
From: Travis Holmes [REDACTED]
Sent: Monday, 4 May 2026 7:52 PM
To: Kingborough LPS
Subject: Objection to LCZ [REDACTED] Mitchell
Attachments: LCZ_Objection [REDACTED]_Mitchell.pdf

Please find attached a submission letter from [REDACTED] to the planning commission regarding the proposed LCZ rezoning.

To the Tasmanian Planning Commission,

Tasmanian Planning Scheme - Kingborough Draft Local Provisions Schedule

Graham Charles Mitchell

I write in response to the letter dated 2 April 2026 (ref DOC/26/36829) advising that the Ireneic report recommends that my property remains within the Landscape Conservation Zone (LCZ) under the draft Kingborough Local Provisions Schedule (LPS)

I did not make a formal representation during the public exhibition period, however upon being alerted, I submitted a Landowner statement and consent form on 10 October 2025 and received a response, on 13 October 2025, advising me that my request had been received and forwarded to the relevant planning adviser. I understand that making a submission does not confer a right to be heard, but that the Commission may decide to invite me to discuss the matters raised.

A group of residents in the upper Summerleas road area have engaged Pitt and Sherry to prepare a group submission to challenge the decision to apply the LCZ to our area. As a resident in this area, I am submitting this personal letter in support of the Pitt and Sherry submission.

I believe the decision to zone my property as LCZ is inappropriate and in this regard, I request that the Commission determine that the Rural Living Zone (RLZ) is the appropriate zone for my property under the draft Kingborough LPS.

I provide the following submission in support of my claim.

Landowner name Graham Charles Mitchell

Property address [REDACTED] Ferntree 7054

Title reference [REDACTED]

Locality Summerleas Ferntree

Current IPS zone Enviroment Living Zone(ELV)

Draft LPS exhibited

zone Landscape Conservation Zone (LCZ)

Ireneic recommended

zone Lanscape Conservation Zone (LCZ)

Zone sought in this

submission Rural Living Zone (RLZ) - Rural Living Zone B (Minimum lot size 2 Ha)

This category reflects the size of properties alond upper [REDACTED] adjacent to my property number [REDACTED]

I have been living at this adress since 1999, and enjoy the rural setting that is also close to the services of Hobart and Kingston. My block was substantially cleared, with a small dam, when I initially purchased. Initially I kept busy removing Blackberries, Spanish Heath, Foxgloves, Thistles and Radiata Pines. I now keep these in check with regular maintance. I have planted many trees, including, Gums, Blackwoods, Magnolia, bushes ,Rhododendrons, Camelias, Hyrangeeas, Ti Tree, Accacias, Bottle brushes and thousands of flowering annuals including Daffodils, Jonquils,Iris's and Nerine's. I also have Vegetable beds and Blueberries, Cherries, Quince and others. These attract many birds and bees.

I have built many freestone rock walls, both as retaining and garden beds. Maintaining the large area, pruning, mowing, mulching keeps it in a pleasant appearance, and I am rewarded with a large population of Pademelons, Bennett Wallabies and Native Hens, and many others that share it with me. I am the current custodian, and wish to pass it on to the next, in good order.

I have a weatherboard house built in 1902, which is a constant maintance task, along with some outbuildings, I also enjoy sitting on the verandah with a coffee and a good book and just relaxing.

I am very aware of the fire risk in this area and constantly clear understory material, and am also removing some plants, which I planted with enthusiasm too close to the house.

My property has been logged, cleared, became grazing paddock, then an orchard, Apples and also small fruit, later reverting to grazing.

There is evidence of old buildings, bricks, sandstone step, little scraps of broken blue and green glass along with broken bits of pottery, clumps of daffodils in spring. There is also a long channel, following the countour, feeding into the dam across the road. I had the old silted up dam on my block cleaned out and enlarged. Up the hill from my house are a line of very old hand split fence posts. there also was a cattle loading ramp, beside my driveway entrance, which I removed when the new fence was installed.

The rich alluvial soil grass paddock area that include 684 down to 655 and the vacant block next, along with the river flats area of 690 has been used for a varity of agricultural practices since the 1860's. the surrouding area has been used for timber production and cattle grazing up until the 1980's, with dams, fences, hay sheds, and remmnant brick chimnmeys scattered throughout.

The surrounding bushland has been substantially degraded with invasive species including stands of Radiata Pine, Spanish heath, Foxgloves, Thistles. the Natural Values Atlas report, shows no threatened species within the surrouding 5km.

The Zone Guidlines LCZ4(a) provides that the LCZ should NOT be applied to land where the priority is for residential use and development, instead indicating that the RLZ should be applied. My property has been used for residential purposes throughout the period when it was RLZ, then changing to ELZ under the Kingborough Interem Planning Scheme 2015. During my time here, the primary use and intention has been residential. My property is situated along the upper Summerleas Road strip which is effectively a rural residential suburb.

Going foreward I would like to continue my lifestyle choice and activities living in this rural area. however I am very concerned that the application of LCZ will not allow me to reasonably manage my property into the future. This especially concerns my ability to manage the high bushfire risk of the Ferntree area. I have been informed that the Tasmanian Fire Service has serious concerns regarding the constraints the LCZ will have for properety owners to mitigate fire risk concerns. I am concerned that these constraints could feed into potential insurance premium increases.

For the reasons set out above,

1 I submit that the LCZ is not an appropriate zoning for my property and the upper [REDACTED] area.

2 I respectfully request the Comission determine that the draft Kingborough LPS should be modified to include my property, title [REDACTED]

[REDACTED] Ferntree, within the Rural Living Zone.

3 If the Comission proposes any alternative outcome, that I be provided with an opportuniy to respond before any final determination is made.

Signed Graham Charles Mitchell

Date 4 May 2026

Phone [REDACTED]

Email [REDACTED]