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**From:** L and S Chopping <[REDACTED]>  
**Sent:** Wednesday, 29 April 2026 10:32 AM  
**To:** Kingborough LPS  
**Cc:** Chopping Lyndley  
**Subject:** CM: [REDACTED], Kettering Submission  
**Attachments:** Screenshot 2026-04-29 at 10.07.15 am.png; [REDACTED] Kettering\_Ireninc Submission.docx

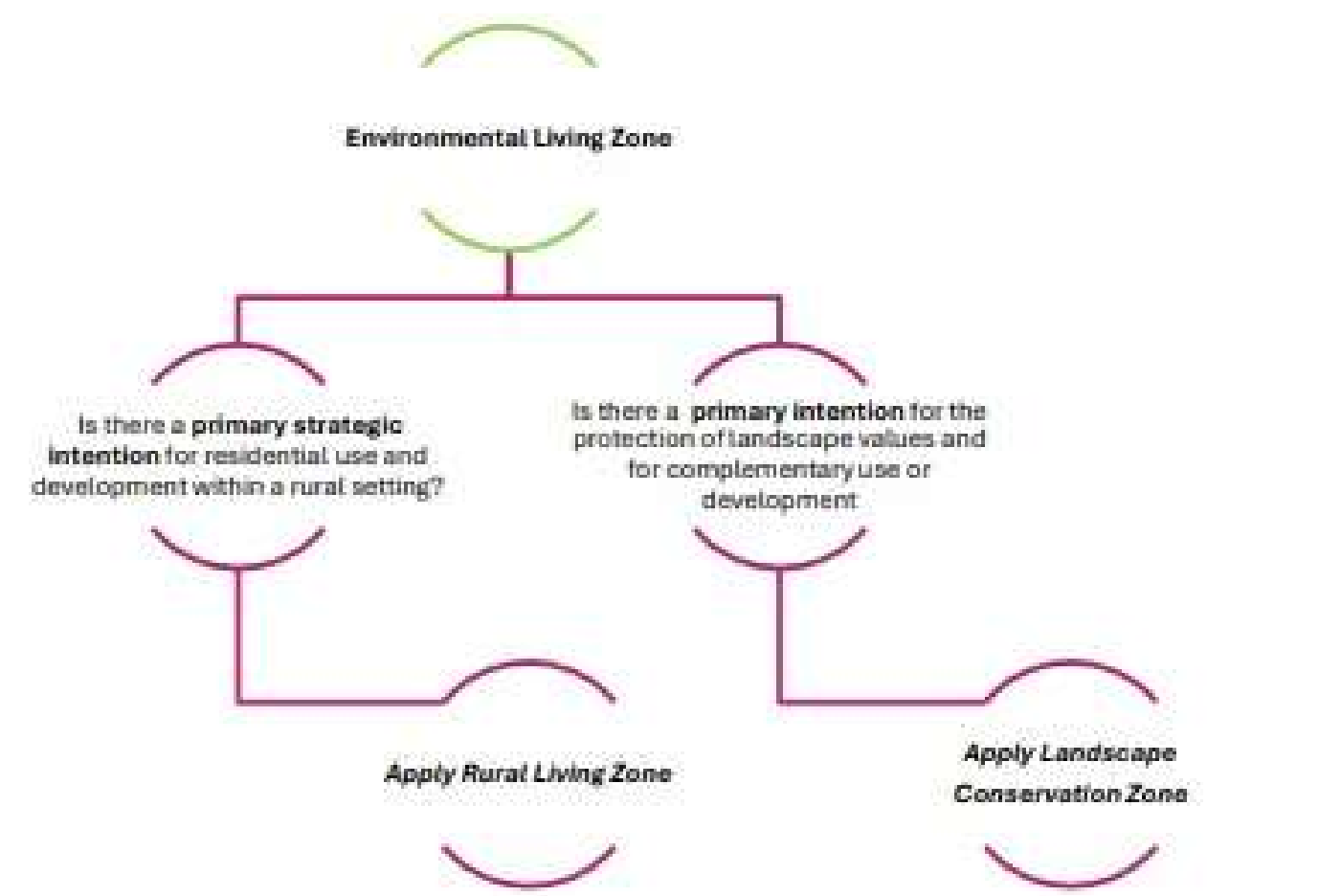
# LPS-KIN-TPSLPS-KIN-TPS | Ireneinc Report

## Submission in Support of Ireneinc Proposed Rural Living Zone

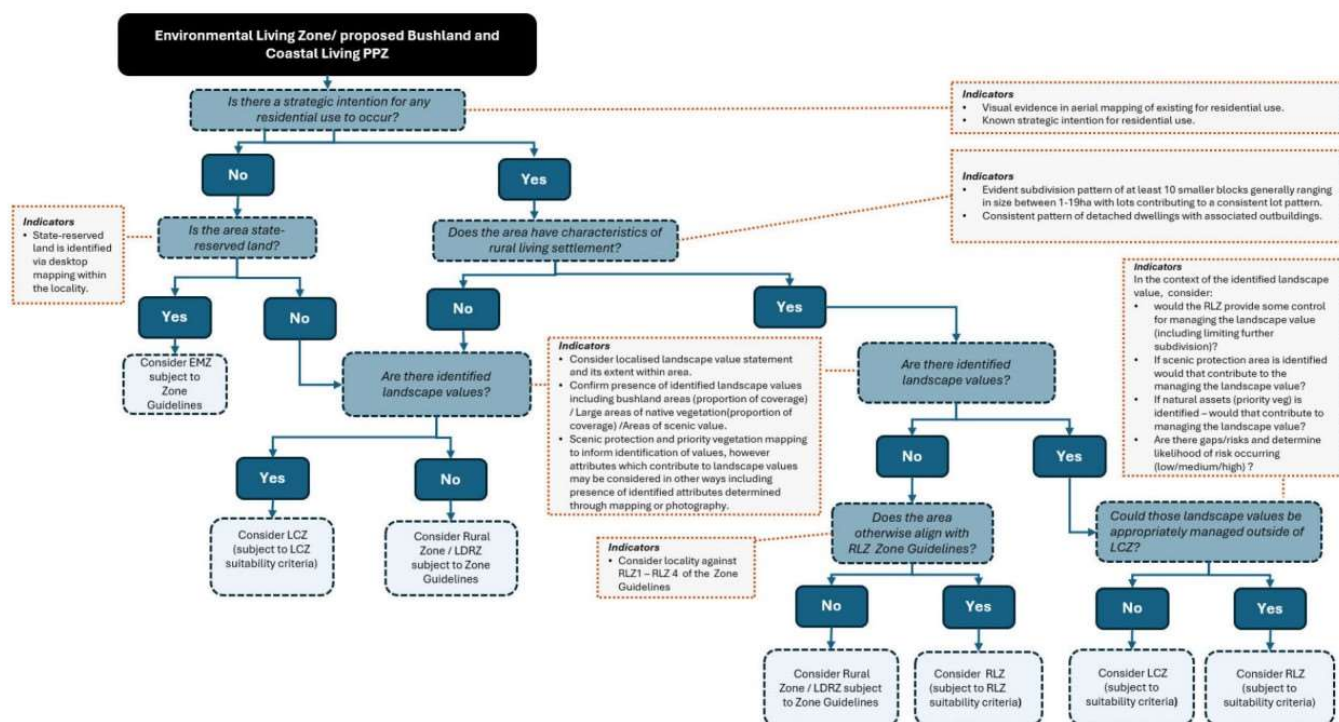
| Title | Address   | Exhibited              | Proposed     |
|-------|-----------|------------------------|--------------|
|       | Kettering | Landscape Conservation | Rural Living |

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
|                | Kettering Title 105762/1                                            |
| Land Size      | 11.94 ha                                                            |
| Land Usage     | Single Dwelling with shed/accommodation; future farming/eco tourism |
| Interim Zone * | Environmental Living                                                |
| LPS Zone       | Landscape Conservation                                              |
| Proposed Zone  | Rural Living                                                        |

In the Ireneinc Review of the LCZ – Kingborough Council - REVIEW OF THE METHODOLOGY AND ZONE APPLICATION report on page 81, Ireneinc provide the binary decision point as per the below graph:



In order to establish primary strategic intention, Ireneinc developed the below decision tree as per page 110 of their Kingborough LCZ Review report:



In the Ireneinc Locality Baseline and Alternative Zone Evaluation report, Ireneinc focused on the general extent of the locality, the existing settlement pattern, localised landscape values, Overlays/SAPS/ other mapping and the Representations already heard.

Our property sits within the **3.6 Kettering West 3.6.1 Part A – Locality Baseline** and **3.6.2 Part B Zone Evaluation report** on page 282 – 297.

Our submission fully supports the Ireneinc recommendation of Rural Living for our property.

As Ireneinc focused on locality, we would like to provide the TPC with additional information which is specific to our property which we hope will provide further evidence that the Rural Living Zone is the most appropriate zone for our property.

We chose to live on a large, elevated property at the top of [REDACTED]. We are part of the Kettering rural community. We actively sought a rural lifestyle. We value open spaces and natural beauty and we actively care for and maintain our property. We have an established home and several outbuildings on our property. We live on our land, our property is our home. The primary use for our property is to live on and enjoy.

## Property report for [REDACTED] KETTERING TAS 7155



### Property Identification

#### Number

[REDACTED]

#### Locality

Kettering

#### Planning Zones

14.0 Environmental Living

#### Total Area

117322 sqm

### Certificate of Title Reference

#### (Volume/Folio)

[REDACTED]

#### Municipality

Kingborough

#### Planning Codes

##### Overlay

Scenic Landscape Area, Biodiversity Protection Area, Waterway and Coastal Protection Area, Landslide Hazard Area, Bushfire Prone Areas

#### Planning

##### Scheme

Interim Planning Scheme

This property is in the **14.0 Environmental Living** planning zone under the Kingborough Interim Planning Scheme.

We understand that the Kingborough planning authority have proposed new zones with an eye to future usage. Our contention is that analysing historical usage data is a fundamental part of forecasting as it allows for the identification of trends and patterns. History is not just about the past it's a powerful tool for shaping the future. With this in mind, the following provides an historical snapshot and summary of current usage for our property.





I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Witness *W. B. B. B.*

*A. M. L.*  
Recorder of Titles.



DESCRIPTION OF LAND

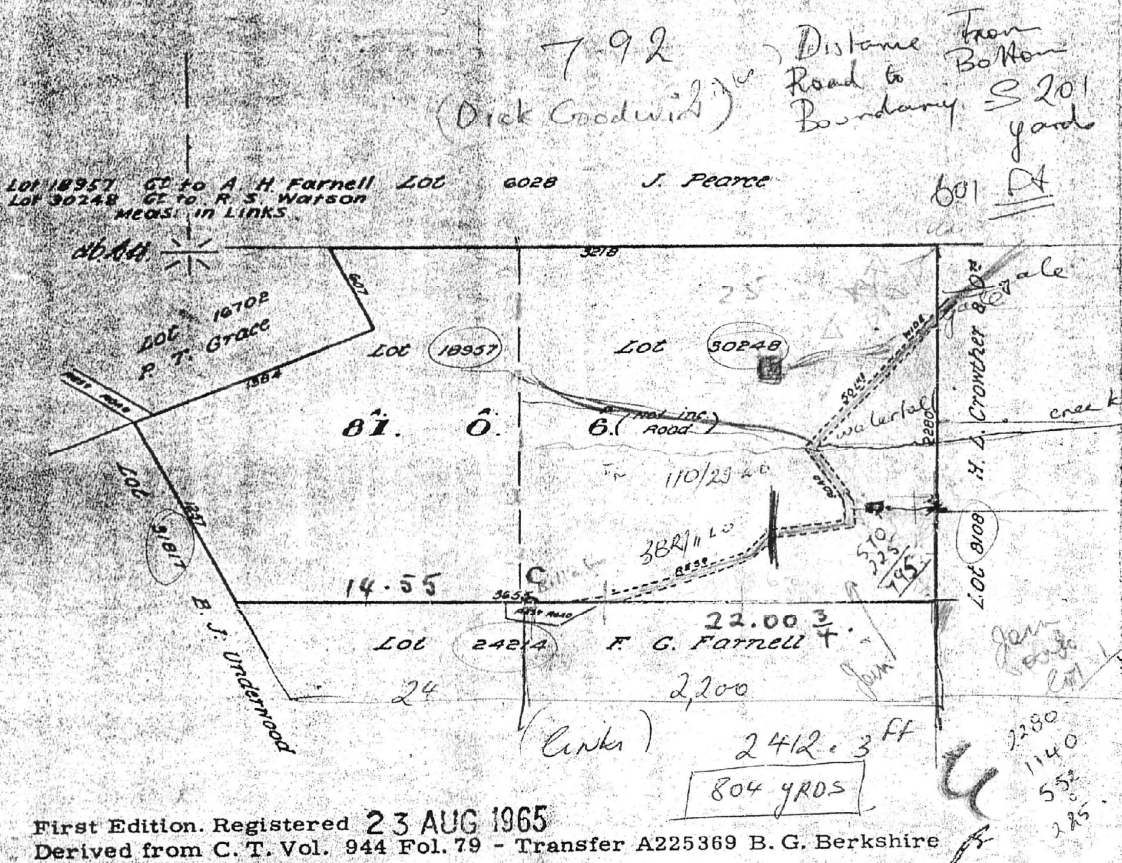
PARISH OF CONINGHAM LAND DISTRICT OF BUCKINGHAM  
EIGHTY ONE ACRES SIX PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

EDITH DOREEN FITZGERALD of Howrah, Married Woman

SECOND SCHEDULE (continued overleaf)

NIL



NOTE - ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Figure 1 Certificate of Title 23 August 1965

The above Certificate of Title is dated 23 August 1965 and the land at that time totaled 81.00 acres or 32.78 ha:

- Lot 18957 was granted to Alfred Farnell
- Lot 30248 was granted to Richard Watson
- [REDACTED]: Lot 24214 was granted to Alfred Farnell

Farnell and Watson farmed the lots together as one farming enterprise. [REDACTED] was named after Richard Watson, as people went up the road to get to [REDACTED]



Farming on the property included:

- Beef and sheep
- Raspberries and blackberries

The remainder of [REDACTED] was apple orchards owned and operated by three families, all the orchards and part of the Farnell and Watson farm were wiped out after the 1967 bushfires.

Farnell and Watson sold their lots in 1975 to Paul & Cecilia Hurd. The Hurd's built a house on the property in 1978. They subdivided the bottom right corner of the property, on the bottom side of [REDACTED] and this was sold in 1987 and is now [REDACTED]. The property remaining continued to be farmed with cattle, sheep and berries.

In 1990, the remainder of Lot 30248 and 18957 was sold. Farming continued under the new owner and the lots were subdivided in 1993 becoming what is now [REDACTED] which included the original house and [REDACTED]. Farming activity on [REDACTED] ceased/became primarily residential around 1997.

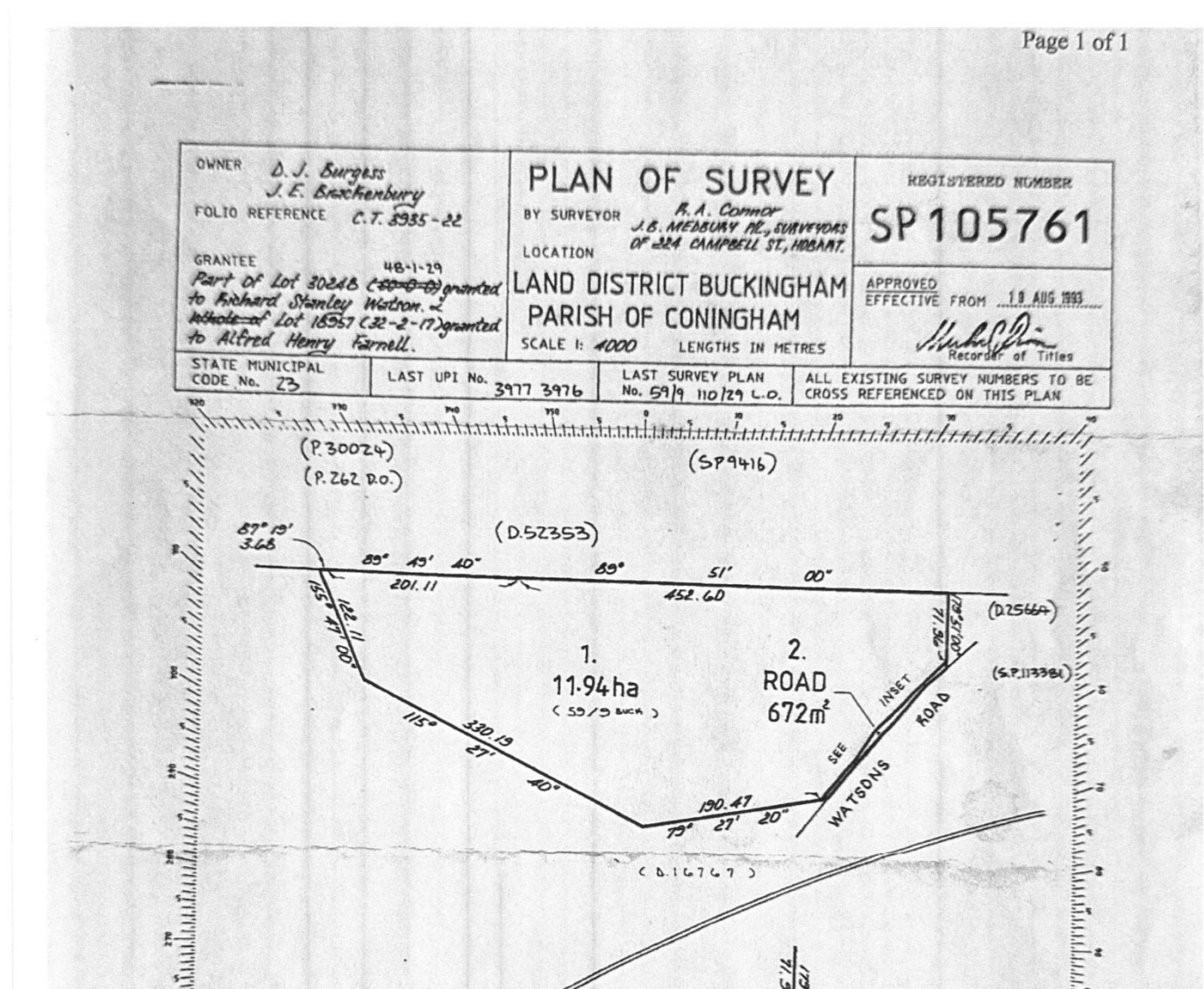


Figure 2 Plan of Survey dated 19 Aug 1993



We, Lyndley and Sue Chopping, purchased the property in October 2005 primarily as a residential property to live on after moving from our poppy and sheep farm in Ouse. The move to Kettering was also for sentimental reasons, as Lyndley had been born in the Channel.

Our property had previously been a productive berry farm, and even now would have potential for small acre farming in the open area albeit there are no farm fences anymore. The ratio of open ground of 3.0ha to nearly 9.0ha of bushland has not altered in the 20 years we have lived on the property and is not likely to change in our lifetime or in our children's lifetime as the healthy bush extends up [REDACTED]

The residential character fits in with the landscape character containing areas of cleared land backing onto bushland. We would like to be sure that we could continue to utilise the existing building as family accommodation, or potential visitor accommodation. The existing dwelling, sheds, outbuildings ( important for any retirement activities), garage and garden are consistent with this whole area.

We have particular concern over the restrictive rebuild requirements with LCZ in the event of fire.













## Proposed LPS Zoning

Our property is within a 'Rural Living Settlement'. Kettering is a tight knit rural community and the primary strategic intention of our property is residential use and development within a rural setting.

The existing characteristics and use of [REDACTED] is consistent with the Rural Living Zone.

- The 36 surrounding properties along [REDACTED] have been LPS proposed Rural Living Zone.
- Of the 28 properties on [REDACTED] the current interim Environmental Living Zone, 25 have been LPS proposed as Rural Living Zone.
- Most of these properties average approx. 5-7 ha with a house, outbuildings and some bush.
- There are no exceptional circumstances that warrant spot-zoning, given that the surrounding properties have the same overlays, the same landscape values and the same or similar vegetation coverage.

The Kingborough planning authority has not been able to provide a definition of landscape values. They say its complicated and context specific and several factors are involved. They mention elevation, water and coastal protection areas and land slip hazard. They state that their recommendations are advisory in nature and form part of the Tasmanian Planning Commission's decision making process—However, when questioned at representor hearings on methodology or their reasons for applying LCZ to a specific property they were unable or unwilling to discuss specifics. This reinforces the view that the application of LCZ has been a broad-brush, large-scale attempt to lock up large bushy blocks with no regard for the human element and usage of private property.

Kingborough Council's application, interpretation and approach to LCZ is also inconsistent when compared with other Tasmanian Councils.

The size of [REDACTED] is 11.9 ha . This is consistent with Rural Living Zone C or D. Subdivision is not allowed.

Our property is not a large untouched area of native vegetation, that contains threatened species.

Our property does already have constraints on development due to the application of the Natural Assets Code and the Scenic Protection Code,.

The photo below was taken three quarters the way up [REDACTED]. Our property, which cant be seen here, is on [REDACTED] which is the hill on the left and a slightly smaller unnamed hill is on the right. Most of the bush vegetation has regrown in the almost 60 years since the 1967 bushfires. The type of eucalypts and other tree species like wattle are the same across the two hills.



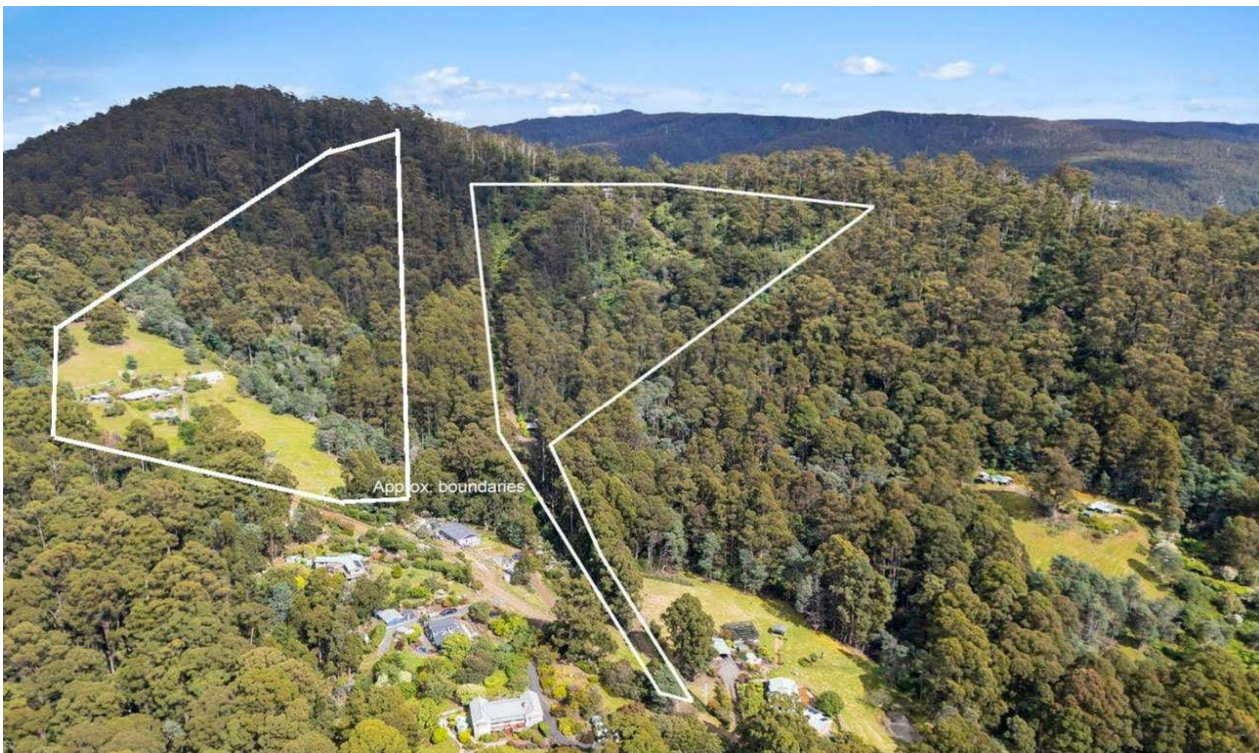
The left hill with large blocks was LPS proposed Landscape Conservation Zone and the hill on the right with smaller blocks under 5ha was LPS proposed as Rural Living Zone.



The above Draft LPS zone map shows the larger properties on and around [REDACTED] that are Environmental Living interim Zone which had been proposed LCZ. Our property is shown here as No 3. All the smaller properties currently zoned Environmental Living interim Zone on the sister hill are proposed Rural Living Zone. Lot 3 (and Lot 2 ) are now repropoed by Ireneinc interactive map to be Rural Living Zone also.

The aerial image below illustrates this inconsistency further.





Again, it is clear that this rural bushland scene across two hills is of equal value. The property on the right is [REDACTED] and is proposed Rural Living C as are all the properties to its right and down the ridge that follows the road down. Its direct neighbour, outlined on the left is our property [REDACTED]. Same bush land profile, same bushland value, very similar elevation across all the properties you see spanning across the two hills. Our property correctly is now zoned Rural Living.

## In Conclusion

The words consistency, certainty, fairness and uniformity appear in the Southern Tasmania Regional Land Use Strategy, the Kingborough Land Use Strategy and on the State Planning website consistently. The Regional Land Use Strategy states 'our future land use planning directions are set through the evidence based rational decision making approach'.

This is inconsistent with Kingborough Council's approach. There appears to be little fairness or equity in the way Kingborough Council have applied zones across the municipality.

The Southern Tasmanian Regional Land Use Strategy also states 'where there is inconsistency between the local strategic planning and this regional strategy, the latter should prevail' (page 17 STRLUS)

The Kingborough Council's concentration on applying the protection and conservation of landscape values to rural communities, when it is meant for large swaths of natural forest, ignores the fact humans have farmed this land for a very long time. The human element must be taken into consideration when making zoning recommendations. Page 27 of STRLUS states that one of the goals of the strategic framework is 'a reasonable lifestyle and standard of living for all'.

The Ireneinc report recommends that our property at [REDACTED] Kettering be zoned Rural Living.

We fully support this and we request that the TPC endorse the Ireneinc proposed zone for our property.

Thank you.



Your Reference: DOC/26/36829

Lyndley Colin and  
Suzanne Patricia  
Chopping

[REDACTED]  
Kettering Tas 7155

28 April 2026

Panel,

Thank you for the manner in which you are handling this issue, and the opportunity to respond to you.

We were unaware of the original Kingborough Council's exhibition, we were grateful to be able to join the Josh Graeme Evans 430 Caleb Alcock 198/ KCLPS 260419-D52-4 representations to you.

We are in support of the Ireneinc proposal that we be in the Rural Living Zone. We are very much in favour of that recommendation and are happy to speak to our submission if required.

We have consulted with our close neighbours at [REDACTED] and fully agree on the reasoning that Rural Living Zone is appropriate for us.

Yours sincerely,

[REDACTED]  
[REDACTED]  
Lyndley and Sue Chopping