
From: Karen Rossow [REDACTED] >
Sent: Monday, 4 May 2026 7:55 PM
To: Kingborough LPS
Subject: Submission for [REDACTED] Kettering
Attachments: [REDACTED]-Kettering.pdf

Please find submission for [REDACTED] Kettering,

Kind regards,

Karen Rossow

4 May 2026

To: The Tasmanian Planning Commission

From: Karen Rossow

Property Address: [REDACTED] Kettering (known as "Fern Hill")

Subject: Submission in Support of the Irene Inc Review Recommendations for the Kingborough LPS

To Whom it may concern,

I am writing to formally submit my **strong support** for the recommendations provided in the **Irene Inc Review (2026)** regarding the zoning of my property, "Fern Hill," located at [REDACTED] Kettering.

I purchased this property with my late husband, Alan William Rossow, on 5 June 2006, and our twenty years of stewardship have confirmed its clear and continuing character as a rural residential property. I believe rezoning the land to **Rural Living (RLZ)**—as supported by the Irene Inc Suitability Framework—most accurately reflects the historical and current use of the land.

1. Historical and Continued Land Use

Fern Hill is a historic property featuring a dwelling believed to date from approximately 1850. The site's history includes long-term connection to the Hughes family and a legacy of small-scale rural activities such as brickmaking, cattle keeping, and fruit production.

- The property functions as a rural homestead with a mix of residential and small-scale productive uses.
- Existing infrastructure includes farm sheds, paddocks, and orchard areas containing heritage apple and pear trees.
- Throughout our ownership, we have maintained low-intensity use consistent with rural living, including the keeping of poultry, sheep, and alpacas.

2. Alignment with Rural Living Zone Purpose

The property is not utilized for intensive agriculture or high-impact rural industry. Its primary function is a dwelling in a rural setting, supported by limited animal keeping and small-scale orcharding.

- **Residential Focus:** The "primary intention" of the land is residential use in a rural setting rather than strict landscape conservation.
- **Environmental Stewardship:** I have maintained the natural creek line and vegetation as a habitat corridor. As noted in the Irene Inc Review, these values can be "appropriately managed" through existing Codes (Natural Assets and Scenic Protection) within the RLZ framework.

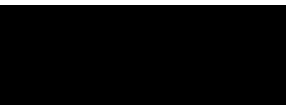
3. Support for the "Least Restrictive Alternative"

I strongly endorse the Council's recent guidance to the Commission stating that where more than one zone is appropriate, the "**least restrictive alternative**" should be applied. Given that the RLZ protects the land's heritage and natural values while allowing it to remain a practical home, it is the most suitable designation for Fern Hill.

Conclusion

The Irene Inc report provides an evidence-based approach to replacing the now-obsolete Environmental Living Zone. I request that the Commission adopt the recommendation to zone 419 Manuka Road as **Rural Living** to ensure the zoning finally matches the actual, 175-year history of the land.

Sincerely,

A black rectangular box redacting the signature of Karen Rossow.

Karen Rossow

Mobile: 

Email: 