
From: [REDACTED]
Sent: Sunday, 3 May 2026 11:46 AM
To: TPC Enquiry
Subject: Submission - Kingborough LPS Direction 69 - [REDACTED] Allens Rivulet, 7150 TAS

To: Tasmanian Planning Commission

I write in response to the letter dated 2 April 2026 (ref: DOC/26/36829) advising that the Ireneinc report recommends my property be included within the Rural Living Zone (RLZ) under the draft Kingborough Local Provisions Schedule (LPS), rather than remaining in the Landscape Conservation Zone (LCZ) as exhibited.

I did not make a formal representation during the public exhibition period and have not previously had correspondence with the Commission. I did, however submit a Landowner Statement and Consent Form in October 2025.

I understand that the letter dated 2nd April 2026 concerning the Ireneinc Report has been sent to ensure procedural fairness and provides me with a clear opportunity to formally participate in this stage of the process. I take up that opportunity and submit as follows.

Landowner: Susan Gaye Dawson

Property Address: [REDACTED] Allens Rivulet, 7150 TAS

Title Reference (folio): Volume [REDACTED] Folio [REDACTED]

Lot size: 2.1 Hectares

Current IPS Zone: ELZ

Draft LPS Exhibited Zone: LCZ

Ireneinc Recommended Zone: RLZ

Position in this submission: Accept RLZ – support category B

Position Statement

I welcome and support the Ireneinc recommendation that my property be included within the RLZ under the draft Kingborough LPS. The RLZ is a significantly more appropriate zone for my property than the exhibited LCZ.

I make this submission to: (1) provide the Commission with property-specific evidence supporting the RLZ recommendation; (2) identify the most appropriate RLZ subcategory for my property; and (3) ensure the Commission does not revert to LCZ at the final determination stage.

The property is 2.1 acres of mostly domestic dwelling, a pond and outbuildings. There is a small area of forest. There is no obvious possibility of subdivision. Rural Living Zone B (minimum lot size 2 ha) — the existing lot pattern in my locality is consistent with lots of approximately 2–5 ha.

Zone Guideline RLZ 2(b) 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, and a similar minimum allowable lot size is being applied. My property satisfies both elements: the primary intention is residential, and the RLZ subcategory I am seeking applies a minimum lot size that is consistent with or larger than the current lot size.

I submit that:

1. The Ireneinc recommendation to include my property within the RLZ is correct and is consistent with the Zone Guidelines (Guideline No. 1) and the requirements of section 34 of LUPAA.
2. The exhibited LCZ was not appropriate for my property and should not be reinstated. The RLZ recommendation reflects a more rigorous analysis and should be adopted.
3. The most appropriate RLZ subcategory for my property is RLZ - B, which reflects the existing pattern and density of development in my locality under Zone Guideline RLZ 3.
4. Any landscape values in the broader locality can be appropriately managed through existing overlay controls — NAC, PVA overlay, and SPC — in combination with the lot size controls of the RLZ subcategory.

I respectfully request that the Commission:

- Adopt the Ireneinc recommendation and include my property within the RLZ - B in the Kingborough Local Provisions Schedule; and
- Not revert to the exhibited LCZ, which is not supported by the site-specific evidence for my property.

I request that the folio of the Register Volume [REDACTED] Folio [REDACTED] at [REDACTED]d, Allens Rivulet, 7150 TAS be included within the Rural Living Zone [B] in the Kingborough Local Provisions Schedule, consistent with the Ireneic recommendation.

[REDACTED]

Dr Susan Gaye Dawson

[REDACTED] Allens Rivulet, TAS 7150

3rd May 2026

[REDACTED]