
From: Michelle Giltrap <[REDACTED]>
Sent: Tuesday, 28 April 2026 7:33 PM
To: Kingborough LPS
Subject: CM: DOC/26/36829 | Submission in Support of Ireneinc Proposal for Rural Living
Attachments: [REDACTED] Kettering_Ireneinc Submission.pdf

Hi Linda,

Please see attached a Submission for property [REDACTED] Kettering TAS 7155 in support of the Ireneinc proposal to zone our property Rural Living.

Thanks very much for the opportunity to make a formal submission in relation to the Ireneinc report recommendations.

We look forward to hearing from you soon in relation to next steps.

Many thanks and kind regards

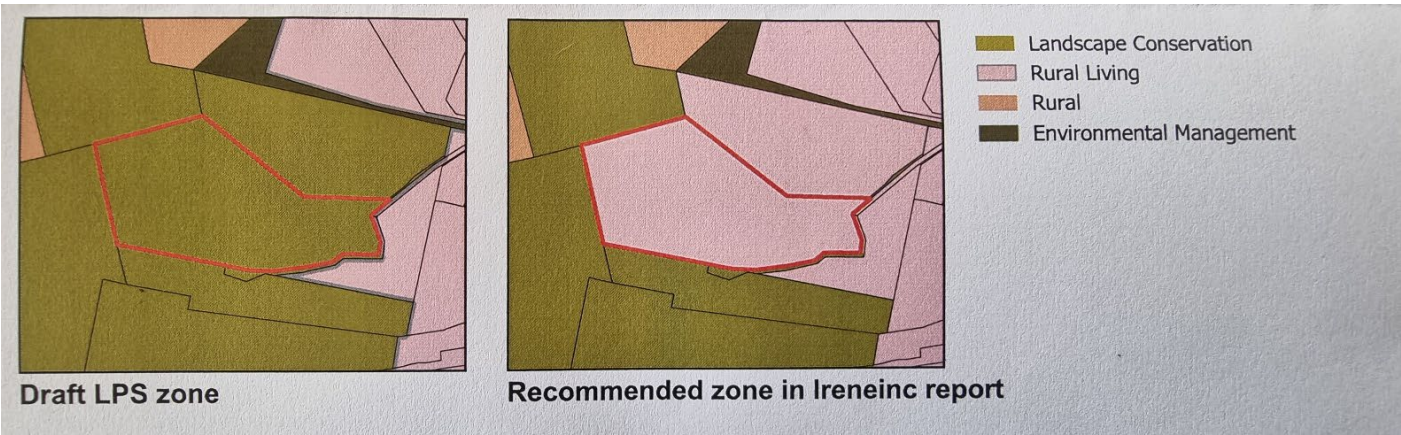
Michelle Giltrap & Peter Upton
[REDACTED], Kettering TAS 7155
[REDACTED]

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

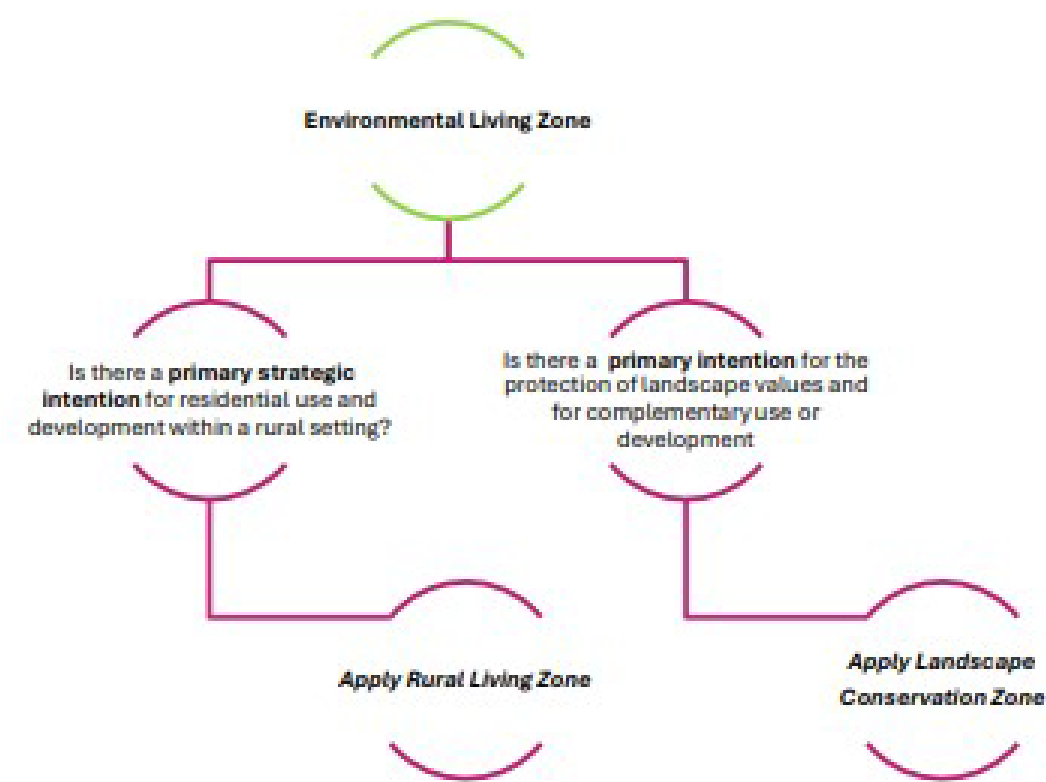
Support for proposed Rural Living Zone | Michelle Giltrap & Peter Upton

Title	Address	Exhibited	Proposed
	Kettering	Landscape Conservation	Rural Living

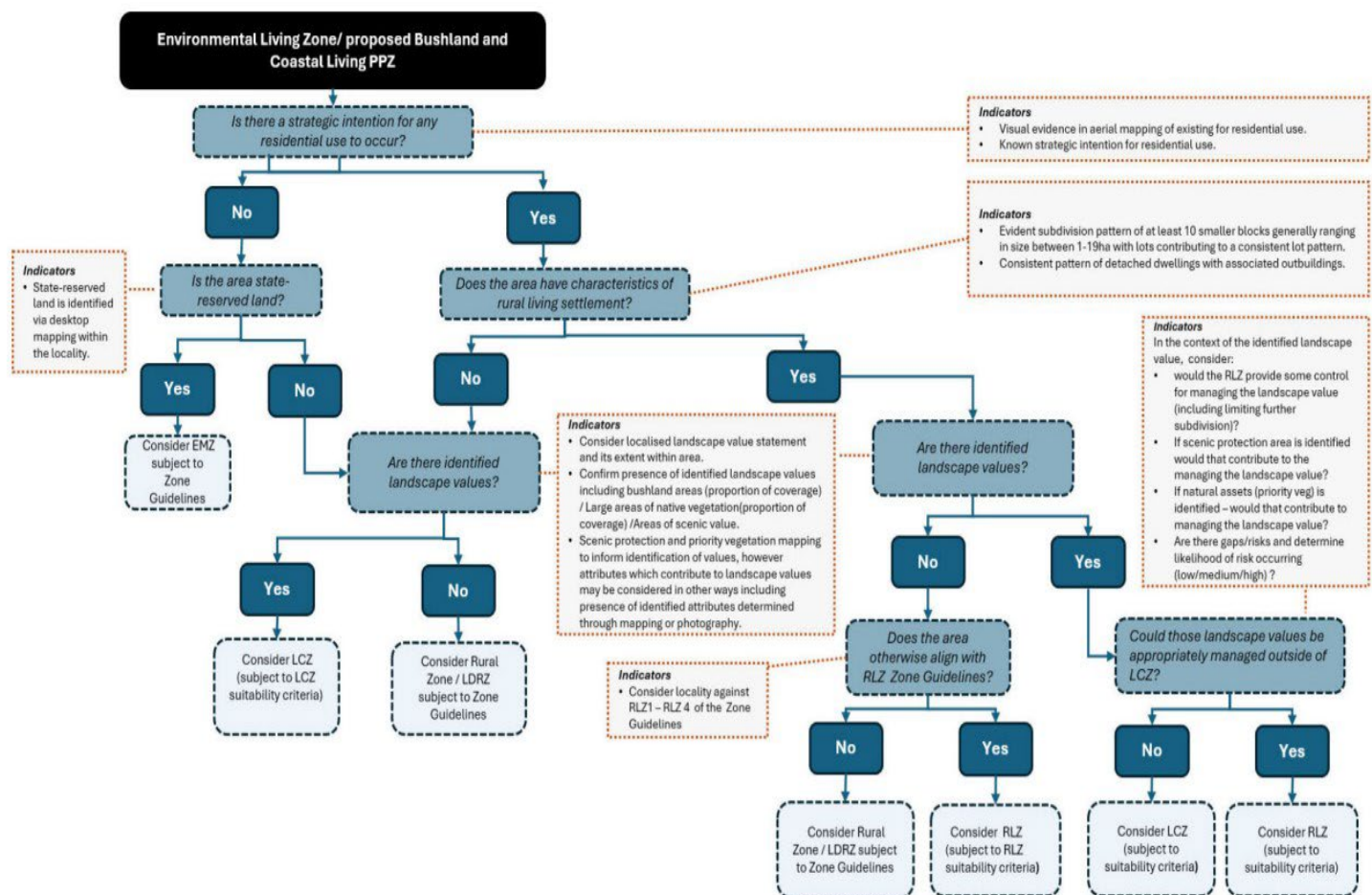
	290 Watsons Road Kettering Title 105762/1
Land Size	16.58 ha
Land Usage	Single Dwelling (4 bedroom house); 3 sheds; Business: Kettering Quail – production of quail eggs; small scale agricultural activities
Interim Zone *	Environmental Living
LPS Zone	Landscape Conservation
Proposed Zone	Rural Living



Our submission fully supports the Ireneinc recommendation of Rural Living for our property. In the Ireneinc Review of the LCZ – Kingborough Council – Review of the Methodology and Zone Application report, Ireneinc summaries the binary decision point in the below graph:



In order to establish primary strategic intention, Ireneinc developed the below decision tree:



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 this report in section **3.6 Kettering West 3.6.1 Part A – Locality Baseline** and **3.6.2 Part B Zone Evaluation**.

Whilst we understand that the above evaluation framework is not a statutory instrument that the TPC will use, it is still a useful tool to analyse localities and determine the appropriateness of LPS zone application.

The below table is a summary of the Ireneinc Decision Point evaluation for the Kettering West area, the grey column on the far right includes our comments in specific relation to our property at [REDACTED] Kettering.

	Ireneinc Decision Point	Ireneinc Indicators	Ireneinc Evaluation	290 Watsons Rd: Comment / Yes / No
1	Is there a strategic intention for any Residential use to occur?	- Visual evidence in aerial mapping - Known strategic intention for residential use	Yes	Yes, residential and small farm use is clearly visible in aerial images; we were listed in Representation 198; 430 and were invited to join 523 which was postponed
2	Does the area include state-reserved land?	- Identified via desktop mapping	No	No
3	Are identified landscape values present?	- Consider localised landscape value statement	Yes for the locality	No. Doesn't apply as answer to #1 & #4 was Yes. We would like to raise our concerns about the general landscape values statement used by the Kingborough planning authority and largely adopted by Ireneinc. The landscape value statement was never exhibited for public comment and/or a community survey was never undertaken so the Kingborough Council has failed to obtain community agreement, consensus or approval for the landscape value statement that they are using. Kingborough planning authority needs to develop localised landscape value statements and undertake community consultation and approval urgently. Because the term landscape values is very subjective, the Kingborough planning authority also need to embed this landscape values statement as Local Area Objectives so that a planner employed today will interpret landscape values as per the statement when assessing a DA today in the same way that a planner will interpret the meaning of landscape values in assessing a DA in 10 years time.
4	Does the area have characteristics of rural living settlement	- Evident subdivision pattern - Consistent pattern of detached dwellings with associated outbuildings; - Visual evidence of rural activities	Yes	- Yes, the original titles for our property show the [REDACTED] was subdivided into 3 separate properties. - Yes, 1 house, 3 sheds, - Yes, large orchard, food gardens; primary producer rural business: www.ketteringquail.com.au; @ketteringquail; google search for Kettering Quail articles and mapping
5	Are identified landscape values present	- Consider localised landscape value statement	Yes	- See comment at #3

		- Confirm presence of identified landscape values including: - o Bushland - o Large areas of native vegetation - o Areas of scenic value		- Yes, bushland is present on our property, which runs up the eastern side of Underwoods Hill - Yes, we regard our property as having scenic quality.
6	Could identified landscape values be appropriately managed outside of LCZ?	Would RLZ in combination with NAC/Scenic Protection area/SAP appropriately manage the landscape?	Yes, Priority Vegetation and Scenic Protection overlay codes would provide for appropriate management of the landscape values; including no further subdivision. Low to medium risk	Yes, RLZ plus the proposed code overlays will protect the vegetation; the elevation of the property will also prevent any further subdivision.
7	Does the area otherwise align with the RLZ application guidelines in the Zone Guidelines	RLZ1-RLZ4	NA – landscape values are identified	We disagree. RLZ1-RLZ3 is still appropriate. Our property is a large lot, the existing and intended use is a mix of residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity (RLZ1); The land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10ha or greater (RLZ2).

To confirm, our submission fully supports the Ireneinc recommendation of Rural Living for our property. We also note that Rural Living has also been proposed for our neighbour at [REDACTED] which they also support.

As Ireneinc focused primarily 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.

Background

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 having moved from Sydney in 2012. We value open spaces and natural beauty and we actively care for and maintain our property. We have an established home and several sheds on our property. We live on our land and use our land for small scale farming activities. We work full time and are also a primary producer of quail eggs. A large portion of our land is cleared, we farm quail, we keep chickens, we have a large orchard and vegetable garden. We have two dams. We actively manage the cleared area for fire risk. We remove fallen timber, we rake, we mow.

Nature is all around us. Flora and fauna is abundant. Our property is our home. The primary use for our property is to live on and enjoy.

The purpose of our private property is not for landscape preservation so visitors can take photos of the scenery from the highway or from a passing boat. Our private property is not a large and vast untouched forest or nature reserve.

Historical Use

We understand that the Kingborough planning authority has proposed new zones with an eye to future usage. Our contention and professional experience 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. When the LPS was being drafted, a simple search of our property on LIST would have shown cleared land and usage. A further search in their own planning system would have found evidence of rural business activity. It wasn't until Ireneinc were engaged that locality mapping was researched and an evaluation made in support of RLZ rather than LCZ.

To illustrate historical usage of our property, the below 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

Witness *[Signature]*

Recorder of Titles.



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 *Muthian*

SECOND SCHEDULE (continued overleaf)

NIL

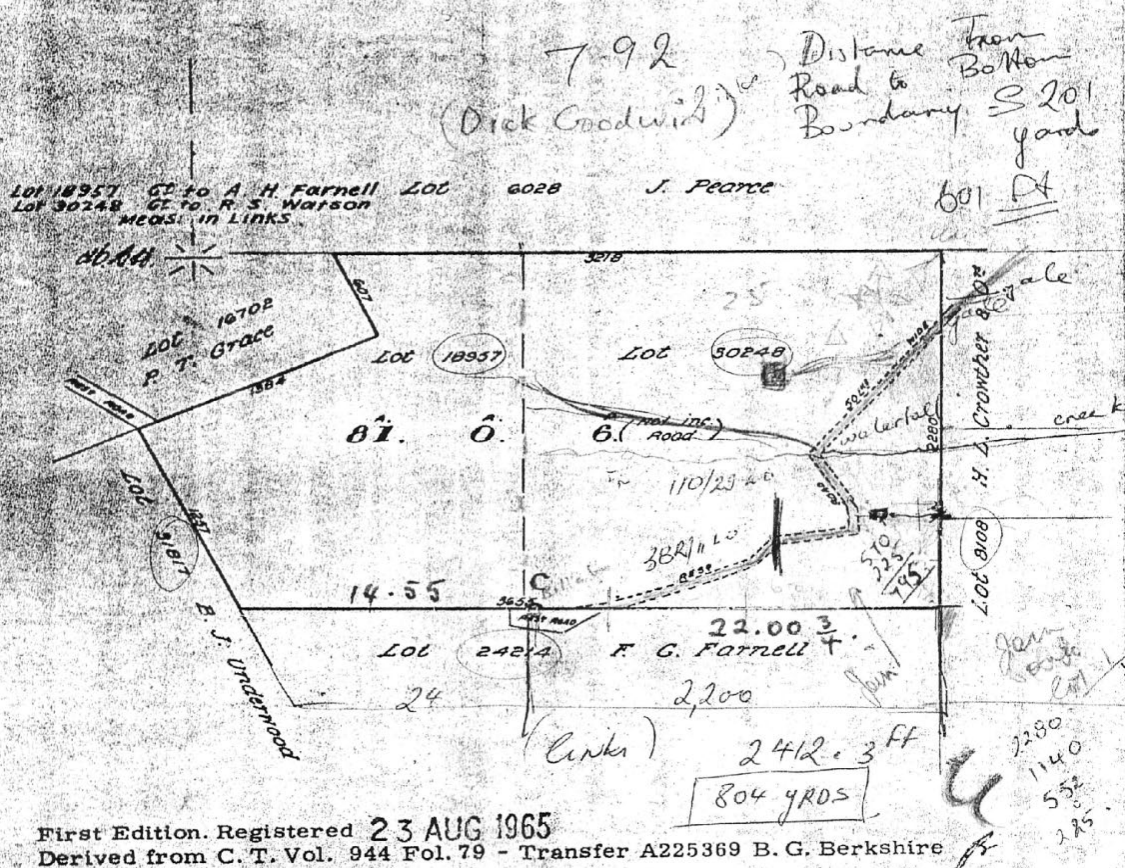


Figure 1 Certificate of Title 23 August 1965

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].

the **List**

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

FIRST OWNER 02/90.
HOUSE BUILT 2001



OWNER D. J. Burgess J. E. Brackenbury FOLIO REFERENCE C.T. 3935-22 GRANTEE 4B-1-29 Part of Lot 30248 (SP-0-0) granted to Richard Stanley Watson. & Whole of Lot 18957 (32-2-17) granted to Alfred Henry Farnell.		PLAN OF TITLE LOCATION J.B. MEDSURY P/L, JURYBURY OF 224 CAMPBELL ST., HOBART. LAND DISTRICT BUCKINGHAM PARISH OF CONINGHAM COMPILED FROM C.T. 3935-22 59-9 & 110-29 L.D. COMPILED BY R. A. Connor SCALE 1: 1000 LENGTHS IN METRES		REGISTERED NUMBER D 105762 APPROVED 19 AUG 1993 Recorder of Titles
STATE MUNICIPAL CODE No.	LAST UPI No. 3977 3976	LAST SURVEY PLAN No. 59-9 & 110-29 L.D.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN

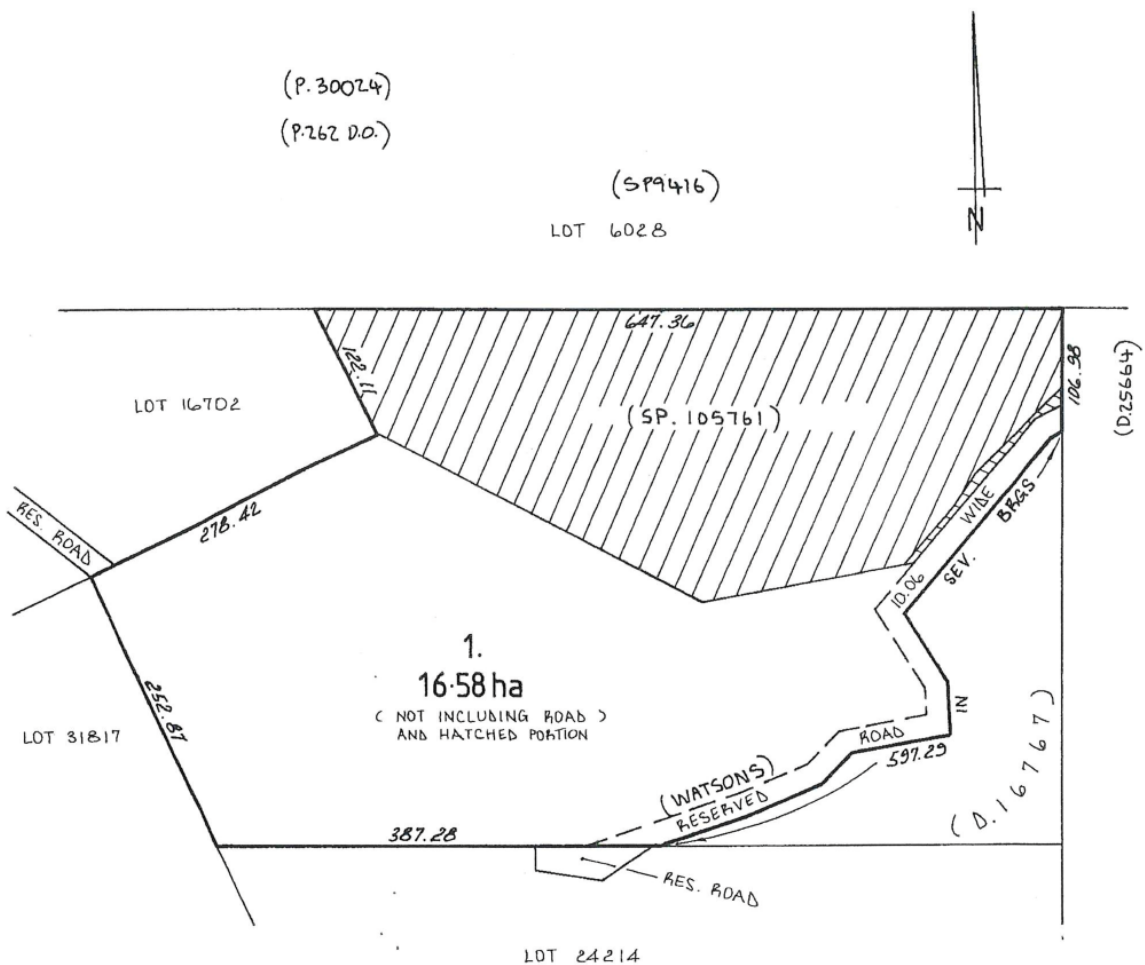


Figure 2 Plan of Title 19 Aug 1993

Farming activities conducted on the property since 1990 include:

- Beef & sheep farming; followed by
- Mixed berry and fruit, then
- A flower farm, purple iris and white daisy, and
- Currently Quail egg production

The house and separate garage were built in 2001. We purchased the property in January 2013. In 2014, we started Kettering Quail. An additional garage/shed was built in 2016. The change to business use DA was approved and a business use permit was issued in 2016. The business became fully accredited as a poultry egg producer in December 2016.

Since then, the award winning Kettering Quail business sells quail eggs to restaurants across Tasmania and interstate. There is a significant concern that the poultry production business does not align with the limited business uses permitted under LCZ.

The property has a large, fenced orchard and vegetable garden, shitake mushrooms are farmed above the dam. We also have a small flock of free range chickens and other pets. The close to 5.0ha of cleared land is well maintained. The Tasmanian Fire Service has rated the property defendable up to Extreme weather conditions. Its primary use is residential living, in conjunction with operating a successful quail egg business.







Kettering Quail (eggs)

Kettering TAS 7155, Australia

[OPEN IN MAP](#)
[SUBMIT INFORMATION](#)
[UPLOAD PHOTOS](#)
[UPLOAD VIDEOS](#)
[UPLOAD DOCUMENTS](#)
[UPLOAD MATERIALS](#)

NAME:	Kettering Quail (eggs)
ADDRESS:	[REDACTED] Kettering TAS 7155, Australia
LGA/COUNCIL:	Kingborough Council Council website: kingborough.tas.gov.au Council email: kc@kingborough.tas.gov.au Council phone: (03) 6211 8200
SUMMARY:	"Kettering Quail is the first fully accredited primary producer of quail eggs in Tasmania supplying restaurants, markets, speciality butchers and providers both locally and interstate."
CATEGORIES:	Unknown
SPECIES:	Quail
LAST KNOWN STATUS:	Open and operating
LISTING UPDATED:	2019
LISTING ID:	aa615
WEBSITE:	https://www.ketteringquail.com.au/
VIEW ON MAP:	Farm Transparency Map Google Maps Bing Maps Nearmap (requires subscription) Landchecker (requires subscription)

43°07'16.0"S 147°12'54.2"E
V6H8+H23 Kettering, Tasmania
[View larger map](#) [Directions](#)

Google
Keyboard shortcuts | Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies | Terms | Report a map error

No to Landscape Conservation Zone (LCZ)

- LCZ ignores the historical, current and future usage of land for living on and for farming
- The application of LCZ will significantly impact property values (as we are starting to see in the Huon Valley)
- LCZ will make our property a higher risk proposition and it will reduce access to finance for our own purposes as well as for future property buyers / investors
- LCZ will hinder and work against fire management plans
- In the event of a fire the requirement to rebuild on an existing building envelope and within 2 years is unrealistic and too time restrictive
- We did not submit a representation in Dec-24 as we did not know anything about the process. We were only made aware of the proposed change to zoning in Aug-25. Luckily, we were included in Representation 198 and 430. We were also invited to join Representation 523 for [REDACTED] which was due to be heard 03/11/25 but was postponed due to Direction 69. The lack of communication from Kingborough Council in 2024/2025 and the immense uncertainty has caused great mental anguish and stress

Draft LPS Zoning is Inconsistent

Our property is within a 'Rural Living Settlement'. Kettering is a tight knit rural community. 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] with the current interim Environmental Living Zone, 25 have been LPS proposed as Rural Living Zone.
- Our property at the top of the road has been spot zoned LCZ due to its 16.58ha size.

- This contradicts accepted land use planning principles.
- 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.

As per the planning authority's information flyers, the minimum lot size requirement for the Landscape Conservation Zone is 50ha with the possibility of creating smaller lots but not less than 20ha.

This does not align with our property. It clearly appears that the Kingborough Council originally added properties together in their draft LPS to make a LCZ cluster of 50 ha + ignoring the fact that the forested areas are not threatened or significant native bushland. We understand that LCZ may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone. However, Kingborough Council in their LPS ignored the provision that LCZ should not be applied to:

- Land where the priority is for residential use and development (Rural Living Zone).
- LCZ is not a large lot residential zone.
- LCZ is not a replacement for Environmental Living Zone
- Our property should have been zoned RLZ C or RLZ D not LCZ.

The Kingborough planning authority has still not been able to provide a definition of landscape values. Their landscape values statement is very generic and hard to interpret and apply in a practical sense. In previous hearings the planning authority representatives have said landscape values are 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. When questioned 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.

With regard to the draft LPS, Kingborough Council's application, interpretation and approach to LCZ was also inconsistent when compared with other Tasmanian Councils.

In relation to LCZ 1: The full expanse of The Channel is 'scenic' and is of great value to its residents, this attribute is not restricted to the Snug Tiers and the coastal villages. The majority of Tasmania can be classed as having important scenic value.

For LCZ2 (a): Our property is not a large untouched area of native vegetation, that contains threatened species.

For LCZ2 (b): Our property does have constraints on development due to the application of the Natural Assets Code and the Scenic Protection Code. Kingborough Council has applied these new codes across the whole municipality outside of the key urban suburbs, not just to LCZ areas.

Therefore, the Natural Assets Code and the Scenic Protection Code combined with RLZ will adequately protect the vegetation and wildlife on our property.

Whilst many other councils have followed the State guidelines and used sound judgement on where LCZ may be applied, Kingborough Council in their draft LPS appear to have simply used the formula:

Large block ELZ = LCZ

The original inconsistency in LCZ application is clear in the following images. 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 have all been proposed LCZ. Our property is shown here as No 2. All the smaller properties currently zoned Environmental Living interim Zone on the sister hill are proposed Rural Living Zone.

As per the Section 8a guidelines:

The purpose of the Rural Living Zone is:

11.1.1 To provide for residential use or development in a rural setting where:

(a) services are limited; or

(b) existing natural and landscape values are to be retained

The Zone Application Guidelines are:

RLZ 1 The Rural Living Zone should be applied as follows:

(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity;

RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme RLZ, unless:

(a) The land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development with a rural setting and a similar minimum allowable lot size is being applied, such as , applying the Rural Living Zone D where the minimum lot size is 10ha or greater.

RLZ 3 The differentiation between Rural Living Zone A, B, C or D should be based on:

(a) a reflection of the existing pattern and density of development within the rural living area.

Given the size of our property RLZ C or RLZ D might be deemed appropriate.

In Conclusion

The words consistency, certainty, fairness and uniformity appear in the Southern Tasmania Regional Land Use Strategy and the Kingborough Land Use Strategy 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 initial LPS approach. There appears to be little fairness or equity in the way Kingborough Council originally applied LCZ 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 original 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 lived on and 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 proposal and hope that our submission provides further evidence that the Rural Living Zone is the right zone for our property. We respectfully ask that the TPC accepts Ireneinc's recommendation.

Thank you.