

Statement of Support

Against the Application of the Landscape Conservation Zone on Whittons Road Kettering, TAS, 7155

I, Nicole Young of [REDACTED] Kettering, TAS 7155, hereby give my unreserved support to representation numbers:

- 96 - Damian Colefax ([REDACTED], Kettering, TAS, 7155)
- 98 - Cassandra Colefax ([REDACTED], Kettering, TAS, 7155)
- 107 & 112 - James Cairns ([REDACTED], Kettering, TAS, 7155)
- 132 - Clive Bones and Ellie Cairns ([REDACTED], Kettering, TAS, 7155)
- 202 - Leslie Marshall ([REDACTED], Kettering, TAS, 7155)
- 382 - Andrew Ho and Kate Gregory ([REDACTED], Kettering, TAS, 7155)
- 617 - Shane Lawson ([REDACTED], Kettering, TAS, 7155)

as of this day 15th of October, 2025.

As a supporter of the above listed representors, I reiterate the objection to the proposed rezoning of these properties under the Kingborough Draft Planning Scheme from the current Environmental Living Zone into the Landscape Conservation Zone. I can confirm that the principle use and priority for all these properties is residential living, and therefore the most appropriate zoning translation for these properties is the **Rural Living D** zone so as to allow for continued and reasonable use of the properties now and in future.

As per LCZ4 in document Section 8A Guideline No. 1 of the Local Provisions Schedule (LPS): Zone and Code Application Version 2, it is clearly stated that the Landscape Conservation Zone **should not be applied** to land where the priority is for residential use and development. Furthermore, LCZ4 clearly states that “the **Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone** in interim planning schemes. There are key policy differences between the zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complimentary use or development, **with residential use largely being discretionary.**”

This zone application guideline makes it clear that the Kingborough Council Planning Authority's proposed rezoning of the above listed properties is in **clear contradiction with the Tasmanian Planning Commission's guidelines.**

Misplacement into the Landscape Conservation Zone will be detrimental to the intended use of these properties, fire mitigation, biodiversity, ability to gain insurance (and thus maintain financial or mortgage repayments), operation of home businesses, or the ability to complete any future upgrades to these family homes. The Rural Living D zone is consistent with the original purchase contracts of these properties, the residency of these lots (which ranges from 6-30 years at present), associated caretaking of the landscape and it's natural values, and future continuation of residential use.

The broad overreach on the part of the Kingborough Council's Planning Authority in the application of the Landscape Conservation Zone is unnecessary to ensure the protection and maintenance of natural values on Whittons Road and in the greater Kettering/Woodbridge areas, as the existing landowners already value and maintain biodiversity and care for their land under the current zoning. Addendum SRD 1.3 of the Southern Tasmanian Regional Land Use Strategy 2010-2035 supports "the.....application of rural living and environmental living zones to existing rural living and environmental living communities", hence the application of Rural Living Zone D is a more appropriate fit for the Whittons Road residential community than the landscape Conservation Zone. The application and operation of the Kingborough Council's proposed Code Overlays will provide sufficient protection for any areas of native vegetation (should it be proven that any such priority/threatened vegetation exists) and other landscape values.

I request that the Tasmanian Planning Commission direct the Kingborough Council Planning Authority to cease their proposed rezoning of the above listed properties and other affected neighbouring properties to the Landscape Conservation Zone and **apply the more appropriate zone of Rural Living D** instead, managing other 'desires for the area' via the applicable natural values codes.

I further request that the Rural Living Zone D should be applied to my residence,

██████████ Kettering, TAS, 7155, and all of the other properties currently proposed for the Landscape Conservation Zone on Whittons Road, Kettering.

Sincerely,

Name:

Signature _____

Address: [REDACTED], Kettering, TAS, 7155

Date: 15/10/2015

Statement of Support
Against the Application of the Landscape Conservation Zone on
Whittons Road Kettering, TAS, 7155

I, Elissa Wright of [REDACTED] Kettering, TAS 7155, hereby give my unreserved support to representation numbers:

- 96 - Damian Colefax ([REDACTED] [REDACTED] Kettering, TAS, 7155)
- 98 - Cassandra Colefax ([REDACTED] Kettering, TAS, 7155)
- 107 & 112 - James Cairns ([REDACTED] Kettering, TAS, 7155)
- 132 - Clive Bones and Ellie Cairns ([REDACTED] Kettering, TAS, 7155)
- 202 - Leslie Marshall ([REDACTED] Kettering, TAS, 7155)
- 382 - Andrew Ho and Kate Gregory ([REDACTED] Kettering, TAS, 7155)
- 617 - Shane Lawson ([REDACTED] [REDACTED] Kettering, TAS, 7155)

as of this day Thursday 16 th of October, 2025.

As a supporter of the above listed representors, I reiterate the objection to the proposed rezoning of these properties under the Kingborough Draft Planning Scheme from the current Environmental Living Zone into the Landscape Conservation Zone. I can confirm that the principle use and priority for all these properties is residential living, and therefore the most appropriate zoning translation for these properties is the **Rural Living D** zone so as to allow for continued and reasonable use of the properties now and in future.

As per LCZ4 in document Section 8A Guideline No. 1 of the Local Provisions Schedule (LPS): Zone and Code Application Version 2, it is clearly stated that the Landscape Conservation Zone **should not be applied** to land where the priority is for residential use and development. Furthermore, LCZ4 clearly states that “the **Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone** in interim planning schemes. There are key policy differences between the zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complimentary use or development, **with residential use largely being discretionary.**”

This zone application guideline makes it clear that the Kingborough Council Planning Authority's proposed rezoning of the above listed properties is in **clear contradiction with the Tasmanian Planning Commission's guidelines.**

Misplacement into the Landscape Conservation Zone will be detrimental to the intended use of these properties, fire mitigation, biodiversity, ability to gain insurance (and thus maintain financial or mortgage repayments), operation of home businesses, or the ability to complete any future upgrades to these family homes. The Rural Living D zone is consistent with the original purchase contracts of these properties, the residency of these lots (which ranges from 6-30 years at present), associated caretaking of the landscape and it's natural values, and future continuation of residential use.

The broad overreach on the part of the Kingborough Council's Planning Authority in the application of the Landscape Conservation Zone is unnecessary to ensure the protection and maintenance of natural values on Whittons Road and in the greater Kettering/Woodbridge areas, as the existing landowners already value and maintain biodiversity and care for their land under the current zoning. Addendum SRD 1.3 of the Southern Tasmanian Regional Land Use Strategy 2010-2035 supports "the.....application of rural living and environmental living zones to existing rural living and environmental living communities", hence the application of Rural Living Zone D is a more appropriate fit for the Whittons Road residential community than the landscape Conservation Zone. The application and operation of the Kingborough Council's proposed Code Overlays will provide sufficient protection for any areas of native vegetation (should it be proven that any such priority/threatened vegetation exists) and other landscape values.

I request that the Tasmanian Planning Commission direct the Kingborough Council Planning Authority to cease their proposed rezoning of the above listed properties and other affected neighbouring properties to the Landscape Conservation Zone and **apply the more appropriate zone of Rural Living D** instead, managing other 'desires for the area' via the applicable natural values codes.

I further request that the Rural Living Zone D should be applied to my residence,

██████████, Kettering, TAS, 7155, and all of the other properties currently proposed for the Landscape Conservation Zone on Whittons Road, Kettering.

Sincerely,

Name

Signature

Address: ██████████ Kettering, TAS, 7155

Date: 16/10/25

Statement of Support
Against the Application of the Landscape Conservation Zone on
Whittons Road Kettering, TAS, 7155

I, Scott Kregor of [REDACTED] Kettering, TAS 7155, hereby give my unreserved support to representation numbers:

- 96 - Damian Colefax ([REDACTED] Kettering, TAS, 7155)
- 98 - Cassandra Colefax ([REDACTED] Kettering, TAS, 7155)
- 107 & 112 - James Cairns ([REDACTED] Kettering, TAS, 7155)
- 132 - Clive Bones and Ellie Cairns ([REDACTED] Kettering, TAS, 7155)
- 202 - Leslie Marshall ([REDACTED] Kettering, TAS, 7155)
- 382 - Andrew Ho and Kate Gregory ([REDACTED] Kettering, TAS, 7155)
- 617 - Shane Lawson ([REDACTED] Kettering, TAS, 7155)

as of this day Tuesday 14th of October, 2025.

As a supporter of the above listed representors, I reiterate the objection to the proposed rezoning of these properties under the Kingborough Draft Planning Scheme from the current Environmental Living Zone into the Landscape Conservation Zone. I can confirm that the principle use and priority for all these properties is residential living, and therefore the most appropriate zoning translation for these properties is the **Rural Living D** zone so as to allow for continued and reasonable use of the properties now and in future.

As per LCZ4 in document Section 8A Guideline No. 1 of the Local Provisions Schedule (LPS): Zone and Code Application Version 2, it is clearly stated that the Landscape Conservation Zone **should not be applied** to land where the priority is for residential use and development. Furthermore, LCZ4 clearly states that “the **Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone** in interim planning schemes. There are key policy differences between the zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complimentary use or development, **with residential use largely being discretionary.**”

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The broad overreach on the part of the Kingborough Council's Planning Authority in the application of the Landscape Conservation Zone is unnecessary to ensure the protection and maintenance of natural values on Whittons Road and in the greater Kettering/Woodbridge areas, as the existing landowners already value and maintain biodiversity and care for their land under the current zoning. Addendum SRD 1.3 of the Southern Tasmanian Regional Land Use Strategy 2010-2035 supports "the.....application of rural living and environmental living zones to existing rural living and environmental living communities", hence the application of Rural Living Zone D is a more appropriate fit for the Whittons Road residential community than the landscape Conservation Zone. The application and operation of the Kingborough Council's proposed Code Overlays will provide sufficient protection for any areas of native vegetation (should it be proven that any such priority/threatened vegetation exists) and other landscape values.

I request that the Tasmanian Planning Commission direct the Kingborough Council Planning Authority to cease their proposed rezoning of the above listed properties and other affected neighbouring properties to the Landscape Conservation Zone and **apply the more appropriate zone of Rural Living D** instead, managing other 'desires for the area' via the applicable natural values codes.

I further request that the Rural Living Zone D should be applied to my residence, [REDACTED], Kettering, TAS, 7155, and all of the other properties currently proposed for the Landscape Conservation Zone on Whittons Road, Kettering.

Sincerely,

Name:

Signature:

Address:

Date:

AS, 7155

LETTER OF AUTHORISATION

Tasmanian Planning Commission Hearing – 20 October 2025

To: Tasmanian Planning Commission

From: Amy Elizabeth Ivey

Address: [REDACTED] WOODBRIDGE, 7162

Date: 12/10/2025

Subject: Authorisation to Speak on Behalf of Property Owners

I/We, the undersigned, being the owner(s) of the above property, hereby authorise Natisha Knight and Eugene Lehmensich to represent me/us and speak on my/our behalf at the Tasmanian Planning Commission hearing scheduled for 20 October 2025 regarding matters relating to the rezoning proposals in the Kingborough area.

This authorisation includes the right to:

- Present submissions and supporting information on my/our behalf;
- Respond to questions or clarifications from the Commission; and
- Otherwise act as my/our representative in relation to this hearing.

I/We confirm that this authorisation is made voluntarily and remains valid for the duration of the hearing process concerning this matter.

Signed:

Name Amy Ivey

Signature

[REDACTED]

Date 12/10/2025

Contact Details (optional):

Phone:

[REDACTED]

LETTER OF AUTHORISATION

Tasmanian Planning Commission Hearing – 20 October 2025

To: Tasmanian Planning Commission

From: MATTHEW LLOYD ARTHUR STEVENS

Address: [REDACTED], WOODBRIDGE, 7162

Date: 11 / 10 / 2025

Subject: Authorisation to Speak on Behalf of Property Owners

I/We, the undersigned, being the owner(s) of the above property, hereby authorise Natisha Knight and Eugene Lehmensich to represent me/us and speak on my/our behalf at the Tasmanian Planning Commission hearing scheduled for 20 October 2025 regarding matters relating to the rezoning proposals in the Kingborough area.

This authorisation includes the right to:

- Present submissions and supporting information on my/our behalf;
- Respond to questions or clarifications from the Commission; and
- Otherwise act as my/our representative in relation to this hearing.

I/We confirm that this authorisation is made voluntarily and remains valid for the duration of the hearing process concerning this matter.

Signed:

Name MATTHEW STEVENS

Signature [REDACTED]

Date 11/10/2025

Contact Details (optional):

Phone: [REDACTED]

[REDACTED]