
From: Harvey, Tracy
Sent: Wednesday, 29 April 2026 8:07 AM
To: Kingborough LPS
Cc: [REDACTED]
Subject: CM: Peter Welcher - Submission
Attachments: Peter Welcher - [REDACTED] - TPC Submission - 29 April 2026.pdf

Good morning TPC,

Please accept this email as a formal submission in relation to the recommendations made in the Ireneinc report.

I am writing on behalf of my neighbour, Peter Welcher, of [REDACTED] Road, Snug TAS 7054.

Mr. Welcher has been cc'd on this email. Please acknowledge receipt of this submission by reply to him.

Kind regards,

Tracy Harvey (she / her)

A/Assistant Director, Policy | Policy and Projects



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In recognition of the deep history and culture of this Island, we acknowledge Tasmanian Aboriginal people, the original and continuing Custodians of the Land, Sea and Sky. We acknowledge and pay our respects to all Tasmanian Aboriginal people, all of whom have survived invasion and dispossession, and continue to maintain their identity, culture and Aboriginal rights.

Peter Welcher

25/4/2026

SNUG TAS7054

Requested Zone – RURAL LIVING ZONE

To the Tasmanian Planning Commission

Hello, my name is Peter Welcher. Thank you for the chance to speak about my property at [REDACTED] Snug.

I object to its rezoning under the Kingborough Draft LPS and/or Ireneinc review to the Landscape Conservation Zone (LCZ). Applying the zone is inconsistent with section 34 of the Land Use Planning and Approvals Act 1993 (LUPAA), the LPS Section 8A Guideline No. 1, and the Southern Tasmania Regional Land Use Strategy (STRLUS).

Rural Living Zone (RLZ) C would be more suitable. I respectfully ask the Commission to apply this zone, inline with the original purchase, zoning allowances, and the site's current or future residential use. RLZ is also proposed for adjoining properties at [REDACTED]

I purchased the property in the year 2000 with the intention of building a house and living there for the rest of my life. It is one of the smaller blocks at this end of [REDACTED] at 6. 187 ha with part of the property in the north east corner having a Landslide Hazard Code over it. One of the attractions of the block when I bought it was the amount of bush which would remain after I built the house and cleared the necessary fire protection area. I attended the Commission Hearing as an observer on the day it dealt with upper [REDACTED] and at my request was allowed to briefly address the Hearing. I said that I felt very strongly that I could look after my land and it's landscape values much better than Kingborough Council could. Since that Hearing I have requested, and received a visit from Nicholas Alexander, Kingborough Council's Biodiversity Officer who gave me very useful information on the further care of my land which I have already started to apply. One of the worst things that Kingborough Council does, I feel, is the way it tackles hazard reduction burns. The burns are planned months in advance and carried out regardless of the weather with huge amounts of land burnt. Landowners can burn small amounts of bush in a patch work burn when conditions are ideal.

While I agree that Tasmania's landscapes must be protected, I believe it can be done best through RLZ as it has been done historically through ELZ and Rural Residential zonings. Rezoning to LCZ would harm our continuous use of the land as allowed when purchased.

LCZ DOES NOT COMPLY WITH LAND USE PLANNING AND APPROVALS ACT ZONE GUIDELINES

Section 34 of the LUPAA says the Commission must check if the LPS meets the Act's criteria, including zone guidelines. LCZ 4(a) states that LCZ should NOT be used where the land's **“priority is for residential use and development”**. The guidelines say LCZ is not for large residential lots “characterised by native vegetation cover and other landscape values”.

Originally my property was zoned Environmental Living. The **primary use and strategic**

intention of the land is and always has been residential. The dwelling on the land, built by myself, was started in 2006 and finished in 2020 (as an Owner Builder it took me some time) and has been occupied ever since. There is no evidence the land's primary use is anything other than residential.

LUPAA guidelines also state LCZ is not a replacement for ELZ. The priorities don't match: ELZ Living priority permits dwellings, but LCZ priorities conservation with discretionary dwellings. In correspondence with the Planning Authority, the TPC noted that the LCZ “appears to have been used... to replace ELZ”, a policy or strategy shift which should be 'comprehensively justified'. Neither the draft LPZ nor Ireneinc's review has provided detailed, site-specific reasons for changing my lands priority. They based their decision on general landscape values and rural settlement judgements, neither of which had community input.

LCZ DOES NOT COMPLY WITH LUPAA OBJECTIVES

LUPAA Schedule 1, Objective (b), aims for 'fair, orderly, and sustainable' land use. Applying LCZ conflicts with this objective. It is unfair to remove permitted residential use; applying LCZ represents a net reduction in existing land use rights. Most Tasmanian councils moving to the Statewide Planning Scheme applied the LCZ sparingly or not at all. Only a few used it moderately or heavily. Most councils (such as Tasman) translated ELZ directly to the Rural Living Zone, yet Ireneinc chose as their model three councils that applied LCZ heavily.

Many councils, including Kingborough in 2019, recognised that LCZ could lower property value, affect insurance and finance, and prevent future dwellings on empty blocks – not meeting the goal of sustainable development that supports communities to provide for their social, economic and cultural well-being...' (clause 1 (a), Schedule 1 – Objectives).

RLZ IS THE APPROPRIATE ZONE

RLZ Guideline RLZ 1(a) suggests the RLZ should be applied to residential areas with larger lots used for residential and lower order rural activities, while prioritising residential amenity. This fits my property.

RLZ Guideline RLZ 2(b) states RLZ may be applied to ELZ land where the primary strategic intention is for residential use in a rural setting and a similar minimum allowable lot size is being applied. My property's size of 6.187ha aligns with RLZ C with a minimum lot size of 5ha.

THE IRENEINC EVALUATION PATHWAY (DECISION TREE)

Ireneinc uses a decision tree to decide zones. On Day 2 of the review hearing, the Commission was told that it's a tool, not a rule [Kate Heckelmann, 05:53:00], and alternatives can be used with good evidence. Even so, applying the evaluation pathway correctly, my property meets the RLZ criteria rather than LCZ.

EVIDENCE OF STRATEGIC INTENT FOR LIVING

Both the original LPS and Ireneinc's report lack clear definitions of “primary strategic intent”. They ignore existing rural-residential settlements, historical land use, cultural attachment, community ties, and inter-generational living. Neither STRLUS nor the Kingborough Strategic Plan restrict rural living growth. Past land allocations, subdivision approvals, and development applications show that residential use is the 'strategic intent' of the land.

The review for my locality (Snug/Coningham) is stated as generally meeting strategic intent for living. My property has an established dwelling, outbuildings, and signs of residential activity.

EVIDENCE OF RURAL LIVING SETTLEMENT

Ireneinc's review states that the Snug Tiers community meets the 'strategic intent for living' because there is 'evidence of residential uses scattered throughout'. However, Rural Living Settlement status has been mostly denied, with the report citing a 'lack of consistent subdivision pattern with lots of the size which would contribute to a rural living settlement'.

This assessment appears biased, primarily due to two judgements. First, it favours smaller lot sizes, disregarding RLZ subcategories that limit subdivision of lots under 20ha and also minimises development on larger lots through needs of access and services (note: there is NO maximum lot size in RLZ).

Secondly, the 'consistent pattern' is only recognised if it resembles urban cul-de-sacs or road clusters, ignoring rural and lifestyle properties that are naturally sited around topographical features, inherited large lots, or purchased with future rural living in mind. For example, in Snug Tiers there is a clear pattern of large lot subdivision facing into the valley, on a northwest to southeast alignment around the topography.

These biases overlook the fact that residents live just minutes from Snug township, where they shop, support local businesses, send their children to the school, recreate, and work. The reliance on a desktop analysis, which can't see beyond tree canopies and often lacks on-the-ground insight, leads to subjective judgements about rural settlements. For example, the Ireneinc report notes that three adjoining properties on [REDACTED] display 'a consistent pattern of rural living', as does my property, yet it is still proposed to be part of the LCZ.

Without applying the rural living settlement criteria consistently and with ground-truthing, the evaluation then fails to consider whether landscape values can be managed through planning codes **nor recommends any other outcome than LCZ**, unless the area has no landscape values, which is unlikely given its rural nature and the subjective, non-consulted definition of 'landscape values'.

Homeowners in my area **strongly disagree** with Ireneinc's narrow assessment. We can demonstrate that the Snug Tiers community meets all three rural living settlement characteristics:

1. A pattern of **at least** 10 smaller blocks, **generally** between 1-15ha, with a consistent lot pattern. The attached map "a" shows my property among 41 others in Snug Tiers, with lot sizes from 0.18ha to 29.89ha, a pattern established since the early 1800s. As you can see all properties can be managed by available RLZ lot sizes to minimise subdivision potential. Our settlement at Snug Tiers adjoins property proposed for RLZ at [REDACTED]
2. A pattern of 'detached dwellings and outbuildings', which Ireneinc admits is "generally met, as many lots have identified residences and cleared areas". As you can see from the attached map "b", you can see that dwellings and outbuildings are located on nearly every property in my community. This also includes properties with development applications or strategic plans for living on empty blocks. From the attached photo, you can see my property has the following house and outbuildings...house, shed originally used for storing

building materials but now used as a garage, garden shed, two chook sheds and a very recently built greenhouse.

3. Visual evidence of rural activities such as 'clearings, grazing and hobby farming etc'. Ireneinc states that "some residential uses are associated with farming", yet at the review hearing, it was clarified that the criteria list is only an example. My property shows two separate orchards (one of cherries, one a larger area of varied fruit and nut trees), three individually fenced vegetable gardens, two raspberry patches. Due to the very bad season this year two of the gardens have been left fallow. I have not kept chickens for some years but with the price of eggs at the moment I am seriously thinking of buying some chickens.

ASSESSING LANDSCAPE VALUES

The STRLUS CV 4.1 states that **community consultation** should determine landscape values. Ireneinc admits in review hearings that they didn't consult. This means the assessment of whether properties meet 'landscape values' is now entirely based on the Planning Authority's judgement.

Ireneinc's choice of dictionary terms 'hilly places' and 'bushland', and focus on tree-centric descriptions, i.e: 'predominantly bushland', 'allotments set within native bushland', 'dwellings are....nestled into vegetation', and 'bushland backdrop' are the main basis for our locality's landscape values.

This overlooks the value of other features like waterways, fields, foraging areas, and the importance of varied terrain (grasslands, clearings, open areas, trails) for different species habitat. Such diversity is vital for a healthy rural or bio-diverse landscape and aligns with evidence that people prefer varied scenery, including homesteads, sheds, and domestic animals.

The lack of consultation and reliance on terminology that favours the Planning Authority's narrow definition results in a flawed or biased assessment:

1. Large areas of bushland and vegetation alone do not justify LC zoning. As confirmed at the TPC review hearing on 14/4/26, "LCZ is not for managing vegetation-that is the role of the Natural Assets Code", which applies to all properties. Ireneinc stated that for properties in our area proposed RLZ overlays will likely (and logically) protect the natural values they identify.
2. Describing dwellings and large lots around topography as 'scattered' implies no strategic planning or intent, which is untrue. You can see on the attached map "b" that there is overwhelmingly intent for living.
3. Biased reasoning: noting large vegetated spaces on rural properties (and comparatively less dwelling area, as set by development criteria) is worded in the report as though this is a choice or evidence that OUR preference was conservation over living: "integration of residential use ..is largely within a small proportion of a parcel", "the remaining natural setting reinforces the area's natural values".
4. Owning private property in natural settings doesn't mean residents prioritise landscape conservation over residential amenity. Ireneinc implies this repeatedly, both in review references to "built form" being "secondary to the natural landscape" and, in hearings, that lots in bushland reinforce or "contribute" to the area's "natural values". Snug Tiers residents purchased homes in natural areas because they **value the contribution this makes to their Rural Living**, not to add to Kingborough's undefined scenic or "landscape values"
5. Ireneinc relied on overlays in a desktop assessment to identify landscape or environmental features across the locality, ignoring the challenges of topography and identifying these (i.e.,

through the tree canopy) by aerial images alone. Evidence-based alternative reports or maps of individual properties' natural settings are needed. Included is a photocopy of the Environmental Values Report Title Page and the Summary which states that my house would have limited impact on the natural values of the site. This report was required by Kingborough Council prior to the Building Approval being granted.

6. The scenic protection overlay is broadly applied to properties over 100m above sea level. The photos used in the report, sourced from realestate.com, are aerial shots intended for sale and don't accurately reflect what is seen from local roads, towns, or waterways. Even Ireneinc admits that in the locality "bushland, land-form, and ridge-line features... remain visually intact", and the reality is that the siting of homes on Snug Tiers means they cannot be seen from these vantage points.

SPOT ZONING, SPLIT ZONING AND FRAGMENTATION

The TPS aims to prevent spot zoning, yet Ireneinc suggests Rural/LCZ split zones on some properties in my locality, which could cause mismatched zone priorities and land use. It is also **more logical** that the rural activity forms part of an **overall Rural Living community pattern**. There is arguably less fragmentation created by leaving one spot zoned Rural property within an RLZ settlement, than proposing multiple restrictive split zonings.

Ireneinc have also shown that their application of this method is inconsistent. For example, a large lot of 108.84ha at [REDACTED] is split zoned Rural/RLZ and abuts ELZ, RLZ, and Low Density Residential zones, while smaller ELZ parcels have been denied RLZ at all.

BALANCING LANDSCAPE VALUES AND LAND USE

In their S35F report, Kingborough council states that applying the Rural Living zone to rural residential areas **may** "risk that the predominant land use pattern and characteristics of the area could be eroded over time...". This ignores the long-standing rural nature of the area and the fact that rezoning to LCZ would significantly restrict ongoing private land use, **absolutely guaranteeing** a change in "character and amenity".

The report notes a "medium/high" risk of RLZ uses in this locality but doesn't specify what those risks are, how **likely** they are considering the topography, vegetation, and existing settlement patterns, or whether they could be managed through overlay codes, SAPs, or other mechanisms. Ireneinc acknowledged that future reviews could reconsider RLZ decisions, and that any short-term risks could be mitigated. This supports the case that RLZ is appropriate for my property, not LCZ.

At the review hearings, Kate Heckelmann admitted there are **no land uses** that would impact landscape values which aren't already managed by building codes or overlays. This suggests overlaps through stricter zoning isn't necessary because landscape "values can be appropriately **managed through the application and operation of the relevant codes**" (Kingborough LPS guidelines, RLZ 4b).

Assuming LCZ is the only way to protect generic 'landscape values' ignores existing land management, bushfire mitigation efforts, biodiversity initiatives, and conflicts with the intent of the evaluation pathway of balancing landscape protection with existing land uses. It is illogical to rezone properties to LCZ to 'protect' the landscape that we've proven we can already care for on our own.

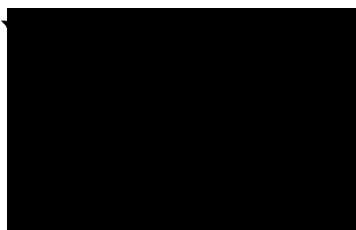
Ireneine suggest that LCZ zoning near Snug Recreation Area is necessary to provide connectivity to the EMZ and act as a buffer between living zones. Not only have National Parks (EMZs) already been put aside for state management, nearly every other Tasmanian council placed other living zones: Rural Living, Residential, Rural, Agricultural, and even Industrial zones next to National Parks or EMZs. It is also contradictory to the placement of Low Density Residential lots beside Coningham's EMZ reserve.

Rural Residential owners provide a significant free workforce to manage areas on the interface of bush, coast, country and town. They need to be able to continue to mitigate natural disaster, care for native species, maintain trails carriage ways and fire access, and remove invasive pests, which is at risk in the LCZ. Our efforts help protect biodiversity, reduce financial and disaster risks, and improve resilience and food security for all – work that cannot be replaced by council staff or State Parks and Wildlife service.

SUMMARY

Throughout the LPS process, Kingborough Council has failed to consult the community and has not followed the objectives of LUPAA, which emphasise fair land use and community involvement. Their focus on environmental protection seems aimed at removing private land rights, risking long-term harm to residents' well-being and creating potential future financial and legal challenges.

I appreciate the TPC taking heed of the concerns within this letter and respectfully ask for rezoning properties from ELZ to more restrictive zones to stop. Specifically, I request that the TPC direct my property to be zoned from the ELZ to Rural Living Zone C, with environmental priorities managed by existing natural values codes.



PETER WELCHER



- Title

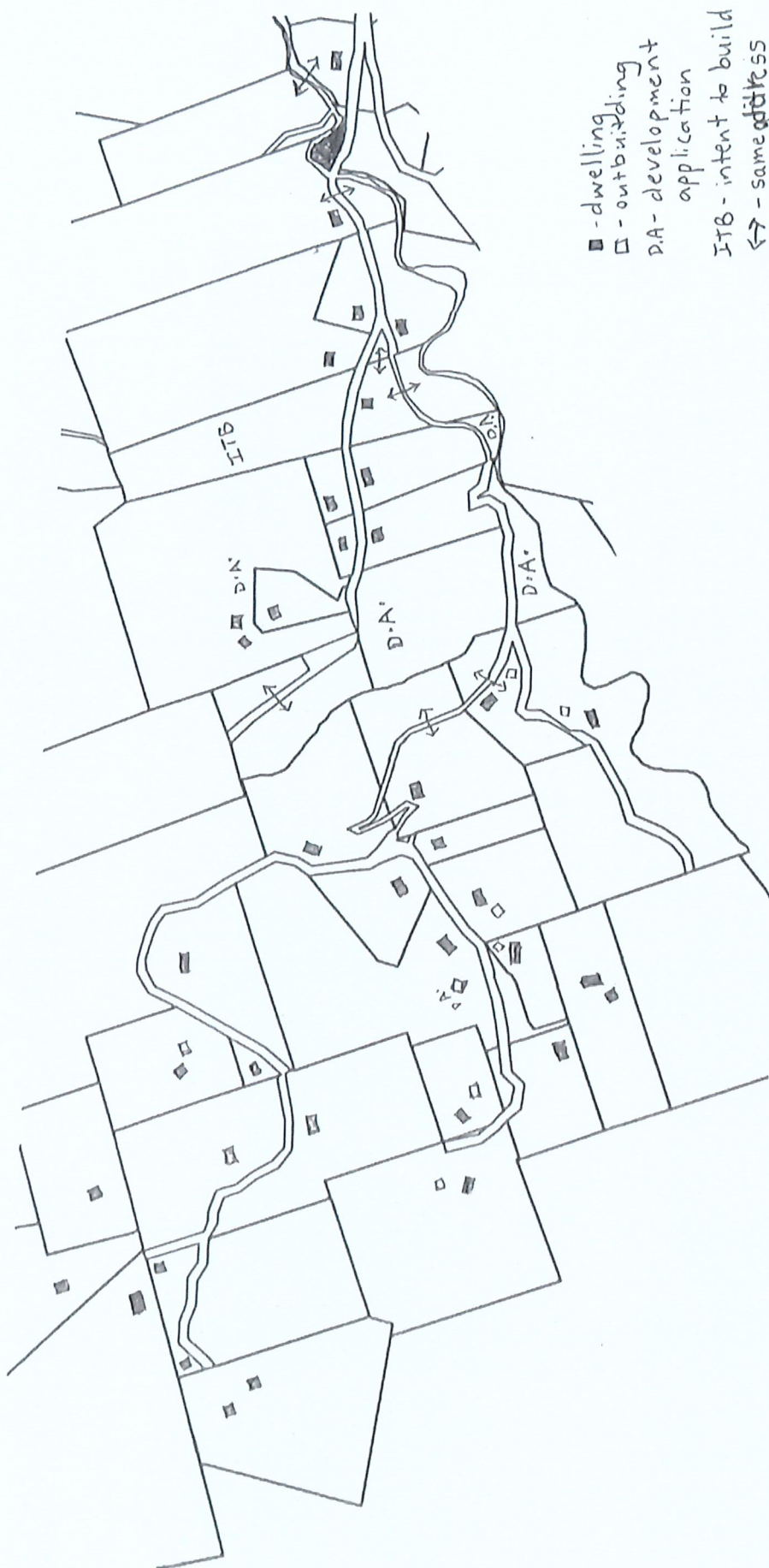


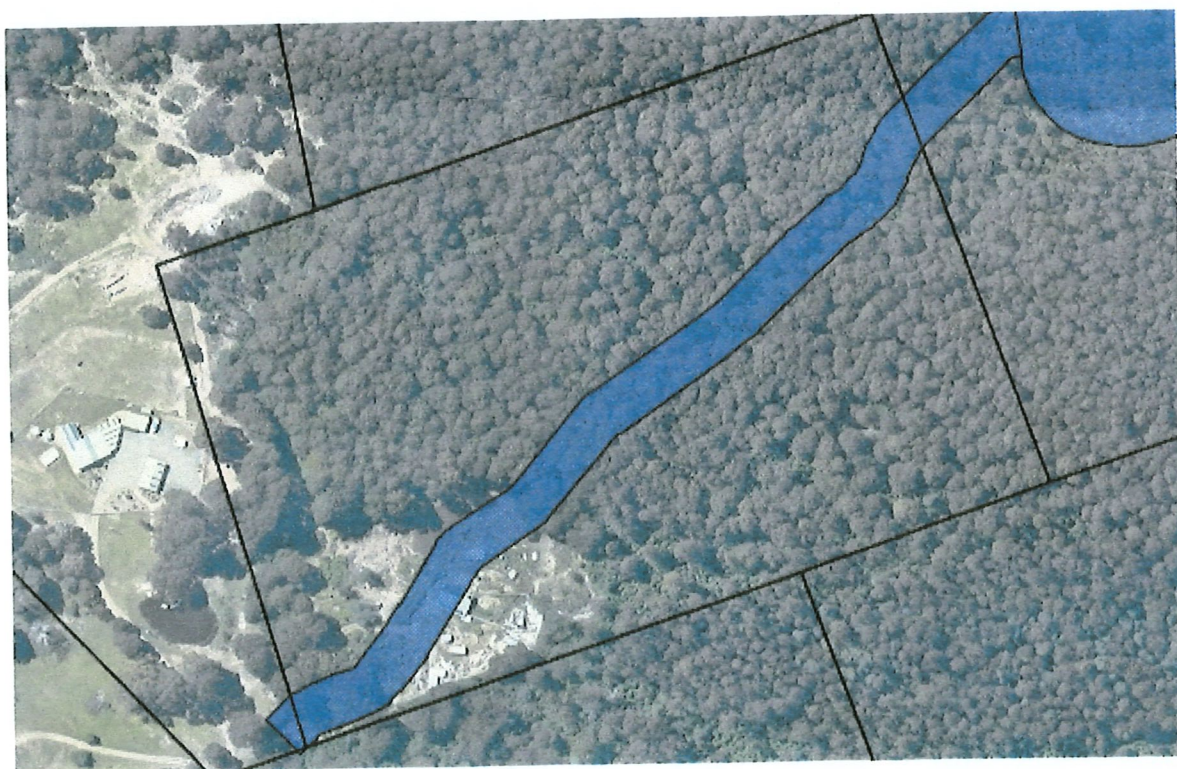
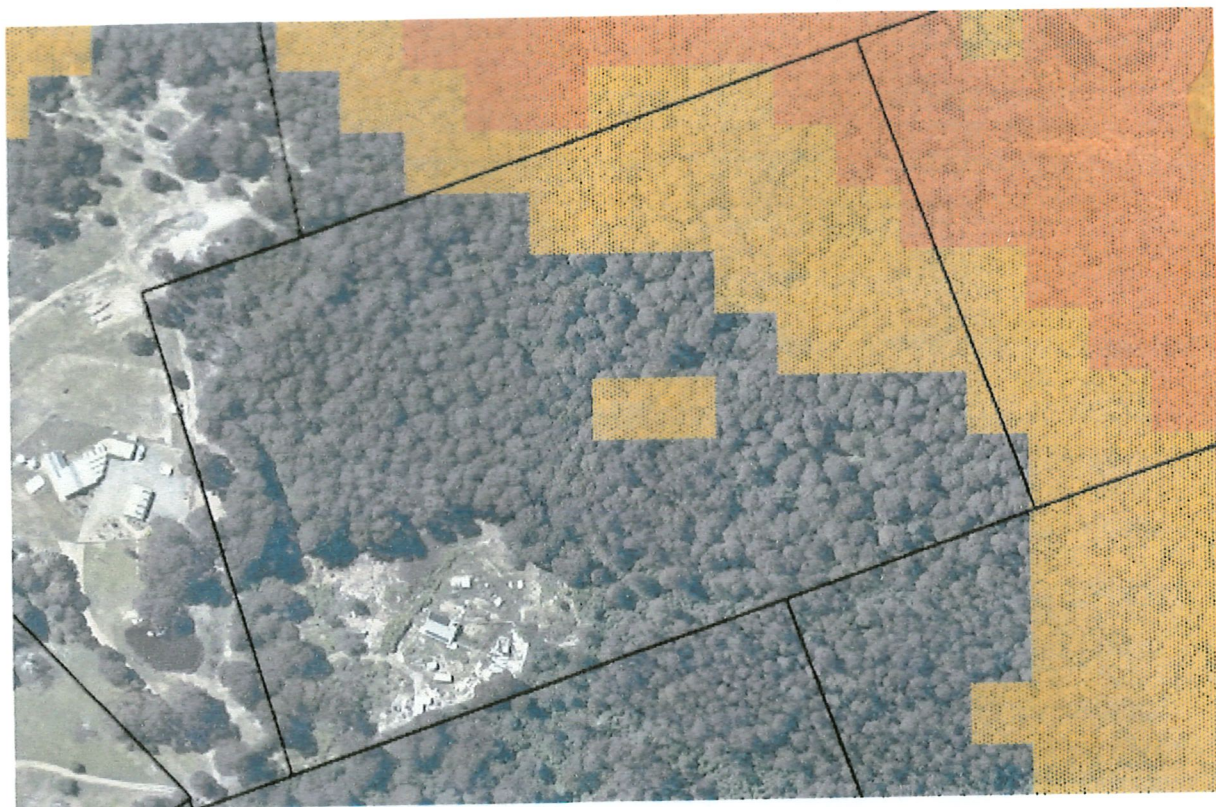
SNUG TAS 7054

POSTAL ADDRESS



SNUG TAS 7054





Environmental Values Report

for proposed residence

at

[REDACTED]
Snug.

For

Peter Welcher

February 2006

Andrew Welling
Natural Resource Consultant

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the FMBZ will require some thinning of the small trees and the understorey vegetation will need to be reduced to clusters.

The formation of the fire protection zones will require the removal or alteration of approximately 4000m² of wet forest vegetation. This vegetation community is well reserved and widespread in the region and therefore proposed development will have very little impact on the overall natural values of the region or the lot itself.

Summary

The construction of the proposed residence will have limited impact on the natural values of the site. The house site is already clear of native vegetation and there is an existing rough access track.

The creation of the fire protection zones will require the removal of approximately 4000m² of vegetation however no significant natural values will be destroyed as a result of this development.

The remainder of the lot should be maintain in its current form to maintain the fauna habitat however the formal protection of the vegetation through a covenant or Part V agreement is not deemed necessary.

The Elder Panax shrubs recorded on the site should be removed by the landowner as part of the development approval.