
From: Tessa Johnston <[REDACTED]>
Sent: Thursday, 30 April 2026 6:00 PM
To: Kingborough LPS
Cc: Ben Brushett
Subject: Zoning Submission - Previous submission rep 360

Ben and Tessa Brushett

Email - [REDACTED] and [REDACTED]

Phone - [REDACTED] and [REDACTED]

Address Relating to the Representation:

[REDACTED]

Kettering 7155

Postal Address (as above)

Representation -

We oppose the proposed rezoning of the land from Environmental Living to Landscape Conservation and submit

it should not be applied for the following reasons:

- The land does not satisfy the planning criteria and zone application guidelines for the Landscape Conservation

Zone.

- Rural Living A or B are more appropriate zonings in keeping with the existing (and previously approved by Kingborough Council) land uses;
- The land does not have significant bushland areas and does not satisfy the native vegetation cover of 80% guideline criteria.
- The land use of the subject land is not for the protection and conservation of landscape values. Rather the land use of the subject land is for Rural Living.
- Per section 8A Guidelines of the Tasmanian Planning Scheme "The Landscape Conservation Zone should not be applied to: (a) land where the priority is for residential use and development (see Rural Living Zone); ...

Note:

The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones."

- The subject land is amongst other lands used for rural residential land uses and has formed part of the local community as rural and rural residential land use for many decades. The land has been mostly cleared of native vegetation from prior agricultural use and fails a reasonable test of scenic landscape or conservation land.
- A Rural Living zone on [REDACTED] would align with zoning of other rural residential areas on the fringe of the Kettering township including [REDACTED] and [REDACTED]

We request the proposed re-zoning of the subject land to Landscape Conservation not be implemented and the

land be re-zoned Rural Living A or B, in line with previously Council approved subdivision and existing title land areas.

We approve the recommended zoning of Ireneinc for Rural Living on the below basis:

- The land does not satisfy the planning criteria and zone application guidelines for the Landscape Conservation Zone.
- Rural Living A or B are more appropriate zonings in keeping with the existing (and previously approved by Kingborough Council land uses)
- Our property - [REDACTED] Kettering, is 1.269 hectares with a residential dwelling. This meets the Kingborough council zoning definition of either Rural living zone A (minimum lot size of 1ha) or Rural living zone B (minimum lot size of 2ha). This is the most sensible zoning for our property.
- The land does not have significant bushland areas and does not satisfy the native vegetation cover of 80% guideline criteria.
- The land use of the subject land is not for the protection and conservation of landscape values. Rather the land use of the subject land is for Rural Living.
- Per section 8A Guidelines of the Tasmanian Planning Scheme *“The Landscape Conservation Zone should not be applied to: (a) land where the priority is for residential use and development (see Rural Living Zone); ...*

Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones.”

- The subject land is amongst other lands used for rural residential land uses and has formed part of the local community as rural and rural residential land use for many decades. The land has been mostly cleared of native vegetation from prior agricultural use and fails a reasonable test of scenic landscape or conservation land.
- Zoning for high landscape or conservation value which does not fit the property at [REDACTED] Kettering.
- Section 22.5 Development Standards for Subdivision in the proposed rezoning states that Lot designs have an area no less than 50ha. The land at [REDACTED] Kettering does not meet the criteria, at a lot size of 1.269ha, of the proposed rezoning. It does meet the criteria of Rural Living Zone A and/or B.

We request the proposed re-zoning of the subject land ([REDACTED], Kettering 7155) to Landscape Conservation NOT be implemented, and the land be more appropriately re-zoned as Rural Living A and/or B.

Thanks for your assistance,
Ben and Tessa Brushett