
From: [REDACTED]
Sent: Monday, 4 May 2026 8:12 PM
To: TPC Enquiry
Subject: Fwd:
Attachments: [REDACTED] Rep Suter May 2026.docx
Categories: [REDACTED]

Good evening,

Please find attached our additional submission in response to your letter dated 2 April 2026.

In brief, we maintain our initial position that LCZ is not the appropriate zoning for our property.

Should the Commission deem it necessary, we are willing to attend an additional hearing.

Thank you for your consideration.

Regards,

Kristy and Damien Suter

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Owner name: Damien and Kristy Suter			Location address 212 Summerleas Road, Kingston		
CT	PID	Area Size	Kingsborough Interim Planning Scheme	Proposed Zone	Alternate Zone
██████	██████	20.68ha		22.0 Landscape Conservation	Preference 1: <i>Rural Living Zone C</i> Preference 2: <i>Split Rural Living Zone and LCZ</i>

Location of title. ██████████, Kingston



Property Description

Our property is a mix of river flats, pasture and bushland. The majority of the property is sloping, dropping steeply away from the Huon Highway down to Browns River, and then climbing back up passing through a belt of bushland to the pasture at the top of the property. Due to the sloping nature, much of our property is not visible from the Huon Highway, or anywhere other than aerially, despite the highway neighbouring the property. The bushland on the property is a mix of gumtrees and wattle trees. A vast majority of the property is currently being managed for weeds due to lack of maintenance prior to our purchase. These weeds consist of blackberries, foxglove and thistles.



Current use of title

The property was used in the 70s as Market Gardens, and has had cattle, sheep and horses grazing on the property since that time. The property is still used to grow small scale crops of potatoes annually. The general use of the property now is for private recreation, storage of farming machinery (hay production, excavation etc) as well as the grazing of a minimal number of sheep and cattle for personal consumption.

Our property also houses a commercial cat boarding business, which although is listed as an acceptable use within both LCZ and RLZ, is better aligned with the approved uses of RLZ.

A significant portion of the property comprises cleared and actively managed pasture, which does not exhibit the landscape or ecological values intended to be protected under the LCZ.



How does the title not meet Council's proposed Zone/meet the requested zone

The application of the Landscape Conservation Zone does not align with the zone purpose, as the land is already modified and used for ongoing agricultural and rural residential purposes.

The purpose of the Landscape conservation zone is *"to provide for the protection, conservation and management of landscape values"*, with residential use listed as discretionary. The guidelines state the LCZ is not a replacement zone for Environmental Living Zone. I submit that the applicable overlays, being Waterway and Coastal Protection Code and Biodiversity Code, provide adequate protection for the applicable areas of our property of such significance. The blanket application of LCZ does not reflect the prior approved uses of the property, being predominately grazing and commercial cat boarding.

LCZ does not support the currently approved operating hours of our business, being 7 days per week. Weekend operations are critical to the ongoing success of our small business.

LCZ on our property is not consistent with the neighbouring properties, which also share frontage with the Huon Highway. Neighbours either side are zoned RLZ, which is more consistent across the area. It is likely that our property has been zoned LCZ in line with two properties to the north, one of which is dense bushland. This bushland does not continue through onto our property, and as such the border of our property is an appropriate and consistent place for zone change. It is highly likely that the property at 224 Summerleas Road (adjoining us and also proposed LCZ) will propose a reclassification to RLZ, as the current use of that property is commercial horse adjustment, and the property is predominately pasture. This would reflect a consistent band of RLZ zoned properties.

The zoning may constrain the reasonable use and development of the land consistent with its established rural function. Our property is currently under finance, and our financial institution has expressed concerns with continued finance should our property be zoned LCZ. It is likely that under this zoning we would be significantly financially impacted by lack of finance options, increased insurance premiums, decreased property value, and increased risk of residential use being disallowed should our home be consumed by bushfire.

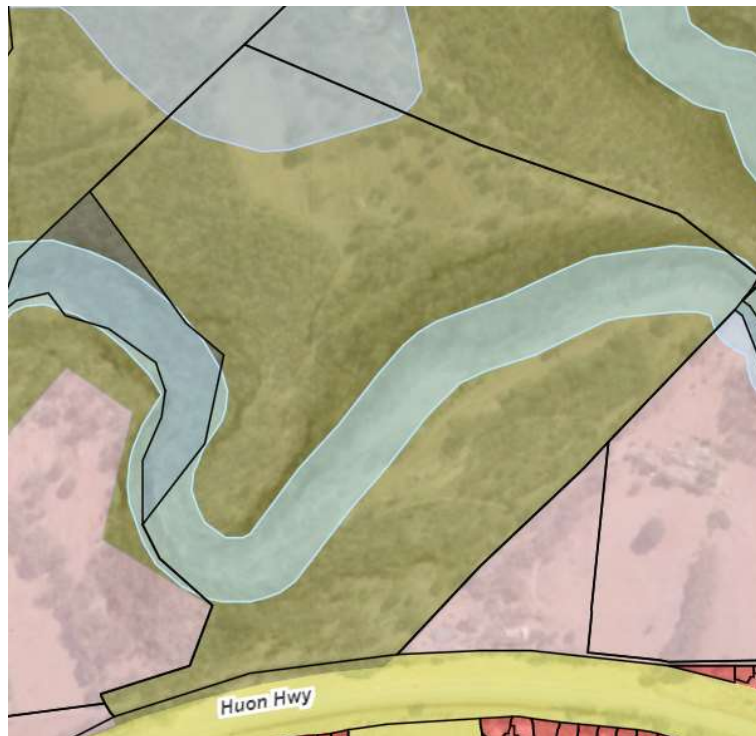
The purpose of RLZ is to provide for *"residential use in a rural setting where services are limited, or existing natural and landscape values are to be retained"*. It is also for *"...compatible agricultural use"* and *"visitor accommodation which is compatible with residential character"*. We have no desire to sub-divide our large property, and would like the possibility of exploring appropriate visitor accommodation in the future. We wish to continue the current rural lifestyle which we purchased our property for, and believe that the application of RLZ best reflects this.

The Rural Living Zone provides an appropriate balance between maintaining landscape values and enabling low-density rural residential use consistent with the established character of the area.

Are you challenging a Scenic Protection Code?

Yes

Provide a picture of your title with the Code Overlay.

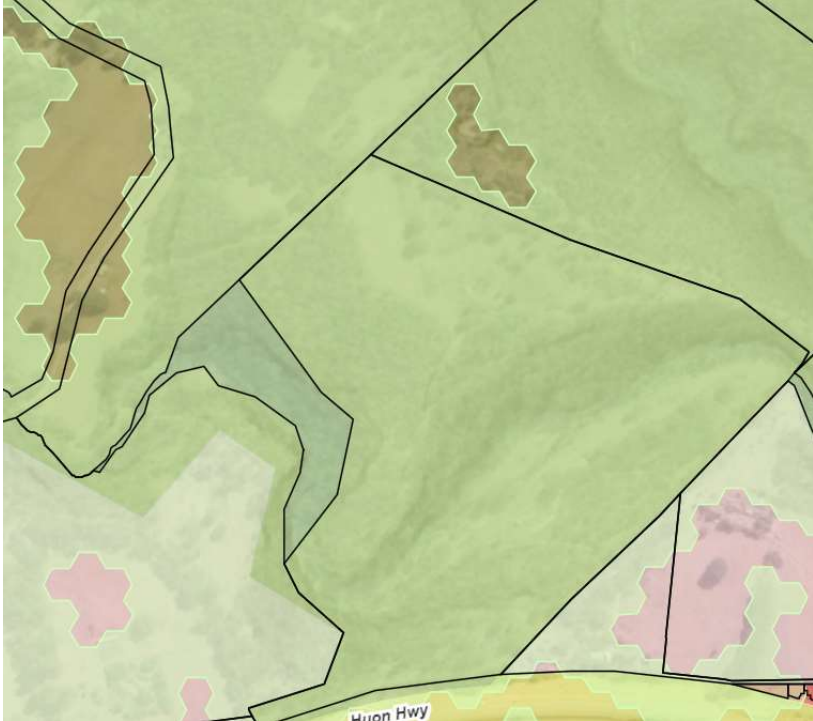


How does it not meet the Scenic Protection Code?

The scenic protection code is designed to “*recognise and protect landscapes that are identified as important for their scenic values*”. As per the satellite image below, the area protected by the scenic protection overlay is the top corner of our sheep paddock. This is not in line with the surrounding area, which is native bushland. The scenic protection code appears to be broadly applied based on contour mapping rather than site-specific landscape values.



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Are you challenging a Natural Assets Code?	Yes	
Provide a picture of your title with the Code Overlay.		
		

How does it not meet the Natural Assets Code?
The mapped areas do not meet the definition of priority vegetation, as they consist of improved pasture and regularly grazed land, rather than native vegetation or threatened ecological communities. Our entire property has been mapped as priority vegetation. There are areas of our property that are grazing paddocks. Paddocks in neighbouring properties have been mapped with paddocks excluded from the priority vegetation code. We propose that our property be mapped in line with surrounding properties, rather than blanket mapped in an arbitrary manner. Grazing paddocks and low lying grassed areas do not meet the purpose of priority vegetation, which is: <i>“an integral part of a threatened vegetation community, a threatened flora species, significant habitat for threatened fauna, identified as native vegetation”</i>.

Are you challenging another Code?		No
Provide a picture of your title with the Code Overlay What is the code etc.		
NA		

Are you challenging another Code?

No

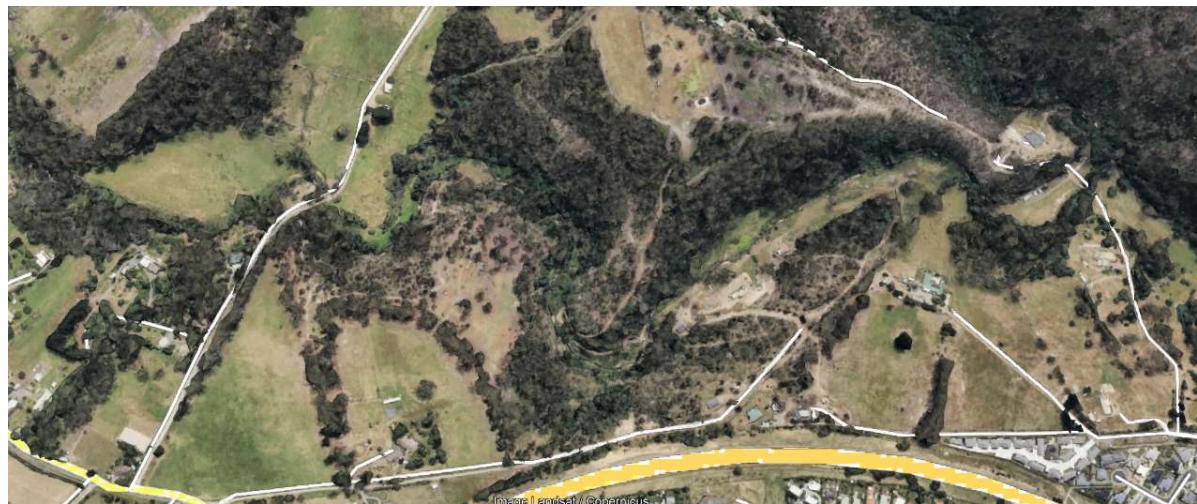
Provide a picture of your title with the Code Overlay

What is the code etc.

Additional Notes:

We chose to purchase our property because we wish to raise our children in a rural area surrounded by green space and grazing animals. We have no desire to break down and sub-divide, nor to clear fell our property. We strongly oppose the application of LCZ, we wish to continue to use, maintain and enjoy our property in the rural lifestyle which we have experienced to date.

Overall, the application of the Landscape Conservation Zone does not reflect the existing use, character, or condition of the land. The property is predominantly cleared and actively managed for rural purposes, with limited areas of native vegetation already protected through overlay controls. The Rural Living Zone more appropriately aligns with both the established use of the land and the surrounding zoning pattern, while still enabling the retention of landscape values.



Google earth pro image, 2024, [REDACTED] centre, neighbouring properties included, image depicting our home in the centre of what we consider to be a rural area.

D & K Suter

[REDACTED]

Kingston TAS 7050

PH: [REDACTED]