
From: Annette Sward [REDACTED]
Sent: Tuesday, 28 April 2026 11:32 AM
To: Kingborough LPS
Subject: CM: TPC Kingborough Draft Local Provisions Schedule
Attachments: Kingborough Draft LPS - [REDACTED] Kettering 7155.pdf; Kingborough Draft LPS - [REDACTED] Kettering 7155 pg 2.pdf

Tasmanian Planning Scheme

Our submission obtaining a zoning of Rural Living for our property at [REDACTED] Kettering 7155 is attached.

Regards
Danny and Annette Sward

Danny & Annette Sward

Kettering 7155

To the Tasmanian Planning Commission,

We write in response to the letter dated 2 April 2026 (ref: DOC/26/36829) advising that the Ireneinc report recommends our property be included within the Rural Living Zone (RLZ) under the draft Kingborough Local Provisions Schedule (LPS), rather than remaining in the Landscape Conservation Zone (LCZ) as exhibited.

We did not make a formal representation during the public exhibition period, however we understand that the Commission has received correspondence on our behalf in relation to the draft LPS. We understand that this letter provides us the opportunity to formally participate in this stage of the LPS process. We take up that opportunity and submit as follows.

Landowner name(s)	Danny and Annette Sward
Property address	[REDACTED] Kettering 7155
Title reference (folio)	[REDACTED]
Lot size (approx.)	1.36ha
Locality	Kettering East
Current IPS zone	Environmental Living Zone (ELZ)
Draft LPS exhibited zone	Landscape Conservation Zone (LCZ)
Ireneinc recommended zone	Rural Living Zone (RLZ) — A

We welcome and support the Ireneinc recommendation that our property be included within the RLZ under the draft Kingborough LPS. The RLZ is a significantly more appropriate zone for our property than the exhibited LCZ.

The subcategory we seek for our property is:

- Rural Living Zone A (minimum lot size 1 ha) — the existing lot pattern in our locality is consistent with lots of approximately 1–2 ha

We make this submission to ensure the Commission does not revert to LCZ at the final determination stage.

Our property is 1.36ha and satisfies with the elements under the zone guidelines for RLZ, the primary intention is residential. Like others in the vicinity, our property was purchased with the expectation of residential use.

In 1988 our property was zoned as Rural Residential and in 1995 we built our dwelling, the primary use residential. We also have a couple of garages, a small orchard, a vegetable garden and pasture. This is a mix of residential and lower-order rural activities where services are limited, as described in RLZ.

There are other properties proposed for RLZ that are located within proximity.

The LCZ proposed rezoning is anticipated to have severe and detrimental impacts, including significant reductions in property value, diminished residential utility, and challenges in obtaining finance and property insurance on reasonable terms.

It is unclear why the Kingborough Council has proposed the Landscape Conservation Zone (LCZ), particularly given the availability of other zoning options under the Tasmanian Planning Scheme that are more appropriate and less harmful to landowners and rural fringe communities. We formally object to the proposed LCZ as outlined in the Kingborough Draft LPS for our property, as this rezoning will have significant financial impacts. This process which we have needed to be part of, has been an extremely stressful period.

As such we support RLZ recommended by Ireneinc as is consistent with the zone guidelines. The exhibited LCZ was not appropriate for our property and we ask that this not be reinstated.

We respectfully request that the Commission adopt the Ireneic recommendation and include our property within the RLZ subcategory A.

Sincerely,

Danny and Annett

