



Tasmanian Planning Commission Hearing

Submissions 4 and 68

June 10, 2026





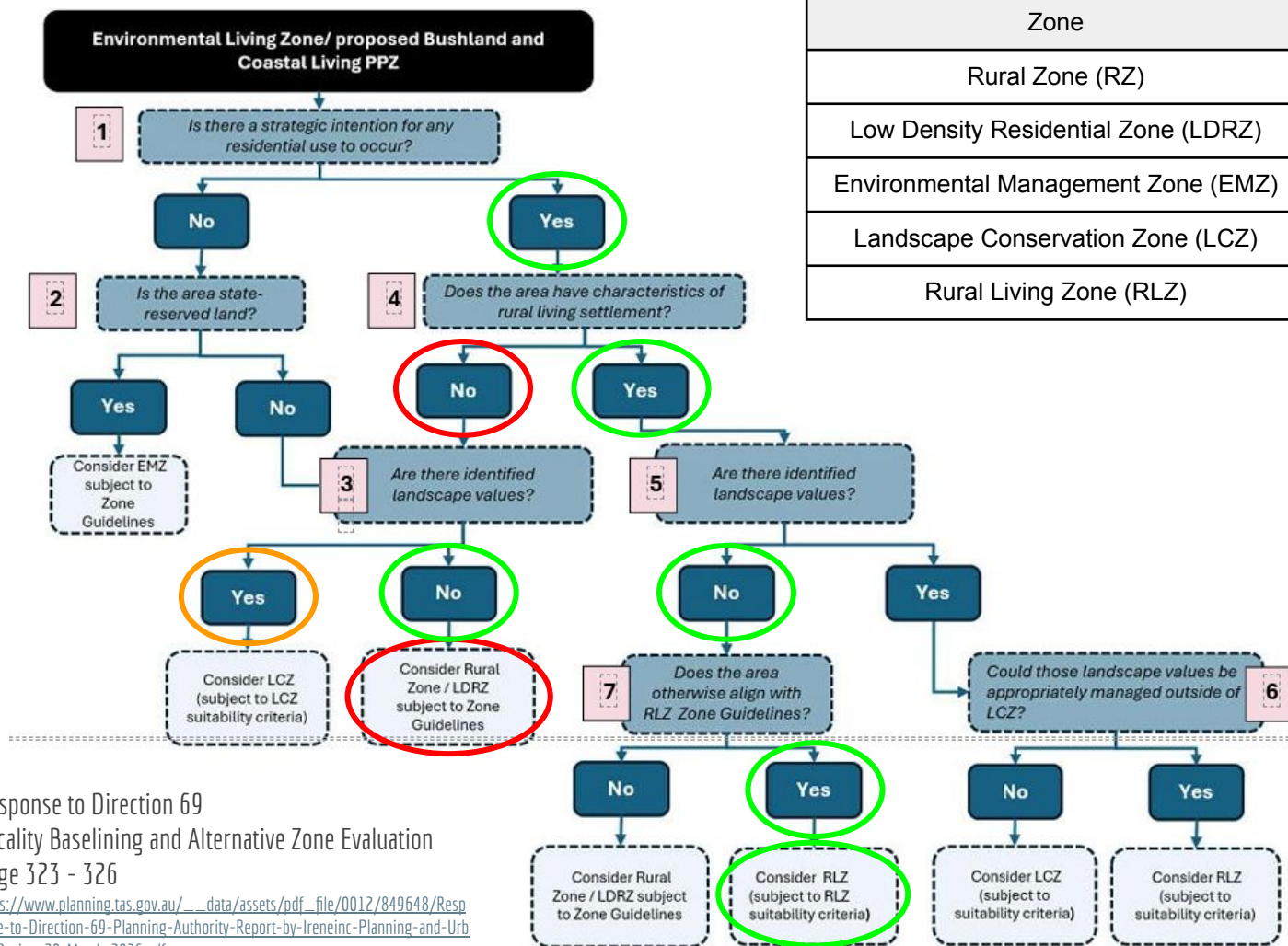
Woodbridge Hill Saddle

- Properties in Representation #68 are zoned Environmental Living under the Kingborough Interim Planning Scheme 2015.
- Proposed as a mixture of Rural Zone and Landscape Conservation Zone at exhibition by Kingborough Council.
- Revised to Rural Zone by Ireneinc in their Alternative Zone Evaluation Report in Response to Direction 69 from the Tasmanian Planning Commission.

Woodbridge Hill Saddle

- Rural-residential settlement, predominantly homes on larger blocks.
- Includes permanent dwellings, short stay accommodation, long term residential tenancy, development applications in process, and informal temporary accommodation.
- Range of outbuildings to support residential occupation and small scale rural pursuit - eg. garages and sheds.



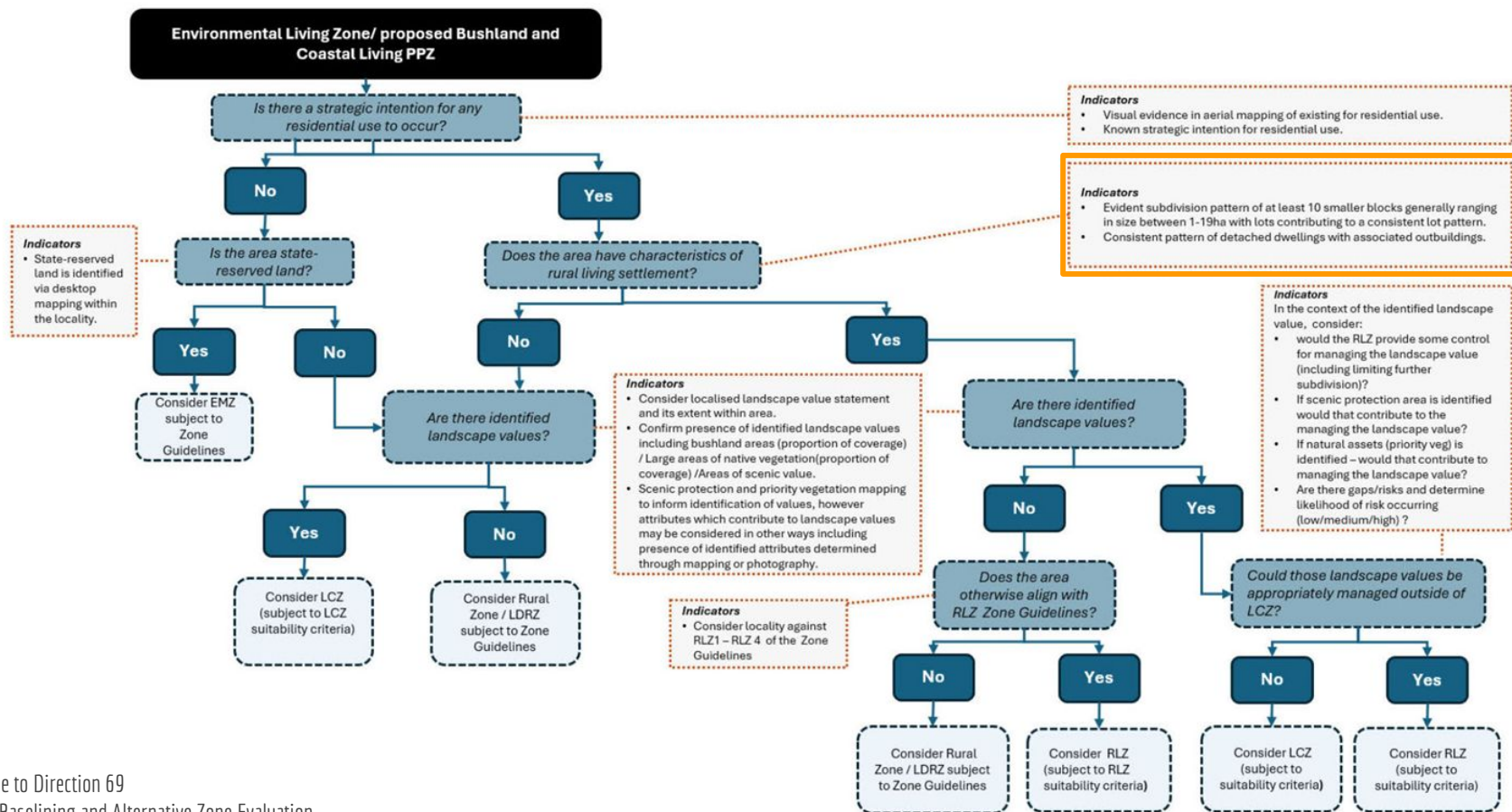


Zone	Minimum # of Met Conditions
Rural Zone (RZ)	0
Low Density Residential Zone (LDRZ)	0
Environmental Management Zone (EMZ)	1
Landscape Conservation Zone (LCZ)	1
Rural Living Zone (RLZ)	3

Decision Point 4: Zone Evaluation for the Woodbridge Hill Saddle - Ireneinc



This area has a mix of properties with a lot size of between 7ha and 21ha that and although some properties have characteristics of a rural living settlement, they are not consistent and the mix of lots larger than 15ha and the remaining number of lots in this area which are less than 15ha do not align with a rural living settlement.



Decision Point 4: Indicators of a Rural Living Settlement*



Evident subdivision pattern of at least ten smaller blocks generally ranging between 1-15 ha., contributing to a consistent lot pattern.



Consistent pattern of detached dwellings and associated outbuildings.

* Indicators of a Rural Living Settlement from the Evaluation Pathway (Ireneinc, 2026)

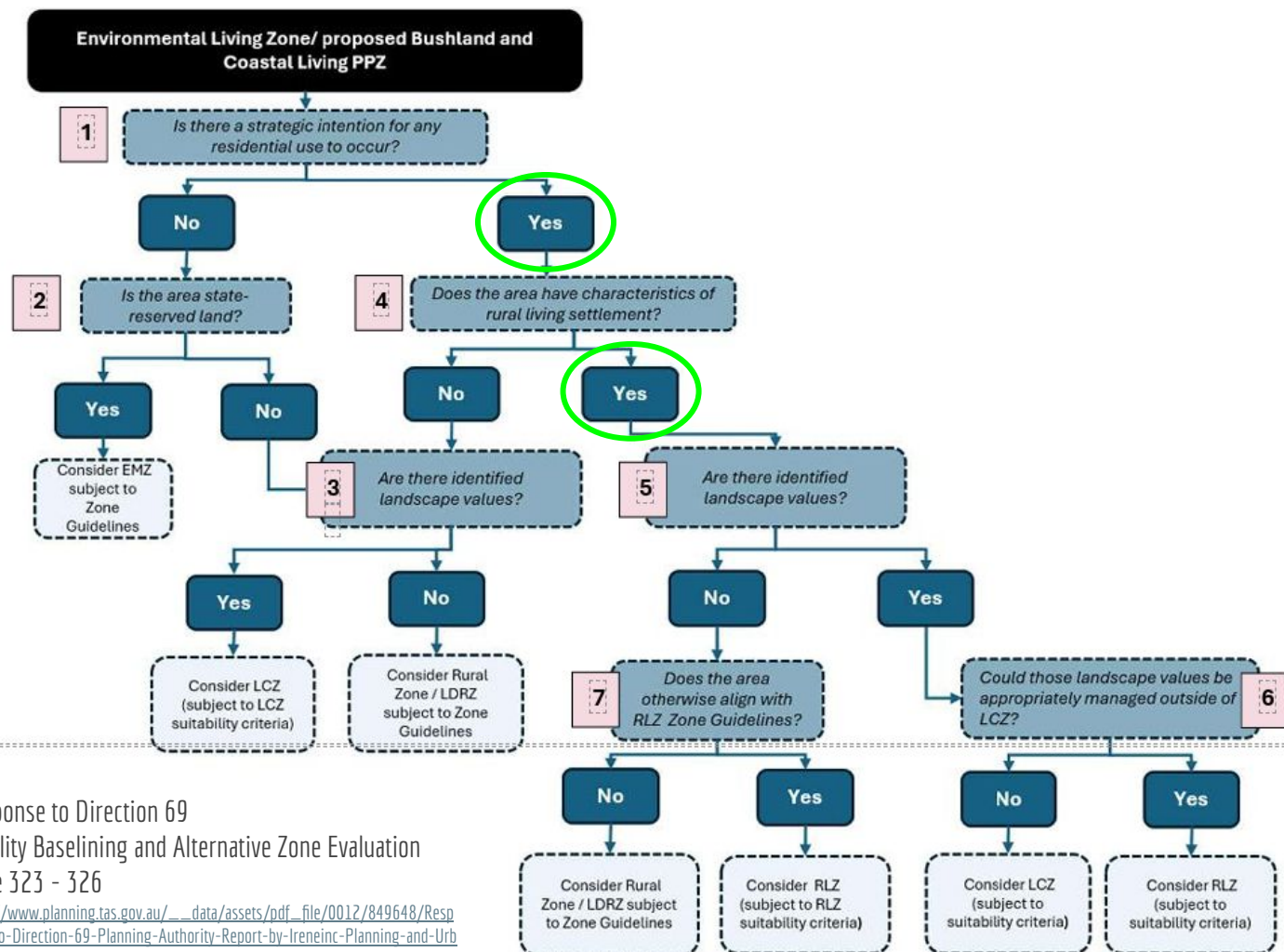
Property address and size data from
www.planbuild.tas.gov.au

Address	PID	Title Reference	Area (ha)	Use
Woodbridge Hill Road			6.899	
Woodbridge Hill Rd			3.123	
Woodbridge Hill Road			15.225	
Woodbridge Hill Road			21.916	
Woodbridge Hill Road			2.587	
Woodbridge Hill Road			19.336	
Woodbridge Hill Road			2.506	
Woodbridge Hill Road			1.261	
Woodbridge Hill Road			0.688	
Woodbridge Hill Road			45.32	
Woodbridge Hill Road			14.93	
Woodbridge Hill Road			6.089	
Woodbridge Hill Road			7.672	

Decision Point 4: Zone Evaluation for the Woodbridge Hill Saddle - Ireneinc

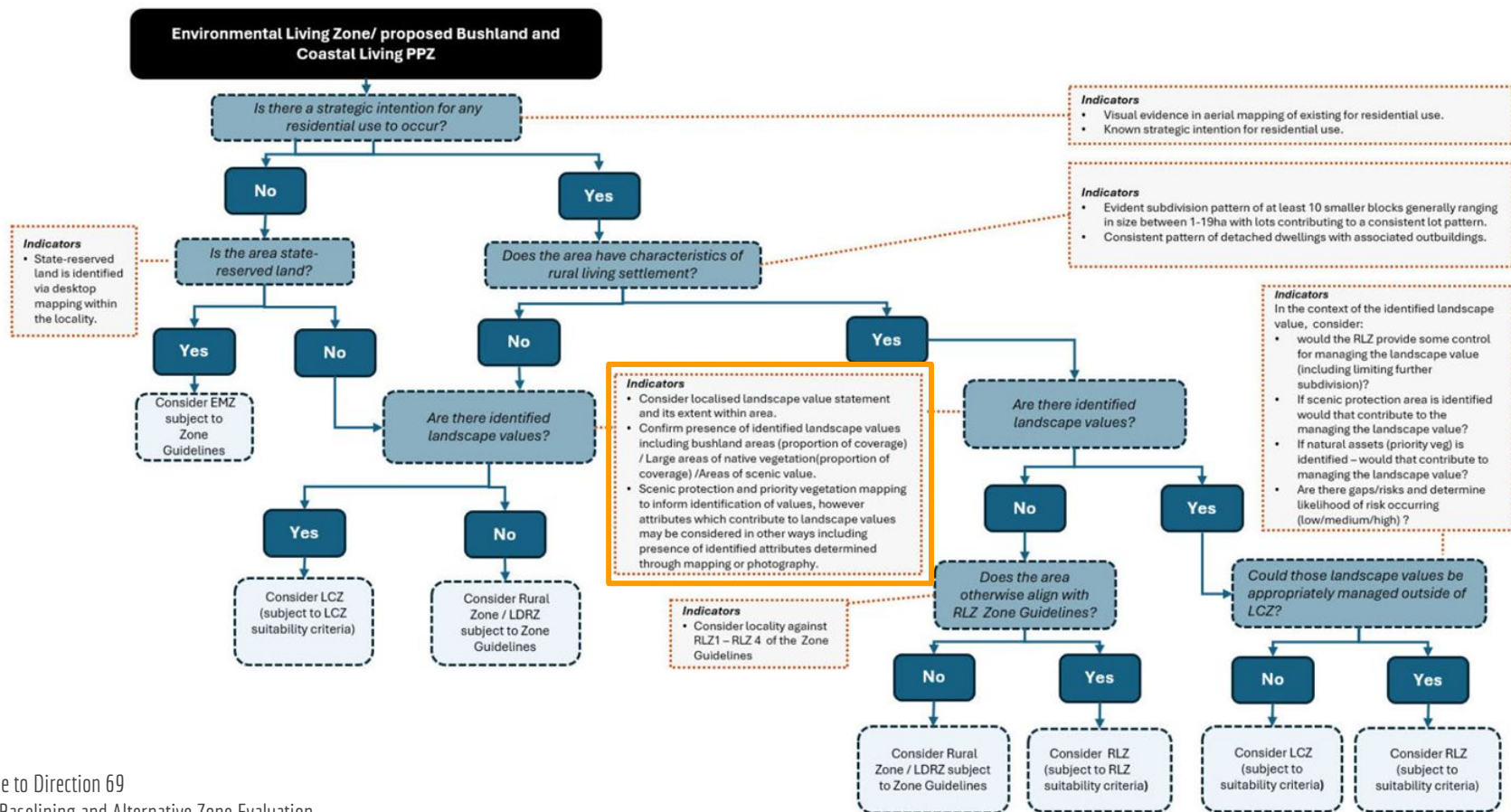


This area has a mix of properties with a lot size of between 7ha and 21ha that and although some properties have characteristics of a rural living settlement, they are not consistent and the mix of lots larger than 15ha and the remaining number of lots in this area which are less than 15ha do not align with a rural living settlement.



Response to Direction 69
 Locality Baseline and Alternative Zone Evaluation
 Page 323 - 326

https://www.planning.tas.gov.au/_data/assets/pdf_file/0012/849648/Response-to-Direction-69-Planning-Authority-Report-by-Ireneinc-Planning-and-Urban-Design-20-March-2026.pdf



Decision Point 3/5: Identification of Landscape Values

- Consider localised landscape value statements and its extent within area.
- Confirm presence of identified landscape values including:
 - Bushland areas
 - Large areas of native vegetation
 - Areas of scenic value.

Scenic protection overlay and priority vegetation overlay to inform identification of values. However, attributes which contribute to landscape values may be determined in other ways including mapping or photography.

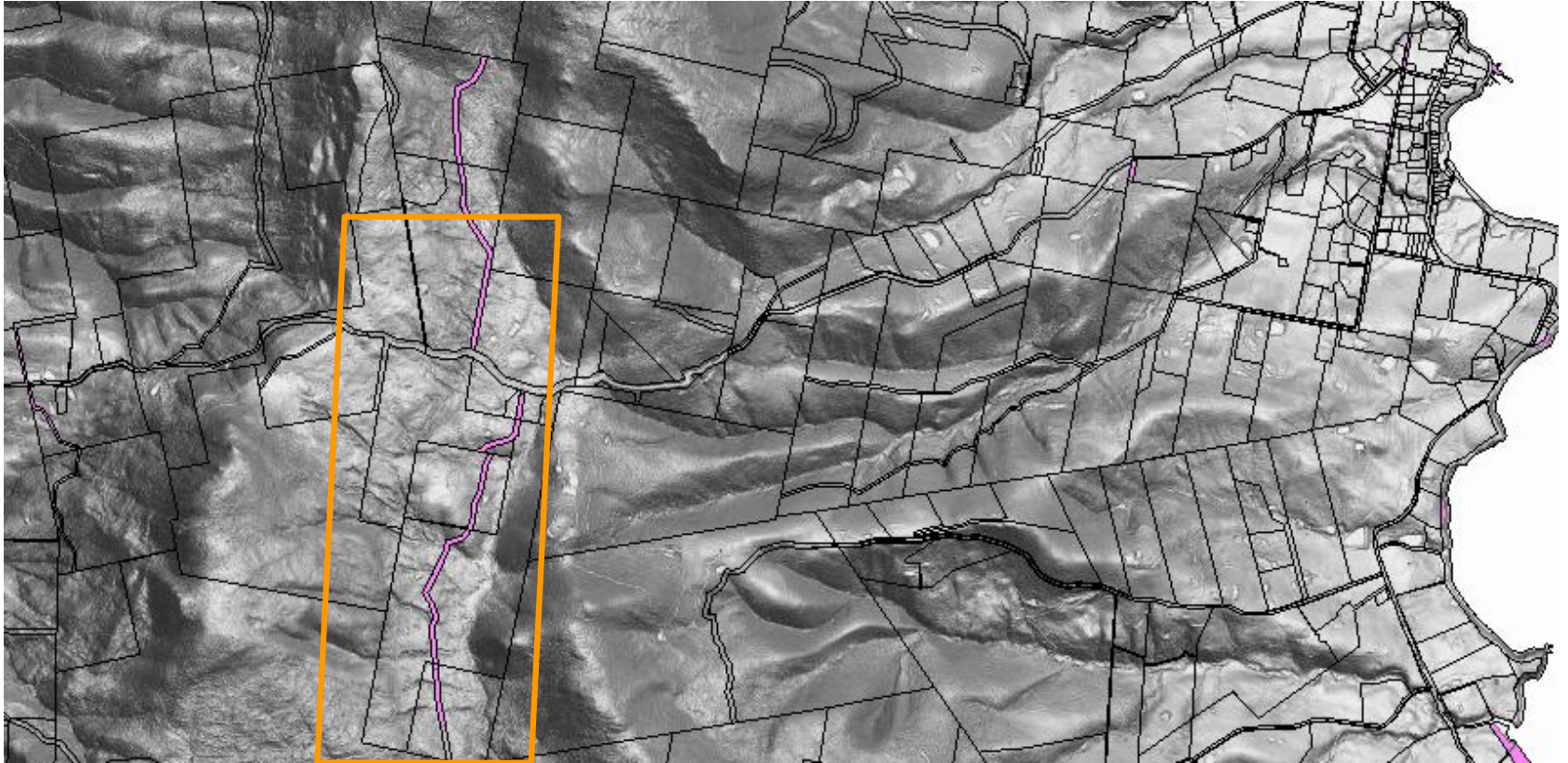


3.7.2.1 Decision Point 3:

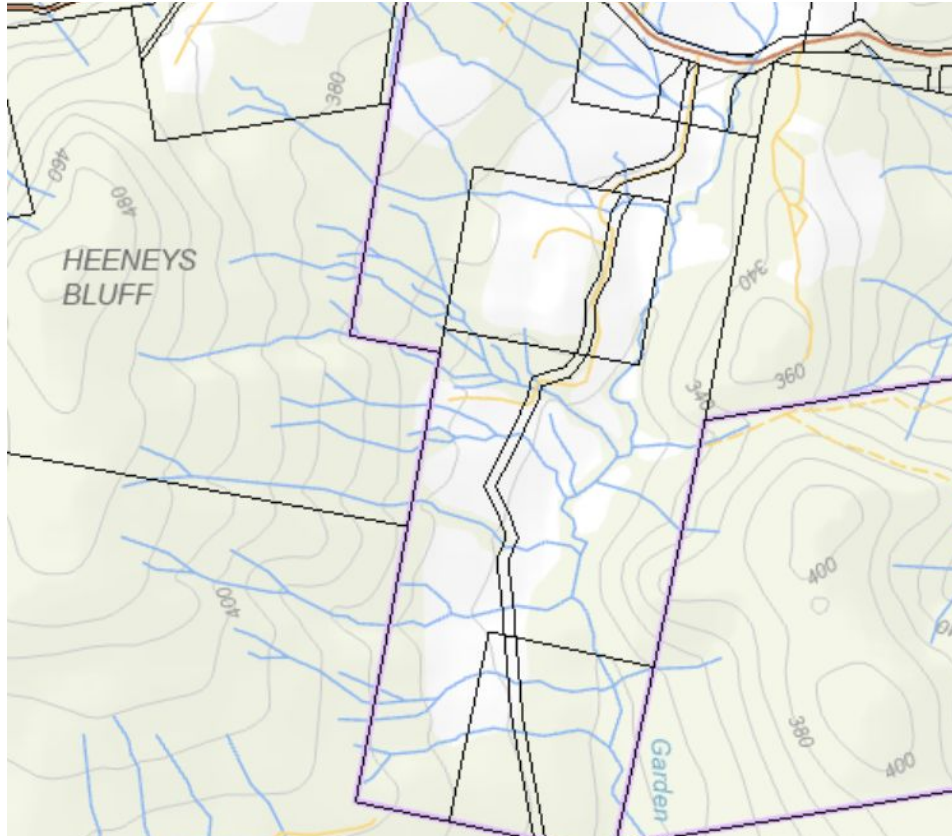
There are some areas of land within the locality which are either predominantly cleared or are evidenced to have portions of the site which are utilised for rural activities in addition to residential functions:

* Indicators of Landscape Values from the Evaluation Pathway (Ireneinc, 2026)

Topography - Woodbridge Hill Saddle



Topography - Woodbridge Hill Saddle



View SSE from [redacted] WHR

Share



Woodbridge, Tasmania

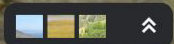


Google Street View

Apr 2024 [See more dates](#)



Google Maps



View NNE from [redacted] WHR

Share X

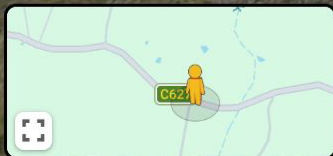


Woodbridge, Tasmania

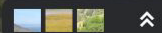


Google Street View

Apr 2024 [See more dates](#)



Google Maps



Landscape Values - Cleared, Fragmented and Regrowing



Woodbridge Hill Saddle - 1965 Aerial Photograph

https://apimages.nre.tas.gov.au/images/LandTasFilms/0435/Thumbnails/0435_144_thumb.jpg

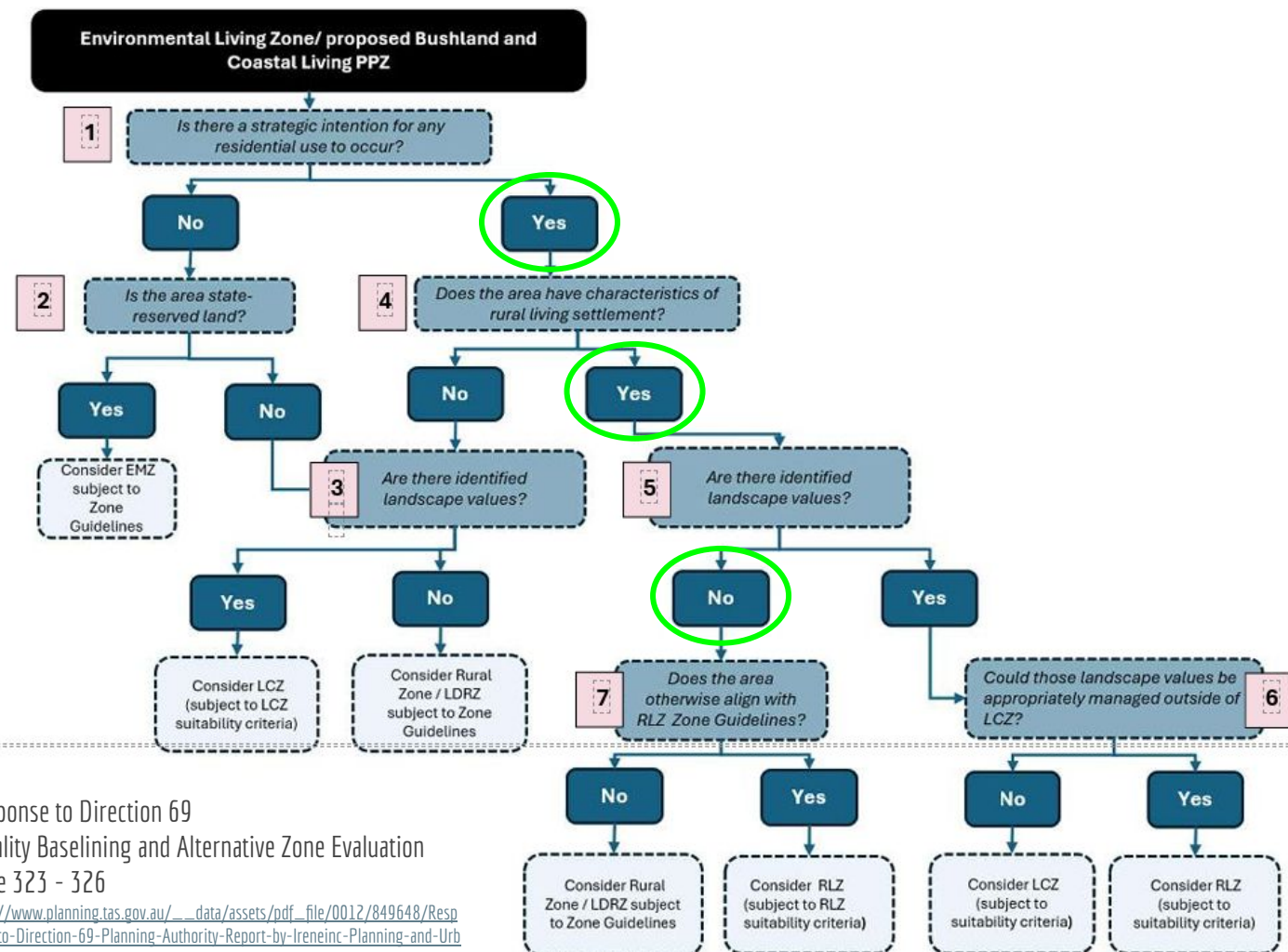
Landscape Values on Woodbridge Hill Saddle

Understanding of landscape values is an essential means to support sustainable land use and spatial planning by citizen participation.

Landscapes are manifestations of biophysical, cultural, and economic processes, facing constant change. These changes represent the many ways in which people interact with their environments. Landscapes have both material and immaterial dimensions: they provide us with a range of goods and services, but also form an important part of our identity, contributing to our natural and cultural heritage. Urban residents, tourists, rural country dwellers, farmers and fishermen all have different wants and needs from the landscape, leading to a diverse range of landscape values. This diversity of demands, perceptions, and uses of landscapes raise challenging questions about how to best design, plan, and manage resilient landscapes that are resistant to shocks and adaptive to changes in society and environment.”

Institute for Environmental Studies

<https://www.environmentalgeography.nl/site/themes/landscape-values/>



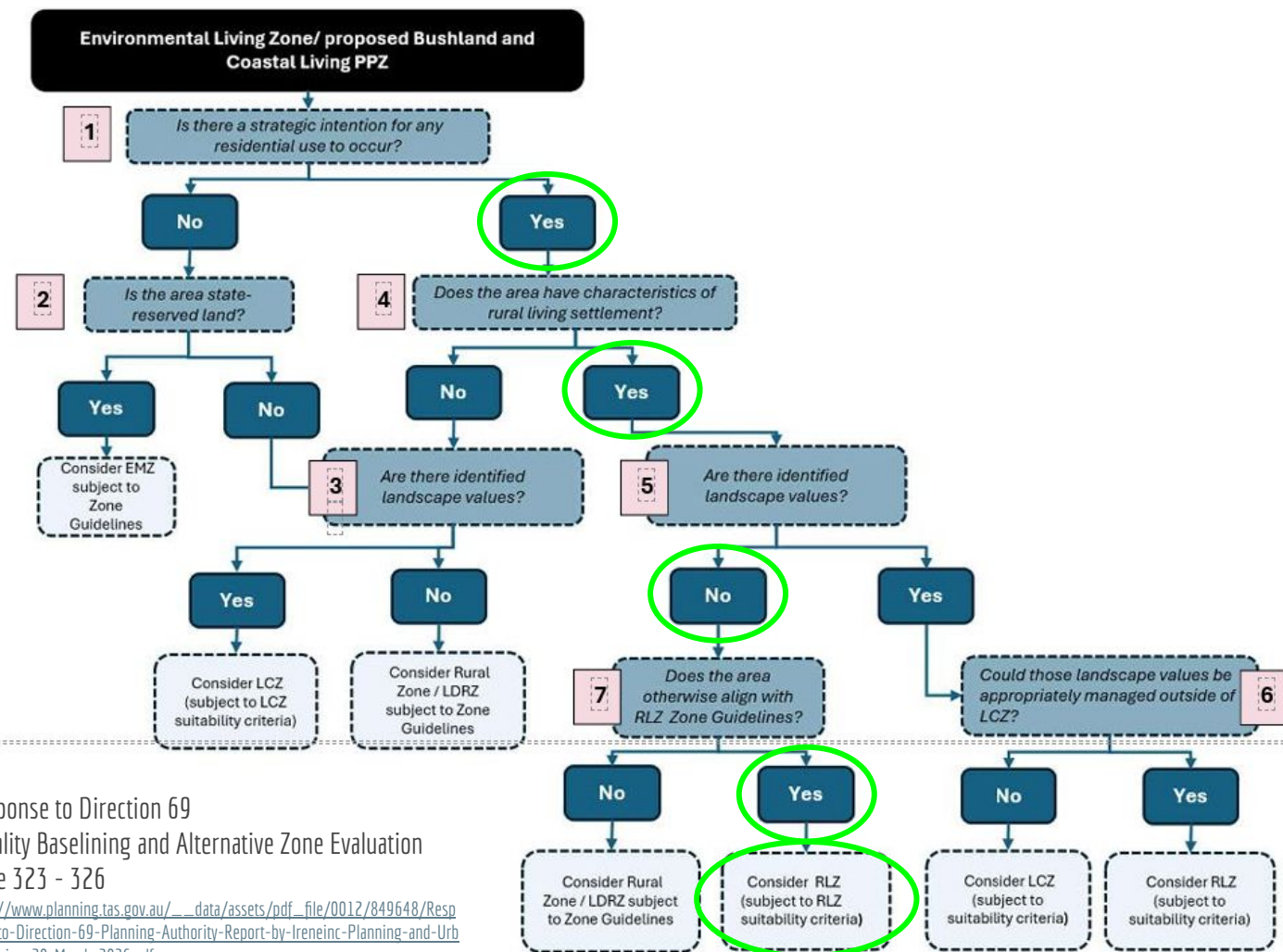
Zone Application Guidelines

Zone	Zone Purpose	Zone Application Guidelines
11.0 Rural Living Zone  Red 255, Green 201, Blue 210	The purpose of the Rural Living Zone is: 11.1.1 To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained. 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity. 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts. 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.	RLZ 1 The Rural Living Zone should be applied to:  (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or (b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies. RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless: (a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or  (b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater. RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on :  (a) a reflection of the existing pattern and density of development within the rural living area; or (b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

Zone Application Guidelines

Zone	Zone Purpose	Zone Application Guidelines
		RLZ 4 The Rural Living Zone should not be applied to land that: ✗ (a) is suitable and targeted for future greenfield urban development; ✗ (b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or ✗ (c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

Properties in the Woodbridge Hill Saddle meet all requisite conditions in the Zoning Guidelines and should accordingly be zoned Rural Living Zone.



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Landscape Values and the Natural Assets Code



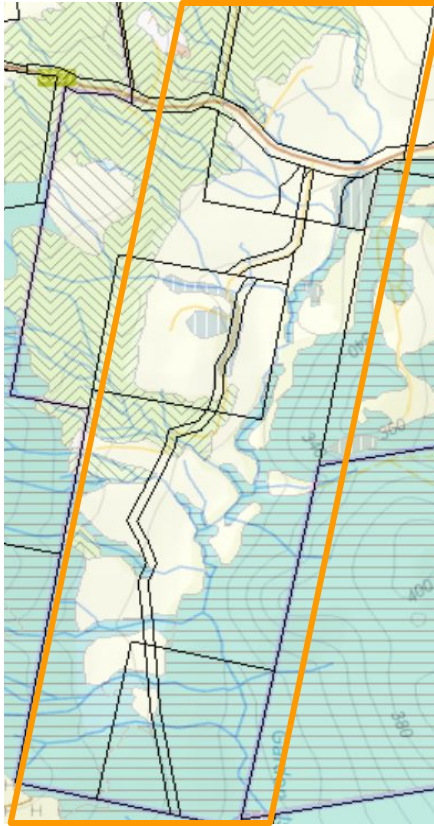
View from [REDACTED] looking WNW - Photo from 1979

Natural Assets Code - Waterway and Coastal Protection Area



- Accept the sensible application of a Waterway and Coastal Protection Area around Garden Island Creek and its tributaries.
- Application of Waterway and Coastal Protection Area should mirror the existing overlay shown (KIPS, 2015)

Natural Assets Code - Priority Vegetation Overlay



- Most land under consideration is classed as Modified Land:
FAL- Agricultural Land (TASVEG 5.0)
- No Threatened Native Vegetation Communities (TVNC 2020 or 2025)
- Natural Values Assessment confirmed no threatened flora or fauna.
- Presence of Weeds of National Significance and Declared Weeds (Tas Weed Mgt Act 1999):
 - Gorse (*ulex europaeus*): WONS, Declared Weed TAS
 - Spanish Heath (*erica lusitanica*): Declared Weed TAS
 - Slender Thistle (*carduus pycnocephalus*): Declared Weed TAS
 - Blackberry (*rubus fruticosus*) WONS, Declared Weed TAS

Natural Assets Code - Priority Vegetation Overlay



Spanish Heath (*ericica lusitanica*)



Slender Thistle (*carduus pycnocephalus*)



Gorse (*ulex europaeus*)

Natural Values Assessment (Lark and Creese, 2021)

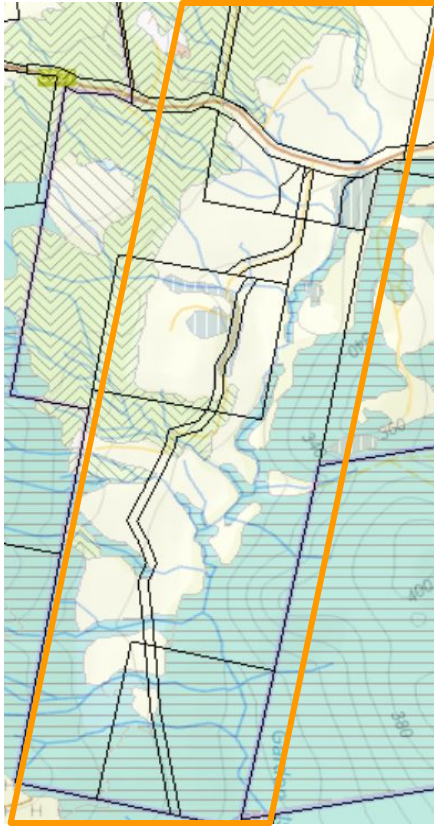
Landscape Values - Cleared, Fragmented and Regrowing



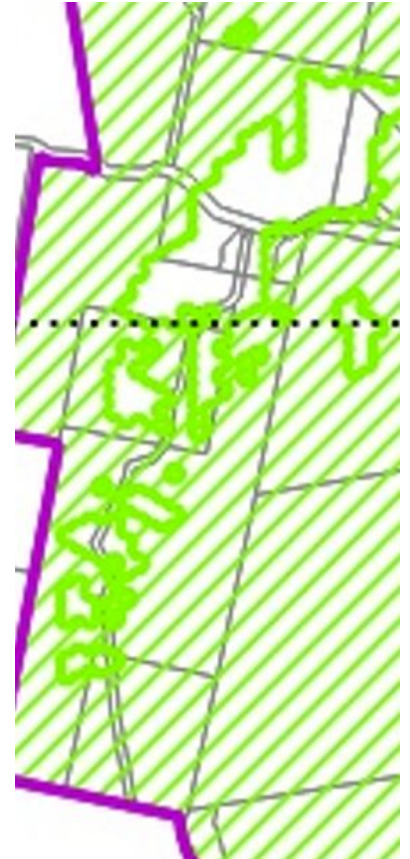
Woodbridge Hill Saddle - 1965 Aerial Photograph

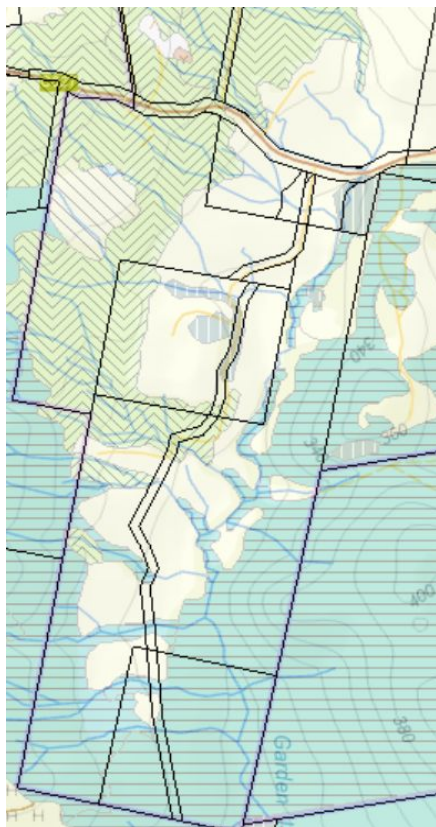
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Natural Assets Code - Priority Vegetation Overlay



- Current mapping of non-statutory LPS priority vegetation seems to be more restricted than the mapping available on LISTMAP (pictured left).
- Evidence on the ground should be required rather than desktop mapping overlays and only priority vegetation should be affected.
- Codes such as the Priority Vegetation Overlay must be scrupulously applied to ensure that existing land uses are not extinguished.





Scenic Protection Code

- Under the current interim planning scheme, the Scenic Landscapes Code applies.
- Noting that there is no scenic road corridor, and
- Properties in the Woodbridge Hill Saddle are essentially invisible from public vantage points.

The application of a scenic protection code should be reviewed for areas between the ridges of the Woodbridge Hill Saddle.

Access via Crown Road and the Incoming Tasmanian Planning Scheme



Access for New Dwellings in the Rural Zone

20.4.3 Access for new dwellings

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions		Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.		P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from a road authority.

Subdivision: Preserving Existing Rights

Address	PID	Title Reference	Area (ha)	Use
Woodbridge Hill Road			6.899	
Woodbridge Hill Rd			3.123	
Woodbridge Hill Road			15.225	
Woodbridge Hill Road			21.916	
Woodbridge Hill Road			2.587	
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Natural Resources: Preserving Existing Use Rights





Woodbridge Hill Saddle - In Summary

- These properties should be zoned as Rural Living Zone (d) under the incoming Tasmanian Planning Scheme.
- Codes should be reviewed - i.e:
 - a. Priority Vegetation Overlay (NAC) should only be applied to **priority** vegetation, not any and all vegetation.
 - b. Scenic Protection Code should only apply to areas of significant scenic amenity.



Woodbridge Hill Saddle - In Summary

- A genuine attempt should be made to consult with community for shared understanding of landscape values.
- Protect existing rights:
 - Crown Licence Access
 - Access to Natural Resources
 - Subdivision Potential
 - Residential Amenity Protected through Hours of Operation.