
From: Bradley Cowen [REDACTED]
Sent: Monday, 4 May 2026 12:17 PM
To: Kingborough LPS
Cc: Annmaree Cowen
Subject: Re: Submission – Zoning of [REDACTED], Margate (Title [REDACTED])

Dear Commission,

I write in response to the exhibited Kingborough Draft Local Provisions Schedule (LPS) and the recommendations outlined in the Ireneinc report regarding the zoning of my property at [REDACTED] Margate.

I respectfully object to the recommendation that the property remain within the Landscape Conservation Zone and request that the land instead be zoned Rural Living.

Established Residential Use and Existing Development

The subject land comprises approximately 5 acres and is currently developed and occupied as a residential property, including a five-bedroom dwelling, substantial outbuildings (including a 10m x 15m shed, carport and additional structures), and associated infrastructure such as driveway access, water storage, and a dam.

This level of established development is consistent with Rural Living land use and is not characteristic of land that warrants strict conservation zoning.

Surrounding Land Use and Zoning Context

The property is located within an established pattern of small acreage residential properties. Surrounding land uses are predominantly rural-residential in nature, with neighbouring properties of similar size (approximately 5 acres) already developed with dwellings.

Importantly:

- Properties directly nearby and across [REDACTED] are already zoned Rural Living
- Adjacent and nearby landowners are also seeking similar rezoning outcomes
- The subject land is effectively part of an existing rural living locality

The application of Landscape Conservation zoning to this property is therefore inconsistent with the surrounding zoning framework and existing land use pattern.

Degree of Land Modification and Environmental Context

Approximately 25–30% of the land has been cleared and actively managed, with the remainder being bushland typical of the broader locality. The land has been subject to ongoing human use and modification, including construction, access development, and land management.

While vegetation exists on the site, it does not represent pristine or undisturbed environmental values that would justify restrictive Landscape Conservation zoning, particularly given the surrounding pattern of development.

Bushfire Risk and Land Management

The property is located in a bushfire-prone area and is situated on elevated and sloping terrain. Active land management is essential to mitigate fire risk.

Landscape Conservation zoning introduces constraints that may limit the ability to:

- Undertake effective vegetation management
- Maintain defensible space
- Implement fire mitigation strategies

A Rural Living zoning would better support responsible land management outcomes in a high bushfire risk environment.

Infrastructure and Service Availability

The property is already serviced and capable of supporting ongoing residential use, including:

- Established road access via [REDACTED]
- Electricity connection
- Water storage infrastructure (2 x 22,000L tanks)
- Septic system
- Wireless NBN connectivity

These characteristics align strongly with Rural Living land and further demonstrate that the property is suitable for continued residential and small-scale productive use.

Reasonable Use of Land and Economic Impact

The proposed Landscape Conservation zoning would significantly restrict the reasonable use of the land, including limiting the ability to:

- Operate a small-scale home-based business
- Undertake hobby farming activities
- Manage and improve the land effectively

It would also have a negative impact on property value and may increase insurance costs due to reduced ability to actively manage vegetation and fire risk.

Strategic Planning Considerations

Rezoning the land to Rural Living would:

- Align zoning with the existing and established use of the land
- Reflect the surrounding rural-residential character
- Support appropriate and managed development
- Enable effective land and fire management practices
- Provide consistency within the local planning framework

Conclusion

In consideration of the above, the application of the Landscape Conservation Zone to [REDACTED] [REDACTED] is not appropriate given the established residential use, level of development, surrounding land use pattern, and service availability.

The land is demonstrably more suited to the Rural Living Zone, and I respectfully request that the Commission amend the proposed zoning accordingly.

Yours sincerely,

Brad Cowen - Grassholes Mowing & Gardening



You Grow It - We Mow It.

