
From: Taylor Monachetti <[REDACTED]>
Sent: Thursday, 30 April 2026 10:09 AM
To: Kingborough LPS
Subject: Reference DOC/26/36829
Attachments: [REDACTED] - TPC Submission Response.pdf

Good morning,

Please find attached our submission in relation to the Kingborough draft LPS.

Kind regards,
Taylor & Gabriel Monachetti
[REDACTED], Allens Rivulet

Gabriel & Taylor Monachetti

[REDACTED]

Kingston TAS 7050

28 April 2026

Tasmanian Planning Commission

GPO Box 1691

Hobart TAS 7001

Email: KingboroughLPS@planning.tas.gov.au

Your ref: DOC/26/36829

**Re: Submission on Proposed Zoning of [REDACTED], Allens Rivulet (Title [REDACTED]) –
Kingborough draft Local Provisions Schedule**

We refer to the Commission's letter dated 2 April 2026 regarding the proposed zoning of our property at [REDACTED], Allens Rivulet (Title [REDACTED]) under the Kingborough draft Local Provisions Schedule (LPS), and to the recommendations of the Ireneinc report prepared in response to Direction 69.

We note that, having previously been exhibited within the Landscape Conservation Zone, the Ireneinc report now recommends that our property be split-zoned Landscape Conservation and Rural. We thank the Commission and Council for revisiting the zoning of former Environmental Living Zone land and acknowledge that the recommended split zoning is an improvement on the wholly Landscape Conservation outcome that was originally exhibited.

We wish, however, to make a written submission requesting one further change. We respectfully ask that the portion of our property recommended as Rural Zone instead be included within the Rural Living Zone. Our reasons are set out below.

1. Better alignment with the existing use and character of the property

The Rural Living Zone is specifically intended to provide for residential use of land in a rural setting, while the Rural Zone is primarily intended for agricultural and primary production uses, with dwellings ordinarily limited to those associated with a primary production use. Applying the Rural Zone to this part of our property would not reflect either its current use or its established character.

Zone Guideline RZ 1 provides that the RZ should be applied to land in non-urban areas where agricultural use is limited or marginal, and that requires a rural location for operational reasons. The cleared portion of my property does not satisfy this description — its primary existing and intended use is residential, not agricultural. The Rural Living Zone (RLZ), which gives priority to the protection of residential amenity in a rural setting, is more appropriate.

2. Residential intention is clearly established

The Ireneinc framework's first decision point asks whether there is a strategic intention for residential use. My property clearly satisfies this: we have obtained an approved development application from Kingborough Council under the ELZ, which it has operated as residential zone that permitted dwellings as of right.

3. The RLZ purpose more accurately describes my property

Zone Guideline RLZ 1(a) provides that the RLZ should be applied to residential areas with larger lots where the existing and intended use is a mix between residential and lower-order rural activities, with priority given to the protection of residential amenity. This is a precise description of my property. Zone Guideline RLZ 2(b) further confirms that the RLZ may be applied to ELZ land where the primary strategic intention is for residential use and development within a rural setting.

4. A natural successor to the Environmental Living Zone

The transition to the new statewide planning scheme has resulted in the discontinuation of the Environmental Living Zone. For landowners like us who acquired and have managed our property under that zoning, the Rural Living Zone is the most appropriate successor: it preserves the ability to live on and enjoy the land, undertake reasonable minor improvements, and maintain its rural character without imposing the additional regulatory burden that comes with the Rural Zone.

5. Practical implications for everyday use

Under the Rural Zone, ordinary activities associated with rural lifestyle living – such as building a small shed, fencing, installing a water tank, or undertaking small-scale gardening – can become subject to additional approvals or be inconsistent with the purpose of the zone. The Rural Living Zone accommodates these activities as a matter of course and provides the certainty we need as homeowners and long-term occupiers of the land.

6. Consistency with the surrounding pattern of land use

Surrounding properties in the locality are predominantly used in the same residential rural lifestyle manner as ours. A Rural Living Zone outcome for the relevant portion of our property would, in our view, provide a more coherent and locally appropriate planning framework than the Rural Zone, and would be more reflective of how the area is actually used.

In summary

We welcome the Ireneinc report's move away from a wholly Landscape Conservation zoning of our property. However, we ask that the portion proposed as Rural be reconsidered and instead included within the Rural Living Zone. This would more accurately reflect the existing use, character and reasonable expectations of our property, and would provide an appropriate successor to the previous Environmental Living Zone.

We thank the Commission for the opportunity to make a written submission and would appreciate being kept informed of the next steps in the assessment and hearing process, including any opportunity to be heard.

Kind regards,

Gabriel & Taylor Monachetti