
From: Ulo Raabus [REDACTED]
Sent: Sunday, 3 May 2026 7:55 PM
To: Kingborough LPS
Subject: TPC submission Ulo and Helen Raabus
Attachments: Helen and Ulo Raabus T1_Contest_LCZ_Seek_RLZ.docx

Tasmanian Planning Commission

Please find enclosed a submission regarding the Kingborough Draft Local Provisions Schedule.
I hope this meets the Commission's requirements.

Regards

Ulo Raabus

Email: [REDACTED]

Phone: [REDACTED]

To the Tasmanian Planning Commission,

Tasmanian Planning Scheme - Kingborough Draft Local Provisions Schedule.

Ulo Andres Raabus and Helen Louise Raabus

Title [REDACTED], Fern Tree

I write in response to the letter dated 2 April 2026 (ref: DOC/26/36829) advising that the Ireneinc report recommends my property remains within the Landscape Conservation Zone (LCZ) under the draft Kingborough Local Provisions Schedule (LPS).

I did not make a formal representation during the public exhibition period and have not previously had correspondence with the Commission regarding the draft LPS. I understand that this letter has been sent to ensure procedural fairness and provides me with an opportunity to formally participate in this stage of the process. However, I am disappointed that the time frame to respond to the letter is short and makes it very difficult to provide due consideration of the complex issues surrounding the LPS. I understand that making a submission does not confer a right to be heard, but that the Commission may decide to invite me to discuss the matters raised.

A group of residents in the upper [REDACTED] area have engaged Pitt and Sherry to prepare a group submission to challenge the decision to apply the LCZ to our area. This submission will be provided shortly. As an individual resident in the area, I am submitting this personal letter in support of the Pitt and Sherry submission.

I believe the decision to zone our property as LCZ is inappropriate and in this regard, I request that the Commission determine that the Rural Living Zone (RLZ) is the appropriate zone for my property under the draft Kingborough LPS.

I provide the following submission in support of my claim.

My property details are as follows:

Landowner name(s)	Ulo Andres Raabus and Helen Louise Raabus
Property address	██████████ Fern Tree 7054
Title reference (folio)	██████████
Lot size (approx.)	1.705 Hectares (not including closed public road) Approximately 2Ha (including closed public road)
Locality	Summerleas Kingston/Fern Tree
Current IPS zone	Environmental Living Zone (ELZ)
Draft LPS exhibited zone	Landscape Conservation Zone (LCZ)
Ireneinc recommended zone	Landscape Conservation Zone (LCZ) — unchanged
Zone sought in this submission	Rural Living Zone (RLZ) — Rural Living Zone B (Minimum Lot Size 2 Ha)

The specific subcategory I seek is:

- Rural Living Zone B (minimum lot size 2 ha).

This category reflects the size of properties along upper ██████████ adjacent to our property number ██████████

We purchased our property on 30 March 1984 with a desire to live in and bring up a family in a peaceful rural setting that is not too far from town services. The land was substantially cleared with large, grassed areas, and two dams believed to have been excavated several years earlier. The dam closest to ██████████ (*Attachment 7*) has existed in some form for decades. The property included an existing shed/cabin. (*Attachment 2*) We lived in this cabin for 4 years while we undertook the planning and construction of our passive solar energy efficient house. The house site was excavated in July 1986 and house construction commenced February 1987. We with our 6-month-old son Matthew moved into our new house on 1 January 1989.

Helen and I have always been keen gardeners and saw this property as an opportunity to establish a large vegetable garden and fruit orchard with a view to a self-sufficient lifestyle. We are still keen gardeners and have established a large, covered vegetable garden, a good-sized hot house, and a fruit orchard with 30+ fruit trees and several berry fruits. In addition, we have created an oasis of gardens around our house with plantings of rhododendrons, azaleas, camellias, hydrangeas (any plant that wallabies and possums do not eat!) hundreds of daffodils, jonquils, and irises. Also, we have planted several Australian and Tasmanian native trees and shrubs and planted introduced species such as redwood, stone pines and silver birches around the block. As custodians of the land, we take immense pride in the way we have developed and managed our rural property. See *attachments 3, 4 and 5*.

It is unclear what landscape values are being conserved by the LCZ.

I have outlined above that the property was substantially cleared when we purchased in 1984. I have received anecdotal advice that the Summerleas area has a history of rural activity including timber production, small fruit growing and grazing of livestock going back to the 1860s. The adjacent Mitchell property had a cattle ramp to the side of the road. Horses and cattle have grazed the property on and off before the land was subdivided into 4 residential blocks. (*Attachment 6*) An aerial photo of the area dated 1946 shows extensive clear land consistent with the current landscape. Lands Tasmania Aerial Photo Viewer (see *Attachment 1*)

The remaining bushland has been substantially degraded with invasive species of plants including stands of radiata pines, swathes of Spanish heath, foxgloves, blackberry and thistles. I understand that there is no threatened flora within 5 kms of the area. We have consistently tried to remove or control these weeds on our property with some success, but it is a never-ending battle.

There are several formed and cleared tracks traversing the area including a closed public road that dissects our property. The closed public road provides access to [REDACTED] and was sealed a few years ago. (*Attachment 8*)

The bush land itself has been partly cleared mainly for fire protection, and fuel reduction burns have been undertaken as required. The area including our property was subject to serious bush fires in 1998 and 2017. As part of the management of the 2017 fires the

Tasmanian Fire Service conducted large fuel reduction burns of the land down to Dunns Creek and as well as bulldozing fire breaks. The land has not recovered from those burns.

There is a large population of grazing wallabies that have decimated understorey native plants. The population of wallabies exploded after the 1998 bush fires as wallabies fled and sought the long grass growing on our property that was untouched by the bush fires. Wallabies have grazed our grassed areas to the extent that I do not need to mow our block anymore.

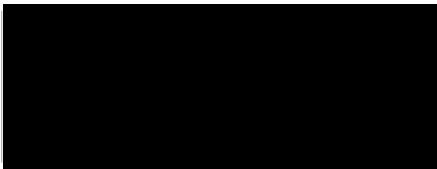
The Zone Guidelines LCZ 4(a) provides that the LCZ should NOT be applied to land where the priority is for residential use and development, instead indicating that the RLZ should be referred to. The Zone Guidelines further note explicitly that 'the LCZ is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values.' Our property has been used for residential purposes throughout the period it has been zoned Environmental Living Zone (ELZ) under the Kingborough Interim Planning Scheme 2015 and before. During our tenure, the primary use and intention of the land is and has always been residential. Our property is situated along the upper [REDACTED] [REDACTED] ribbon development strip which is effectively a rural residential suburb.

Going forward we would like to continue our lifestyle choice and activities living in this rural area. However, I am concerned that the LCZ will not allow us the freedom to reasonably manage our property into the future. This includes our ability to and manage the high bush fire risk of the Fern Tree area. We have been informed that the Tasmanian Fire Service has serious concerns regarding the restraints the LCZ zoning will have for property owners to manage fire safety. I am concerned of how this will affect our personal safety and most likely feed into potential increased insurance premiums. Having retired in 2015 and living on a pension this could have a significant financial impact for us.

We do not have any specific plans to develop our property but are concerned that the constraints placed on us by LCZ could restrict the reasonable activities for a future purchaser. Helen and I are both at an age where we are considering a possible property sale and movement to an easier to manage living situation. I believe that the LCZ could have an adverse impact on a sale price and limit opportunities for our next stage in life.

For the reasons set out above,

1. I submit that the LCZ is not an appropriate zoning for our property and the upper [REDACTED] area.
2. Respectfully request the Commission determine that the draft Kingborough LPS should be modified to include my property Title [REDACTED], Fern Tree within the Rural Living Zone.
3. If the Commission proposes any alternative outcome, that I be provided with an opportunity to respond before any final determination is made.

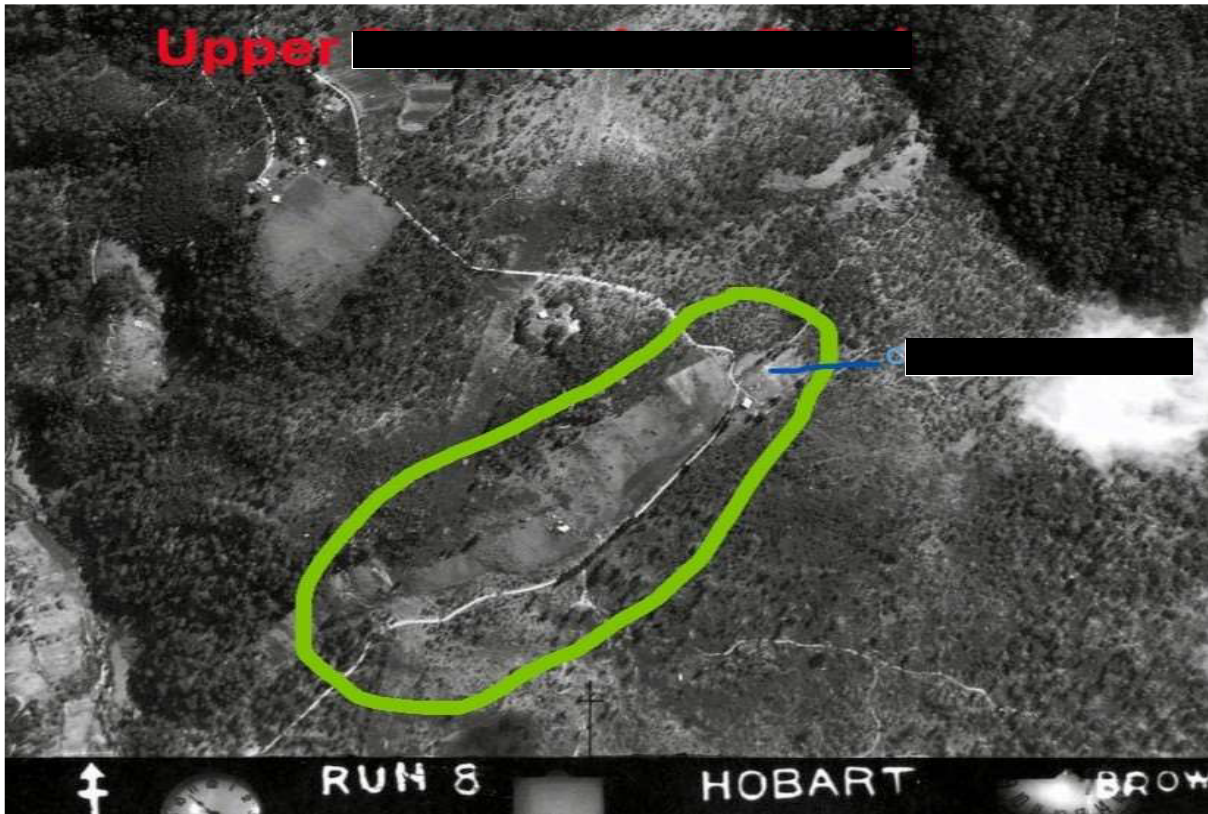
Signed:  	Date: 3 May 2026
Ulo Andres Raabus:	Email  Phone 

Attachments

ATTACHMENTS

Attachment 1: Aerial Photo 15 April 1946

Source: Lands Tasmania Aerial Photo Viewer - [0031_298_thumb.jpg \(1280×1800\)](#) cropped



Attachment 2

June 1984 showing original cabin, cleared land and garden beds



Attachment 3: [REDACTED] now April 2026 with established gardens



Attachment 4: [REDACTED] 2025 with established gardens



Attachment 5: [REDACTED] 2025 Vege garden and orchard



Attachment 6 Horse agistment on cleared properties (currently [REDACTED]) July 1991 prior to subdivision



Attachment 7: [REDACTED] 2026 West side dam.

This dam is registered by the Fern Tree Fire service as a key water resource for the area. It has been accessed twice to fight fires 1) The 1998 bush fire and 2). In May 2019 it was used to extinguish a large domestic fire at [REDACTED] across the road.



Attachment 8: [REDACTED] – sealed road to [REDACTED]

