

19th April 2026

Mr Nick Heath
Tasmanian Planning Commission
KingboroughLPS@planning.tas.gov.au

Dear Mr Heath

I write in opposition to Kingborough Council's draft Local Provisions Schedule (LPS) regarding my property at [REDACTED] Margate, in particular my property being rezoned to Landscape Conservation.

The Ireneinc Report rightly recognises that Council's methodology has not been consistently applied when determining the proposed zoning change from Environmental Living to Landscape Conservation, and this is relevant to my particular property.

In support of the above, I offer the following information.

Adjacent properties have dwellings, outbuildings, stock and agricultural plantings as suited to rural living. It would make sense that the zoning of my property and adjacent properties in this 'cluster' (see Page 87 of the Ireneinc Report) would allow for building and rebuilding of dwellings and outbuildings.

Prior to 2015 my land was zoned Rural. The majority of my property has traditionally been and currently is cleared land, used for the purposes of hobby farming for the last 3 generations. Situated on my property is a machinery shed. For your information, this has been approved by Council, however upon investigation, Council staff relayed that the records were lost when the Council building was flooded some years ago. My property also houses 3 dams and small-scale vegetable plots.

Page 16 of the Ireneinc Report states that residential use is discretionary, which is an ambiguous statement that would deter prospective buyers, or from myself attempting to build on my land, as approval may not necessarily be given, or it would be cost prohibitive to build.

Rezoning would also mean a drop in land valuation and insurance premiums being affected. It would also have other personal financial impacts, including mortgage and retirement plans.

Thank you for the opportunity to voice my thoughts on this important matter.

Yours sincerely

[REDACTED]
Phillip Worsley

[REDACTED]
Franklin 7113

M: [REDACTED]