
From: Jo Williams <[REDACTED]>
Sent: Sunday, 3 May 2026 12:54 PM
To: Kingborough LPS
Cc: Jo Williams
Subject: Tasmanian Planning Scheme

Submission: Support for Rezoning to Rural Living – [REDACTED] Blackmans Bay

I write in relation to the draft Local Provisions Schedule, which exhibited my property within the Landscape Conservation Zone.

I note that the Ireneinc Planning and Urban Design report (20 March 2026), prepared in response to Direction 69, recommends that my property instead be included in the Rural Living Zone.

I fully support this recommendation and request that the Planning Authority adopt this change.

Support for Expert Recommendation

My family has lived on and cared for this property for almost 30 years.

During this time:

- The land has been used for residential and lifestyle purposes
- We have actively planted native trees
- We have retained naturally occurring (self grown) vegetation.

This demonstrates that environment values on the land can be maintained without the need for restrictive zoning controls such as the Landscape Conservation Zone.

The Ireneinc report provides a considered, site-responsive assessment of appropriate zoning.

The recommendation to apply the Rural Living Zone:

- More accurately reflects the characteristics of the land
- Aligns with its existing and intended use
- Avoids the imposition of unnecessary and disproportionate planning constraints

I support the findings of the report and consider them appropriate for my property.

Inappropriateness of Landscape Conservation Zoning

The Landscape Conservation Zone is intended to protect land with high environmental or scenic values requiring strong planning controls.

While I acknowledge the importance of environmental protection, this level of restriction is not proportionate to my property, which:

- Is an established residential holding of approximately 5 acres
- Has been actively managed and maintained over a long period of time
- Does not require elevated conservation controls to preserve its environmental characteristics.

Applying this zoning would introduce unnecessary constraints that are not aligned with the actual use or condition of the land.

Suitability of the Rural Living Zone

The Rural Living Zone is a more appropriate planning framework for this property as it:

- Reflects its long standing residential use
- Aligns with its scale as a lifestyle property
- Allows for reasonable use and development while still maintaining appropriate environmental safeguards.

Importantly, the Rural Living Zone does not prevent responsible environmental management as demonstrated by our long term care of the land.

Proportionality and Fairness

Planning controls should strike a balance between environmental protection and the reasonable use of the land.

They should be:

- Evidence-based
- Proportionate to actual risk and site characteristics
- Consistent with surrounding land

The application of the Landscape Conservation Zone would introduce:

- Unnecessary development constraints
- Reduced ability to reasonably use the land

The Rural Living Zone achieves appropriate regulation without imposing excessive limitations.

Conclusion

I support the recommendation of the Ireneinc report that my property be rezoned from Landscape Conservation to Rural Living.

I respectfully request that:

- The Planning Authority adopt this recommendation

- The final zoning reflects the property's characteristics and use
- Controls remain proportionate and appropriate

Yours sincerely

Joanne Williams

Owner [REDACTED], Blackmans Bay