	Tasmanian Fire Service (Tom O'Connor)	N/A	General, Bushfire Prone Overlay and Burwood Drive SAP
430	Josh GRAEME-EVANS	1 Ulandi Court Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Unit 3/98 Mount Louis Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	145 Slattery's Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Unit 2/98 Mount Louis Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Unit 1/98 Mount Louis Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	941 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1/347 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	505 Killora Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	10 Atunga Street Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	420 Nebraska Road Killora TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	349 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	449 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	285 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	987 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Jindabyne Road Kingston Beach TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	418 Nebraska Road Killora TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Nicholls Rivulet Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	327 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1117 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1900 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	52 Groningen Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	438 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Nierinna Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1/277 Bonnie Brae Road Bonnet Hill TAS 7053	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	17 Sproules Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	301 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	401 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1070 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2909 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 5 Hickmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	351 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Ferryview Jetty 465 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	433 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	240 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	794 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	299 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	299 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	441 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	342 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	40 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	387 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	290 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1 Bonnie Brae Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	414 Nebraska Road Killora TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	8 Bonnie Brae Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	68 Blue Gate Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	199 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	480 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1316 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	370 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2865 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	289 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	50 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	32 Behrens Road Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	377 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	40 Wolfes Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	266 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	422 Nebraska Road Killora TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	52 Lockleys Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Bonnie Brae 27 Bonnie Brae Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	427 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Oxleys Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	193 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	92 Groningen Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	489 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1999 Huon Road Longley TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	793 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	799 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	11 Bonnie Brae Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2935 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	370 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	18 Groningen Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	232 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	15 Atunga Street Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	150 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	323A Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	485 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	82 Groningen Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Alderley 290 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	470 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	292A Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	515 Lennon Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	475 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	86A Ferry Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	493 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	517 Nierinna Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	212 Bruny Island Main Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	395 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	769 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1818 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	N/A	Landscape Conservation Zone
430	Josh GRAEME-EVANS	401 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	430 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	534 Old Station Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	534 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	233 Apollo Bay Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	332 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	645 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	147 Coxs Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	367 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	297 Howden Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	122 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	165 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	14 Wootten Drive Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	789 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	35 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	499 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	7 Heath Court Kingston Beach TAS 7050	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	21 Epacris Court Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	130 Longmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 2 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Garden Cottage 344 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	136 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	47 Miandetta Drive Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	39 Miandetta Drive Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5 Heath Court Kingston Beach TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	22 Wootten Drive Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1 Sedgebrook Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5009 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Katandra 310-316 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	6 Heath Court Kingston Beach TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	10 Admiral Court Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	51 Lockleys Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	10 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2 Bonnie Brae Road Bonnet Hill TAS 7053	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	263 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	680 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	6 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	213 Talbots Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	29 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	370 Nebraska Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	527 Tinderbox Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	324 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	110 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	9 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	374 Nebraska Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	7 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	499A Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	525 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	176 Redwood Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	41 Wootten Drive Bonnet Hill TAS 7053	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	P 2310 Slab Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	94 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	121 Fehres Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	6 Kunzea Road Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	105 Nebraska Road Dennes Point TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	3074 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	22 Taronga Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	367 Brightwater Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	419 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	20 Epacris Court Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	9 Epacris Court Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	20 Longmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	40 Wootten Drive Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	24 Honeysuckle Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	151 Coningham Road Coningham TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	4 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	56 Groningen Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	795 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	10 Wolfes Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	635 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	14C Bonnie Vale Drive Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	318 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2 Wootten Drive Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	434 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	23 Paraweenah Road Alannah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	27 Lighthouse Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2 Sedgebrook Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	209 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	15 Warremar Way Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	80 Clarks Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	14 Mulcahys Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	332 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	58 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	120 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	195 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	300-308 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	186 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	320 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	37-45 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	88 Palmers Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	137 Andersons Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	25 Malwood Court Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2929 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1110 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	106 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	32 Apollo Bay Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2891 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1/1271 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2 Ulandi Court Blackmans Bay TAS 7052	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	1000 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	13 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	12 Atunga Street Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	226 Howden Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	436 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	989 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	446 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	322 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	60 Wilsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	692 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	47 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	39 Wilsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	16-40 Estuary Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	550 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	19 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5292 Channel Highway Gordon TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	24 Epacris Court Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	164 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	192 Devlyns Road Birchs Bay TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	532 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	106 Blue Gate Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	13 Wandella Avenue Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	412 Nebraska Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	22 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	250 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1 Wootten Drive Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	49 Wilsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	292 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	629 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	128 Hickmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	7 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	29 Balleny Drive Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	461 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	214 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	429 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	15-23 Estuary Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	108 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	489 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	20 Valley View Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	42 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	499 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Torridon 116 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	58 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	479 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	381 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	20 Cloudy Bay Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	118 Fehres Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	19 Balleny Drive Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	27-35 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	33 Valley View Road Margate TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	483 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	129 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	683 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	158 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	315 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	495 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	472 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	168 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	459 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	35 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	298 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	488 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	492 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	29 Mathinna Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	54 Wilsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	54 Hill Street Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	26 Malwood Court Blackmans Bay TAS 7052	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	350 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	236 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	32A Groningen Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	486 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	520 Tinderbox Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	682 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	311 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	47-55 Estuary Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	215 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	181 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	529 Tinderbox Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	210 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	185 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	653 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	110 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	128 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	203 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	221 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	321 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 2 Sheepwash Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	32 Mathinna Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	202 Cloudy Bay Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	37 Bonnie Brae Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	177 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	24 Balleny Drive Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	140 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	51-69 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	214 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	16 Russell Street Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	29 Epacris Court Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	449 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	37 McQueens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	132 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	11 Valley View Road Margate TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	121 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 200 Talbots Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5263 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	23 Coolangatta Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	443 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	451 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	435 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	522 Tinderbox Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	8 Taronga Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	269 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	540 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	19 Valley View Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5000 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	112 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	78 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	201 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	721 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	24 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	86B Ferry Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	482 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	175 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	720 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	90 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	29 Petterd Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	528 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	338 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	30 Doughboy Drive Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	375 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1 Billanbri Court Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	25 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	80 Mountain Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	220 Howden Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28 Mathinna Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	11-23 Malwood Court Blackmans Bay TAS 7052	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	530 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	119 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	118 Hickmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	314 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	217 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	17 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Wood Stock 379 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	466 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	30 Cloudy Bay Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	115 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	173 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	435 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	104 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	19 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	34 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	140 Hickmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	3 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	69 Warremar Way Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	23 Valley View Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 1152 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	349 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Singing Birds 3057 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	39-45 Estuary Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	90 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	3 Mulcahys Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	190 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	108 Ferry Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	110 Bruny Island Main Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	33-37 Estuary Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	4 Ulandi Court Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	99 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	250 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	659 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	125 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	240 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	226 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	27-31 Estuary Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	209 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	490 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	103 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	109 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	7 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	23 Wilsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	43 Wilsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5030 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	32 Valley View Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	32-36 Lynden Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	294 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	224 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	234 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	122 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	P 1221 Russell Street Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	462 Tinderbox Road West Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	43 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	113 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	439 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	50 Christella Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	60 Warremar Way Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	320 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5 Taronga Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	27 Balleny Drive Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	48 Wootten Drive Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1910 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	252 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	20 Russell Street Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	524 Tinderbox Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	455 Manuka Road Kettering TAS 7155	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	35 Malwood Court Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	137 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	494 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	194 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	30 Valley View Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	220 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2-6 Taronga Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	473 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	437 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28-34 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	451 Nebraska Road Killora TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	246 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	320 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	100 Hickmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	127 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	16 Mathinna Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	163 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	42-50 Estuary Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	201 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	12-14 Taronga Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	80 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28 Mount Louis Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	470 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	71-85 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	45 Youngs Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	380 Lennon Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	43 Christella Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Culbone 344 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5050 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	295 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	56 Wilsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	329 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	291 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	30 Balleny Drive Oyster Cove TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	44 Jindabyne Road Kingston Beach TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	38 Miandetta Drive Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	433 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	297 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	70 Coxs Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	498 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	146 Coxs Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	31 Valley View Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5220 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	484 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	228 Howden Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	310 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	229 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	470 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	77 McQueens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	D'Entrecasteaux 378 Manuka Road Kettering TAS 7155	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	202 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	247 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1004 Adventure Bay Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	171 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	31 Warremar Way Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	321 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	508 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	323 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	727 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	35 Beach Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5256 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1 Taronga Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	110 Ferry Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	262 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	124 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	72 Warremar Way Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	470 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	76 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	22 Doughboy Drive Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	24 Russell Street Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	35 Wilsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	70 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	426 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	3 Sawdust Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	182 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	213 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	216 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	49 Coolamon Road Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	317 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	465 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	405-423 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5250 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	46-56 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	78 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	225 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	305 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	81 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	9 Petterd Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	157 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	445 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	216 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	99 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	338 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	440 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	410 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	167 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	7 Serena Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	29 Christella Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	432 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	333 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	196 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	359 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	66 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	15 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5274 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	65 Pioneer Road Kaoota TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Earlwood Court Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	347 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	341 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	75 Coolamon Road Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	16 Sedgebrook Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	480 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	135 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	368 Nebraska Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	940 Adventure Bay Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	376 Lennon Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	71 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	142 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	41 Paraveena Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2 Billanbri Court Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Slab Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	CityLight Church 150 Redwood Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	299 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	75 Tingira Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	110 Mulcahys Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	3 Ulandi Court Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	48 Miandetta Drive Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	51 Miandetta Drive Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	389 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	94 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	37 Youngs Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	336 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	129 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	177 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	46 Youngs Road Apollo Bay TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	Lot 2 Devlyns Road Birchs Bay TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	265 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	47 Wootten Drive Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	263 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	32 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	671 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	45 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	127 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	511 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	123 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	134 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	249 Llantwit Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	309 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	241 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5100 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	200 Bruny Island Main Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	120 Mulcahys Road Apollo Bay TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	166 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	513 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	481 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	71 Warremar Way Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	90 Coxs Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	22 Longmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	240 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	424 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	123 Fehres Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	250 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	167 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	259 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	254 Howden Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	197 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Scotts Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	249 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	375 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	355 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	18 McQueens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Oak Tree Retirement Village 14 Celery Top Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	88 Saddle Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	44 Christella Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	751 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	239 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	52 Estuary Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	661 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	200 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	100 Mulcahys Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	47 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	279 Llantwit Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2907 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	231 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	103 Nebraska Road Dennes Point TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	20 Jannali Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	980 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	313 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	655 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	361 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	152 Fehres Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	20 Christella Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 337B Matthew Flinders Drive Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	94 Lowes Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	502 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	156 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	455 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	133 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	350 Resolution Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	96 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1233 Huon Road Neika TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	260 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	131 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	54 Wootten Drive Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	141 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	62 Lowes Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	297 Pelverata Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	221 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	277 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	3003 Bruny Island Main Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	42 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	354 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	33 Sproules Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	233 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 569 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	199 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	14 Mathinna Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	74 Massey Street Gordon TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	115 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	344 Resolution Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	430 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Serena Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	442 Allens Rivulet Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	98 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	345 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	446 Allens Rivulet Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	109 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	350 Howden Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	603 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	139 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	29 Youngs Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	153 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	890 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	47 Christella Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	395 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	12 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	494 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	32 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	428 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	4966 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	80 Mulcahys Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	30 Youngs Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	32B Groningen Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	497 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	195 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	232 Howden Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	96 Lowes Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	3856 Bruny Island Main Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	106 Vinces Saddle Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	167 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	11 Wootten Drive Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	228 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	155 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	19 Christella Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 2/27 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	12 Bonnie Brae Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	493 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	213 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	47 Wilsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5286 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	3 Billanbri Court Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	62 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	410 Leslie Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	199 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	92 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	49 Coolangatta Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	131 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	491 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	21 Mount Louis Road Tinderbox TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	85A Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1300 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	4567 Cloudy Bay Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	230 Howden Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	409 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	179 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	61 Jannali Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2893 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	55 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1000 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	51 Christella Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	23 Russell Street Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	363 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	85 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5120 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	283 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	65 Scotts Road Kingston TAS 7050	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	100 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1019 Adventure Bay Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Riverwood & River Run 52 Miandetta Drive Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	431 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	415 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	71 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	44 Jannali Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	206 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	220 Bruny Island Main Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	11 Taronga Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	438 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 3 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	235 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	159 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	High Peak 1122 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	38 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	19 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	190 Kaoota Road Kaoota TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	343 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	519 Tinderbox Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1115 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	287 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	25 McQueens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	13 Stewart Crescent Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	25 Stewart Crescent Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	25 Estuary Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	380 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	224 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	296 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	33 Pybus Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	501 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Country Comfort 3042 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	389 Manuka Road Kettering TAS 7155	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	255 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	486 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	77 Coolamon Road Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	280 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28 Paraweenah Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1232 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	251 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	99 Jamiesons Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	135 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	308 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	41 Pybus Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	325 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	242 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	419 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	16 Haigh Road Lower Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	36 Valley View Road Margate TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	124 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	221 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	83 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	370 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	74 Ferry Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	69 Parkdale Drive Leslie Vale TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	684 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 1219 Russell Street Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	66 Lynden Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	346 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	434 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	55 Miandetta Drive Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	487 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	120 Longmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1128B Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5140 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Sunnyhill 205 Whittons Road Kettering TAS 7155	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	57 Estuary Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	24 Paraweenah Road Alannah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	151 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	24 Sedgebrook Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	243 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	55 Palmers Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	643 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	72 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	64 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	210 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	200 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	90 Lowes Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	166 Kregors Road Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	390 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	437 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	13 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	136 Hickmans Road Margate TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	269 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	47 Youngs Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	80 Lowes Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	75 Mountain Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	60 Jannali Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	126 Betts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	17 Epacris Court Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	130 Hickmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	26 Honeysuckle Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Longmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	30A Groningen Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	226 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	467 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	13 Epacris Court Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	152 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	440 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	35 Bonnie Brae Road Bonnet Hill TAS 7053	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	305 Lawless Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	16 Petterd Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	49 Sproules Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	95 Palmers Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	31 Malwood Court Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	4 Billanbri Court Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	121 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	281 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	139 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5144 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	34 Mathinna Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 469 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	161 Risby Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	155 Fehres Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	427 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	740 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	154 Fehres Road Margate TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	290 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2837 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	34 Valley View Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	103 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	45 Wilsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	99 Groombridges Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	46 Jindabyne Road Kingston Beach TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	136 Maudsleys Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Casuarina 424 Nebraska Road Killora TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	89 Hill Street Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	101 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	48 Youngs Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	112 Sharps Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	134 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	231 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	220 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	7 Taronga Road Bonnet Hill TAS 7053	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	183 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	122 Mulcahys Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	59 Parkdale Drive Leslie Vale TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	101 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	471 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	101 O'Briens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	504 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 10 Lowes Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	508 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	139 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	92 Lowes Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28 Morwong Street Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	180 Bruny Island Main Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	271 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Mann & Waugh Villas 35 Pybus Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	517 Tinderbox Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	469 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	3027 Bruny Island Main Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	165 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2039 Huon Road Longley TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	33 Petterd Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	79 Parkdale Drive Leslie Vale TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	100 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	43 Pybus Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	333 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	22 Lowes Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	147 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	205 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	445 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	236 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	48 Hinman Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	206 Cloudy Bay Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lagoon Hill 2224 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	510 Nierinna Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	304 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	909 Coolangatta Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	315 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	21 Pybus Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	337 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	105 O'Briens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	10 Coolamon Road Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	447 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	51 Scotts Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1772 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	657 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	229 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	145 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	11 D'Entrecasteaux Drive North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	68 Pioneer Road Kaoota TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	37 Valley View Road Margate TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	123 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	31 Coolangatta Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	134 Maudsleys Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	214 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	328 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2025 Huon Road Longley TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	486A Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	81 Palmers Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	216 Matthew Flinders Drive Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	230 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	25 Epacris Court Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	95 Lowes Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	81 O'Briens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	318 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	44 Francis Lane Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	353 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	449 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	880 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	68B Ferry Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	184 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	342 Resolution Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	61 McQueens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Greatlands 37 Blyth Parade Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	415 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	103 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	290 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	105 Ferry Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 2 Rada Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	335 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	505 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	339 Apollo Bay Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	33 Mathinna Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	8 Elandra Road Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	160 Clarks Road Lower Longley TAS 7109	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	306 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	69 Sproules Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	143 Tinderbox Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	85 Parkdale Drive Leslie Vale TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	153 Fehres Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	503 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	25 Lighthouse Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	20 Parweena Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	210 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	454 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	244 Howden Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	32 Sedgebrook Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	39 McQueens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	238 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	316 Manuka Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28 Petterd Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 487 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	391 Leslie Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	70 Krauses Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	200 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	149 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	192 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	123 Vinces Saddle Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	148 Coxs Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	141-143 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	180 Sheepwash Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	123 Parkdale Drive Leslie Vale TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	448 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	238 Howden Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	225 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	41 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	456 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	277 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	104 Groningen Road Kingston TAS 7050	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	950 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 520 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	515 Tinderbox Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	105 Palmers Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	300 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	97 Mount Louis Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 4 Taronga Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	80 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	27 Petterd Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	25 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	37 Parkdale Drive Leslie Vale TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	100 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	160 Powers Road Lower Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	57 Cliff View Drive Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	450 Sheepwash Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	39 Apollo Bay Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 991 Palmers Road Oyster Cove TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	31 Bonnie Brae Road Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	300 Kaoota Road Kaoota TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	69 Palmers Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	26 Miandetta Drive Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 2 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	142 Oxleys Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	464 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	17 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	207 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	460 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	159 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	153 Llantwit Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 661 Halls Track Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	174 Devlyns Road Birchs Bay TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	282 Llantwit Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	333 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28 Haigh Road Lower Snug TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	307 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	300 Llantwit Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	265 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	142 Longeys Road Birchs Bay TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	237 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	21 Jannali Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	121 Talbots Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	190 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	139 Clarks Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	265 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	190 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	163 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	49 Russell Street Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	546 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	166 Cloudy Bay Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1017 Adventure Bay Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	30 Petterd Road Margate TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	137 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	344 Coningham Road Coningham TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	31 Petterd Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	322 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2160 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28 Hillcrest Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	521 Tinderbox Road Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	218 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	140 Oxleys Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	124 Mulcahys Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	911 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1015 Adventure Bay Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	540 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5278 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1880 Huon Road Longley TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	31 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	509 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	951 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5280 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Manuka 183 Manuka Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	470 Nierinna Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28 Sproules Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	55 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	42 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	179 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	501 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Glen Albyn 338 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	448A Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	175 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	35 Valley View Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	89 Parkdale Drive Leslie Vale TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	25 Petterd Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	203A Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	470A Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	159 Cloudy Bay Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5550 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	239 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2433 Channel Highway Lower Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Mavista 120 Resolution Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	241 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	284 Llantwit Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Halls Track Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	41 Cuthberts Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	390 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	188 Kaoota Road Kaoota TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	191 Brightwater Road Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	38 Orana Place Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	3832 Bruny Island Main Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	200 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	204 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1001 Killora Road North Bruny TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	690 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	330 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	39 Cuthberts Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	36 Rainbirds Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	76 Sproules Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	291 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	347 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2553 Channel Highway Lower Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	549 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	511 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	614 Stanfields Road Longley TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	6 Cox Place Dennes Point TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	31 Mudgets Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Acton House 434 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 1179 Wells Road Gordon TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	757 Channel Highway Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	143 Nicholls Rivulet Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	948 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	536 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	49 Scotts Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Gumpits Road Birchs Bay TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	55 Jamiesons Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	266 Watsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	329 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2230 Huon Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	279 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	101 Jamiesons Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 31654 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	79 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	655 Channel Highway Bonnet Hill TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	376 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	197 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	398 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	71 Mount Louis Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1/3614 Bruny Island Main Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	311 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	181 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	209 Albion Heights Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	106A Betts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 3 Lawless Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 506 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	303 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2529 Channel Highway Lower Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 905 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 467 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	36 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	125 Saddle Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	51 Pioneer Road Kaoota TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	250 Sheepwash Road Alonnah TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	P 915 McQueens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	771 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	3830 Bruny Island Main Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	235 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	63 Beadles Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	375 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	216 Devlyns Road Birchs Bay TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	109 Fitzgeralds Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	25 Moores Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	251 Kregors Road Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	180 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	181 Sheepwash Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	220 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Kismet 18 Jack Dwyer Drive Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	135 Fehres Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	80 McQueens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	190 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	323 Watsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1469 Huon Highway Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	251 Channel Highway Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	202 Devlyns Road Birchs Bay TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	360 Lennon Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	192 Devlyns Road Birchs Bay TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	214 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	106 Groningen Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	38 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	209 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	730 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	570 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	245 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 956 Powers Road Lower Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	341 Lennon Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	480 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	23 Pioneer Road Kaoota TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	151 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	40 Fossil Cove Drive Blackmans Bay TAS 7052	Landscape Conservation Zone
430	Josh GRAEME-EVANS	488 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	311 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 4038 Channel Highway Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	285 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	452 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	67 Jamiesons Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 894 Jarvis Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 2206 Halls Track Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	14 Cloudy Bay Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	30 Krauses Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 102 Lockleys Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	50 McDowall Street Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	110 O'Briens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	119 Coxs Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	350 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	450 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	425 Halls Track Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	671 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	210 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	360 Allens Rivulet Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	101 Rada Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	200 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	65 Graces Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	290 Watsons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	289 Llantwit Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	500 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	660 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	30 Haigh Road Lower Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	460 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	252 Old Station Road Lower Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	510 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	57 Mount Louis Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	309 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	267 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	420 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	30 Morphetts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1/810 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	10 Sproules Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	365 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	81 Scotts Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	110 Rada Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 1174 Slab Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	11 Hill Street Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	946 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	343 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	315 Lawless Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	71 Jarvis Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	215 Llantwit Road Woodbridge TAS 7162	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	180 Jarvis Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Halls Track Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	72 Beadles Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	810 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	430 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	678 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	135 Risby Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	300 Nicholls Rivulet Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	391 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	67 Slab Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	615 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	226 Sandfly Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	959 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	405 Whittons Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 1164 Honeys Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	252 Saddle Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Proctors Road Kingston TAS 7050	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	131 Roberts Road Kaoota TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1/70 Sproules Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	931 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 104 Lockleys Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Rose Lane Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 17 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	212 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	57 Blue Gate Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 12 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	279 Saddle Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1000 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 4 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	730 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	595 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	152 Lawless Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 15 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	203 McGowans Road Margate TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	890 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	75 Paraweenah Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	880 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	194 Devlyns Road Birchs Bay TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	61 Palmers Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	661 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	360A Lennon Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	136 Andersons Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	110 Sproules Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	344 Saddle Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	211 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	35 Mudgets Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	396 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	128 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	299 Pelverata Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	651 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	776 Van Morey Road Margate TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	1328 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1565 Channel Highway Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 657 Halls Track Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Skye Farm 39 Broughton Avenue Mount Nelson TAS 7007	Landscape Conservation Zone
430	Josh GRAEME-EVANS	697 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	403 Dulcia Road Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	512 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	139 Maudsleys Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	69 Lockleys Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	166 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	400 Allens Rivulet Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	554 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	226 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	655 Pelverata Road Kaoota TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	109 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1222 Huon Road Neika TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	64 Pregnells Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	425 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	187 Saddle Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	109 Risby Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 586 Andersons Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	631 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	57 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	57 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	135 Maudsleys Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	400 Snug Tiers Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	18 Menuggana Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	84 Clarks Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	170 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	184 Cades Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	320 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	106 Palmers Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	17 Lockleys Road Adventure Bay TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	811 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	330 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	221 McGowans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	670 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	12 Bonnie Vale Drive Howden TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	410 Allens Rivulet Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	99 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	80 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	530 Nierinna Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 4/506 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	182 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	215 Gumpits Road Birchs Bay TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Halls Track Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Redfern 884 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	736 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1/Andersons Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	28 McQueens Road Snug TAS 7054	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	237 Apollo Bay Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	24 Kellaway Road Adventure Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	540 Leslie Road Leslie Vale TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	482 Nierinna Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	130 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	656 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5168 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	124 Thomsons Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	636 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 460 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	350 Saddle Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	186 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	423 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 2/1967 Bruny Island Main Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	43 O'Briens Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Clear Creek Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2 Groningen Road Kingston TAS 7050	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	35 Broughton Avenue Mount Nelson TAS 7007	Landscape Conservation Zone
430	Josh GRAEME-EVANS	230 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	994 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	350 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	403 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	461 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	230 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	109 Powers Road Lower Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	40 Lobdales Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	651 Summerleas Road Fern Tree TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	130 Betts Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2184 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Nierinna Road, Margate	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 2/636 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	62 Krauses Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	803 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	369 Woodbridge Hill Road Woodbridge TAS 7162	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	228 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	471 Nicholls Rivulet Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	282 Old Bernies Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 5/506 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 3 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	316 Nicholls Rivulet Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 205 Wolfes Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	107 Palmers Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Kaoota Road Kaoota TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	777 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	450 Allens Rivulet Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	82 Majors Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	38A Orana Place Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	246 Sharps Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1/2503 Channel Highway Lower Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	166 Clarks Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	303 Kregors Road Gordon TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	92 Millers Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	814 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	294 Sheepwash Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	191 Kaoota Road Kaoota TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	215 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Satellite Island Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	101 Hill Street Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	260 Kregors Road Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	118 Vinces Saddle Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	79 Maddocks Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	888 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 32 Mulcahys Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	225 Nebraska Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	31 Apollo Bay Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	39 Waldie Drive Lower Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	215 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 373 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	210 Kaoota Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5334 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 2-3/266 Sheepwash Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	75 Millers Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	126 Thomsons Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	199 Cades Drive Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	243 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	100 Mountain Road Allens Rivulet TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	501 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	3866 Channel Highway Birchs Bay TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	425 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	225 Lawless Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Old Station Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	401 Dulcia Road Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1948 Huon Road Longley TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	640 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	501 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	Robeville 1967 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	345 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1000 Van Morey Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	646 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	45 Honeys Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 3 Snug Falls Road Snug TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	100 Andersons Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	61 Bradleys Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1043 Lighthouse Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 2 Channel Highway Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 914 Huon Road Neika TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	10 Pothana Road Electrona TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	140 Longmans Road Margate TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Clear Creek Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	161 Roberts Road Kaoota TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1/5370 Channel Highway Gordon TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	3614 Bruny Island Main Road Alonnah TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	5230 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	911 Coolangatta Road Lunawanna TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Waterview 585 Bruny Island Main Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	293 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 2/297 Saddle Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	400 Saddle Road Kettering TAS 7155	Landscape Conservation Zone
430	Josh GRAEME-EVANS	37 Gryces Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	648 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	218 Talbots Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 1153 Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 4 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 626 Krauses Road Lower Longley TAS 7109	Landscape Conservation Zone
430	Josh GRAEME-EVANS	642 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	175 Llantwit Road Woodbridge TAS 7162	Landscape Conservation Zone
430	Josh GRAEME-EVANS	299 Llantwit Road Woodbridge TAS 7162	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	Churchill Road Taroona TAS 7053	Landscape Conservation Zone
430	Josh GRAEME-EVANS	105 Maddocks Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2261 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	221 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2187 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	224 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	130 Nicholls Rivulet Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	424 Summerleas Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2260 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	670 Sharps Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lawrence Vale 1869 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	970 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 9 Leslie Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Ananda Road Oyster Cove TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	121 Simpsons Bay Road Simpsons Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	215 Talbots Road Sandfly TAS 7150	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	Lot 3/2160 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1/5370 Channel Highway Gordon TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	301 Halls Track Road Sandfly TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	P 1173 Slab Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	170 Sharps Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 4/777 Cloudy Bay Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	1795 Bruny Island Main Road Great Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 1 Proctors Road Kingston TAS 7050	Landscape Conservation Zone
430	Josh GRAEME-EVANS	245 Sharps Road South Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Lot 33 Mulcahys Road Apollo Bay TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	2610 Bruny Island Main Road North Bruny TAS 7150	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Tinderbox Pty Ltd 441 Tinderbox Road Tinderbox TAS 7054	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Gallaghers Road Flowerpot TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Slab Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Slab Road Middleton TAS 7163	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
430	Josh GRAEME-EVANS	Slab Road Middleton TAS 7163	Landscape Conservation Zone
430	Josh GRAEME-EVANS	Slab Road Middleton TAS 7163	Landscape Conservation Zone
431	weetapoona Aboriginal Corporation	Murrayfield Property	General
432	Dan PULLER & Judith MARSHALL	10 Beadles Road, Flowerpot	Rural Zone
433	Robert BONE	110 Snug Tiers Road, Snug	Landscape Conservation Zone, Landslip Hazard Overland and Kingborough Council Biodiversity Offset Policy.
434	Homes Tasmania (Alysia Bennett)	N/A	General, General Residential Zone, Kingston Southern Gateway SAP and Priority Vegetation Area Overlay
435	Bernard LLOYD	Wellington Park	Historic Heritage Code
436	Neil Shephard & Associates obo Frederick James GRANT	1141 Huon Road, Neika P209 Wolfes Road, Neika	Rural Zone and Rural Living Zone
437	Graeme KELLY	534 Channel Highway, Bonnet Hill	Landscape Conservation Zone
438	Pamela RABE & Roger HODGMAN	347 Manuka Road, Kettering	Landscape Conservation Zone
439	Southern Planning obo Island Bruny Management Services	N/A	Bruny Island SAP
440	Souther Planning obo Quality Life Pty Ltd	55 Thomas Road, Woodbridge	Rural Living Zone
441	Pennicott Winderness Journeys	1005 Adventure Bay Road, Adventure Bay	Bruny Island SA and Landscape Conservation Zone
442	Jacqui ROGERS	534 Channel Highway, Bonnet Hill 542-552 Channel Highway, Bonnet Hill	Landscape Conservation Zone
443	Bruce NEILL	2 Perrys Road, Woodbridge 4 Perrys Road, Woodbridge 8 Perrys Road, Woodbridge	Rural Living Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
444	Judith CAWTHORN	495 Tinderbox Road, Tinderbox	Landscape Conservation Zone
445	Angela HANLY & Dan FOWLER	1232 Huon Road, Neika	Landscape Conservation Zone
446	Cristina SIGRIST	266 Sheepwash Road, Alonnah Lot 2-3/266 Sheepwash Road, Alonnah	Landscape Conservation Zone, Overlays and Bruny Island SAP
447	Mary-Anne LEA	580 Resolution Road, Adventure Bay	Agriculture Zone
448	Brendan CHARLES	18 Stringybark Road, Bonnet Hill	Kingborough Council Biodiversity Offset Policy
449	Sarah THOMSON	129 Groombridges Road, Kettering	Landscape Conservation Zone
450	Maxine WHITFORD	N/A	General, Landscape Conservation Zone
451	Angela HANLY	1328 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
452	Angela HANLY	1316 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
453	PDA Surveyors	2176 Channel Highway, Snug	Rural Living Zone
454	Angela HANLY	1300 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
455	Angela HANLY	1271 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
456	Angela HANLY	1110 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
			Kingborough Council Biodiversity Offset Policy
457	Angela HANLY	1000 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
458	Plan Place Pty Ltd obo Jason & Valeska WINTER	108 Tinderbox Road, Tinderbox 112 Tinderbox Road, Tinderbox	Landscape Conservation Zone
459	Department of Natural Resources and Environment Tasmania (NRE)	N/A	General
460	Angela HANLY	989 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
461	Angela HANLY	987 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
462	Angela HANLY	980 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
463	Angela HANLY	950 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
464	Angela HANLY	890 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
465	Angela HANLY	165 Morphetts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
466	Angela HANLY	139 Morphetts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
467	Angela HANLY	130 Betts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
468	Angela HANLY	126 Betts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
469	Angela HANLY	115 Morphetts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
470	Angela HANLY	109 Morphetts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
471	PDA Surveyors obo Graham & Cheryl DAVIS and Judith & Susan TENISWOOD	44 Jindabyne Road, Kingston Beach 46 Jindabyne Road, Kingston Beach 75 Tingira Road, Blackmans Bay	Landscape Conservation Zone
472	Angela HANLY	106A Betts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
473	Angela HANLY	98 Morphetts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
474	Angela HANLY	96 Morphetts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
			Kingborough Council Biodiversity Offset Policy
475	Angela HANLY	94 Morpetts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
476	Tammy & Adrian (Harry) PRICE	N/A	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
477	Angela HANLY	79 Morphetts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
478	Angela HANLY	55 Morphetts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
479	Angela HANLY	30 Morphetts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
480	Angela HANLY	25 Morphetts Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
481	Angela HANLY	18 Menuggana Road, Fern Tree	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
482	Janet HANLY	1232 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
483	Joel HODSON	11 Hill Street, Middleton	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
484	Angela HANLY	69 Parkdale Drive, Leslie Vale	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
485	Angela HANLY	89 Parkdale Drive, Leslie Vale	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
486	Angela HANLY	85 Parkdale Drive, Leslie Vale	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
487	Angela HANLY	79 Parkdale Drive, Leslie Vale	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
488	Denna KINGDOM & Granger LEVER	321 Summerleas Road, Kingston 30 Old Summerleas Road, Kingston 317 Summerleas Road, Kingston 18 Old Summerleas Road, Kingston 322 Summerleas Road, Kingston	Rural Living Zone
489	Angela HANLY	37 Parkdale Drive, Leslie Vale	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
490	Angela HANLY	540 Leslie Road, Leslie Vale	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
491	Joanne SMITH	N/A	Bruny Island SAP
492	Angela HANLY	59 Parkdale Drive, Leslie Vale	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
493	Angela HANLY	123 Parkdale Drive, Leslie Vale	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
494	William CUTHBERT	2130 Huon Road, Longley	Landscape Conservations Zone
495	Anita SWARD	76 Besters Road, Lower Longley	Rural Zone
496	Helen SMYTH	N/A	Bruny Island SAP
497	Andrew CONSTABLE & Sharon O'ROURKE	362 Nierinna Road, Margate	Flood Prone Area Overlay
498	Angela HANLY	P205 Wolfes Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
499	Andrew CONSTABLE	Nierinna Road, Margate	Flood Prone Area Overlay
500	Angela HANLY	10 Wolfes Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
501	Angela HANLY	40 Wolfes Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
502	Myles CLARKSON FLETCHER	370 Nierinna Road, Margate	Kingborough Coastal Settlement SAP
503	Vanessa BECKITT	20 Paraweenah Road, Alonnah	Landscape Conservation Zone and Bruny Island SAP and Priority Vegetation Area Overlay

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
504	Erica ROBERTS	50 Rada Road, Kettering	Rural Living Zone, Low Density Residential Zone and Kingborough Coastal Settlement SAP, Bushfire concerns and Priority Vegetation Area Overlay
505	Denbeigh ARMSTRONG	135 Maudsleys Road, Allens Rivulet	Landscape Conservation Zone
506	Ben & Mikaela CHUDOSCHNIK	290 Woodbridge Hill Road, Woodbridge	Landscape Conservation Zone
507	Michael & Jude WESTLAKE	N/A	General, Landscape Conservation Zone
508	Karl & Michelle HANNEMANN	38 Hopfields Road, Margate	Landscape Conservation Zone
509	Charles & Helga GRANT	1222 Huon Road, Neika Wolfes Road, Neika Huon Road, Neika	Rural Living Zone, Landscape Conservation Zone, Bushfire concerns
510	Graham & Nikki SKINNER	156 Old Bernies Road, Margate	Rural Living Zone, Landscape Conservation Zone
511	Teisha & Aaron ARCHER, Ashley KESTLE & Todd MICHAEL and Lisa & Luke RASMUSSEN	18 Jack Dwyer Road, Alonnah 3856 Bruny Island Main Road, South Bruny 3832 Bruny Island Main Road, Alonnah	Landscape Conservation Zone and Bruny Island SAP and Priority Vegetation Area Overlay
512	Gray COOMBE	11 Slatterys Road, Electrona	Rural Living Zone
513	Matthew HORSHAM & Jane SARGISON	72 Parkdale Drive, Leslie Vale	Rural Living Zone
514	Kenneth & Karen MARSH	32 Wooreddy Road, South Bruny	Rural Zone, Bruny Island SAP, Overlays
515	Sarah OWEN & Rory HAMILTON	230 Apollo Bay Road, Apollo Bay	Bruny Island SAP
516	Rosalie MARTIN	64A Channel Highway, Kingston	Environmental Management Zone, Priority Vegetation Area Overlay
517	Poortenaar Consulting obo Terry MCCARTHY	60 Jindalee Road, Neika	Rural Zone
518	Steve PERCIVAL	N/A	General

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
519	Ireneinc Planning obo Paul GIFFORD	105 Snug Tiers Road, Snug	Waterway and Coastal Protection Area Overlay
520	Jamie KING	90 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone
521	Bruny Island Community Association Inc.	N/A	Bruny Island SAP
522	Sean FREESE	147 Tabors Road, Margate	Rural Living Zone, Landscape Conservation Zone
523	Hannah & Thomas FRIEND	323 Watsons Road, Kettering	Landscape Conservation Zone
524	Brendan CHARLES	698 Channel Highway, Bonnet Hill	Landscape Conservation Zone, Bushfire Management
525	Celia CONNOR	45 Snug Tiers Road, Snug	Rural Zone
526	Philip CULLEN	402 Bruny Island Main Road, North Bruny	Landscape Conservation Zone and Bruny Island SAP
527	Chris EGAN	12 Delmore Place, Margate	Low Density Residential Zone and Environmental Management Zone
528	Jamie COWEN & Andrea KITTO	675 Sandfly Road, Sandfly	Rural Living Zone
529	Kevin BREWSTER & Leonie STEWART	3830 Bruny Island Main Road, Alonnah	Zoning, Overlays and Bruny Island SAP
530	John & Susan WARDLE	585 Bruny Island Main Road, North Bruny 1140 Killora Road, North Bruny	Landscape Conservation Zone, Environmental Management, Bruny Island SAP
531	BRG Tas Pty Ltd	87 Kingston View Drive, Kingston 55 Kingston View Drive, Kingston 57 Kingston View Drive, Kingston 59 Kingston View Drive, Kingston 61 Kingston View Drive, Kingston 63 Kingston View Drive, Kingston 65 Kingston View Drive, Kingston 67 Kingston View Drive, Kingston 81 Kingston View Drive,	Low Density Residential Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
		Kingston 83 Kingston View Drive, Kingston 85 Kingston View Drive, Kingston	
532	Richard MARTIN	64A Channel Highway, Kingston	Environmental Management Zone, Priority Vegetation Area Overlay
533	Judith TENISWOOD	44 Jindabyne Road, Kingston Beach	Landscape Conservation Zone
534	Christopher JOHNSTON	3057 Channel Highway, Kettering	Landscape Conservation Zone
535	Robin COOPER	10 Admiral Court, Blackmans Bay	Landscape Conservation Zone
536	Melissa WHITE	494 Manuka Road, Kettering	Landscape Conservation Zone
537	All Urban Planning obo Nikitaras Pty Ltd	24 Browns Road, Kingston	Rural Living Zone
538	Stephen BROWN	Snug 7054 Margate 7054	General Residential Zone
539	Samantha WOODHOUSE	398 Old Bernies Road, Margate	Landscape Conservation Zone and all SAPs
540	Vince & Jenny SORRENTINO	Not specified	General
541	Tim GAMAGE obo The Gamage Family Trust	425 Allens Rivulet Road, Allens Rivulet	Rural Living Zone
542	Alexandra HIRSCH	446 Manuka Road, Kettering	Landscape Conservation Zone
543	Megan COOPER	80 Brightwater Road, Blackmans Bay	Landscape Conservation Zone, Scenic Protection Area Overlay, Priority Vegetation Area Overlay
544	Sonya & Gordon MOON	94 Woodbridge Hill Road, Woodbridge	Agriculture Zone
545	Bronte TILBROOK	40 Hopfields Road, Margate	Rural Living Zone, General

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
546	Patricia PRIOR	472 Tinderbox Road, Tinderbox	Landscape Conservation Zone
547	Daniel MURTAGH	134 Manuka Road, Oyster Cove	Landscape Conservation Zone
548	Robin COOPER	Howden 7054	Landscape Conservation Zone, Priority Vegetation Area Overlay and Scenic Protection Area Overlay
549	Friends of North Bruny Inc, Bruny Island Community Association & Bruny Island Environment Network	N/A	Bruny Island SAP
550	Chloe & Oliver BIBARI	N/A	Burwood Drive SAP and Blackmans Bay Bluff SAP
551	Reinder VISSER	25 McGuire's Road, Kaoota	Rural Zone
552	Robin COOPER	112 Tinderbox Road, Blackmans Bay	Utilities Zone and Landscape Conservation Zone
553	Friends of North Bruny Inc	N/A	Bruny Island SAP
554	Reinder VISSER	655 Pelverata Road, Kaoota	Landscape Conservation Zone
555	Mary Ann's Island Pty Ltd	112 Tinderbox Road, Blackmans Bay 116 Tinderbox Road, Blackmans Bay	Utilities and Landscape Conservation Zone
556	Greg WHITTEN obo Althaea Pty Ltd	136 Maudsleys Road, Allens Rivulet	Landscape Conservation Zone
557	Jenni JOHNSTONE	532 Channel Highway, Bonnet Hill	Landscape Conservation Zone
558	Penny EGAN	12 Delmore Place, Margate	Low Density Residential Zone and Environmental Management Zone
559	Mark PERRY	9 Hopfields Road, Margate	Rural Living Zone
560	Gray COOMBE	61 Slatterys Road, Electrona	Rural Living Zone
561	Matthew HEEREY	235 Lighthouse Road, South Bruny	Agriculture Zone and Landscape Conservation Zone
562	Jamie EDWARD	4078 Bruny Island Main Road, Alonnah	Bruny Island SAP, Low Density Residential Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
563	Raymond LITTLEFIELD	315 Lawless Road, Margate	Landscape Conservation Zone and Scenic Protection Area Overlay
564	Bruny Island Environment Network Inc	N/A	Bruny Island SAP
565	Amy & Simon DEWHURST	29 Culbara Road, Electrona	Rural Living Zone, Landscape Conservation Zone
566	Jacqueline PERKINS & Christopher BARNETT	104 Adventure Bay Road, Bruny Island	Scenic Protection Area Overlay and Code
567	Angela & Janet HANLY	1070 Huon Road, Neika	Landscape Conservation Zone, Priority Vegetation Area Overlay and Scenic Protection Area Overlay.
568	Ryan MANNING	Hinman Drive, Kingston	Landscape Conservation Zone
569	Ian KING	198 Saddle Road, Kettering	Rural Living Zone
570	Robyne KERR	2346 Channel Highway, Lower Snug	Kingborough Coastal Settlement SAP
571	Matt SUFFOLK	N/A	Burwood Drive SAP
572	Red Seal Planning obo Phillip OVEREEM	425 Summerleas Road, Kingston 423 Summerleas Road, Kingston	Landscape Conservation Zone, Scenic Protection Area Overlay
573	Bernadette DEAN	3 Lumeah Road, Adventure Bay	Landscape Conservation Zone, Bruny Island SAP and Kingborough Council Biodiversity Offset Policy
574	Mark & Monique LANGRIDGE	106 Tinderbox Road, Blackmans Bay 112 Tinderbox Road, Blackmans Bay 116 Tinderbox Road, Blackmans Bay	Landscape Conservation Zone and Utilities
575	Diane CROSDALE	N/A	Bruny Island SAP
576	Rina LITTLEFIELD	530 Nierinna Road, Margate	Landscape Conservation Zone and Scenic Protection Area Overlay
577	Jill WEEDING	17 Sawdust Road, Adventure Bay	Rural Zone and Bruny Island SAP

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
578	Kenneth MARSH	3383 Bruny Island Main Road, South Bruny	Bruny Island SAP and Overlays
579	Kenneth MARSH	3434 Bruny Island Main Road, South Bruny	Agriculture Zone, Bruny Island SAP and Overlays
580	Kenneth MARSH	142 Wooreddy Road, South Bruny	Rural Zone, Bruny Island SAP and Overlays
581	Kristine JONES	110 Bruny Island Main Road, North Bruny	Landscape Conservation Zone
582	Jo LANDON	121 Hickmans Road, Margate	General, Landscape Conservation Zone, Scenic Protection Area Overlay, Priority Vegetation Area Overlay and Specific Area Plans
583	Amy SHARP	170 Old Bernies Road, Margate	Landscape Conservation Zone.
584	Therese EGAN	338 Manuka Rd, Kettering	Landscape Conservation Zone
585	Matthew LAMB	338 Manuka Road, Kettering	Landscape Conservation Zone
586	John & Lynne MURRAY	376 Nierinna Road, Margate	Flood Prone Overlay
587	Andrew FYFE	44 Frosts Road, Margate	Rural Living Zone, Scenic Protection Area Overlay and Bushfire Risk
588	Lorna BARRETT	135 Manuka Road, Oyster Cove	Landscape Conservation Zone
589	Guy & Ann-Marie WILLIAMS	42 Manuka Road, Oyster Cove	Landscape Conservation Zone
590	Neil LANDON	121 Hickmans Road, Margate	Landscape Conservation Zone, Scenic Protection Area Overlay and Kingborough Council Biodiversity Offset Policy
591	Matthew HEEREY	N/A	Bruny Island SAP
592	Nikola LYTTON	N/A	General
593	Gavin GROOMBRIDGE obo Peter GROOMBRIDGE	3120 Channel Highway, Kettering	Various zones
594	Ruby LANDON	121 Hickmans Road, Margate	General, Rural Living Zone, Scenic Protection Area Overlay and Bushfire Concerns
595	Jamie NEYLAND	N/A	Bruny Island SAP

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
596	Ronald George HALL	N/A	Bruny Island SAP
597	Jamie NEYLAND	Simpsons Bay 7150	Landscape Conservation Zone
598	Zara GERVEN	234 Tinderbox Road, Tinderbox	Landscape Conservation Zone, Natural Values Overlay, Scenic Protection Area Overlay and Biodiversity Offset Policy
599	Rose LANDON	121 Hickmans Road, Margate	General, Priority Vegetation Overlay, Scenic Protection Area Overlay. Landscape Conservation Zone
600	David WEBB	N/A	General
601	Michael CRETAN	989 Huon Road, Neika	Landscape Conservation Zone
602	Adam FOWLER & Alexandra SUGDEN	N/A	Bruny Island SAP
603	Saul DARBY	Simpsons Bay Road, Simpsons Bay	Landscape Conservation Zone and Bruny Island SAP
604	Department of State Growth (DSG)	N/A	General
605	Fiona DE KIEVIT	89 Hackford Drive, Kingston	Landscape Conservation Zone
606	Trevor DE KIEVIT	89 Hackford Drive, Kingston	Landscape Conservation Zone
607	Claire BOOST & Andy ANGLISS	14 Cloudy Bay Road, Lunawanna	Landscape Conservation Zone
608	Justin & Kellie BRESNEHAN	528 Manuka Road, Kettering	Landscape Conservation Zone
609	Scott THORNTON	661 Cloudy Bay Road, Cloudy Bay	Landscape Conservation Zone and Bruny Island SAP
610	Fiona SHANLEY	3246 Channel Highway, Woodbridge	Rural Zone
611	Raymond LEFROY	49 Harpers Road, Bonnet Hill	Bonnet Hill SAP
612	Roy SERVANT	4475 Bruny Island Main Road, Lunawanna	Rural Zone
613	State Emergency Services (SES)	N/A	General, Overlays, Zoning and Specific Area Plans
614	Jade DANIELS	94 Gallaghers Road, Flowerpot	Landscape Conservation Zone

Reference Number	Representor	Address/Area of interest	Issue (not limited to issues listed below)
615	Craig NEILL	57 Cliff View Drive, Allens Rivulet	Landscape Conservation Zone
616	Sue JENKINS	21 Oates Road, Middleton	Rural Zone
617	Shane LAWSON	389 Whittons Road, Kettering	Landscape Conservation Zone
618	Martyn & Gayle GREGORY	62 Cemetery Road, Lunawanna	Rural Living Zone
619	Bruce Lynden LOCKLEY	40 Seaview Road, Adventure Bay	Rural Living Zone
620	Valeska WINTER	1A Gourlay Street, Blackmans Bay	Landscape Conservation Zone