
From: Mel Quinn [REDACTED] >
Sent: Thursday, 30 April 2026 2:48 PM
To: Kingborough LPS
Cc: [REDACTED]
Subject: Submission Kingborough LPS Direction 69 - [REDACTED] Snug Tasmania 7054
Attachments: M.QUINN Submission to TPC - Kingborough Draft LPS - [REDACTED] Snug TAS.pdf

To the Tasmanian Planning Commission

Thank you for your letter dated 2 April 2026 (ref DOC/26/36829) regarding the Ireneinc report recommending my property at [REDACTED] Snug, Tasmania (Title Ref: [REDACTED]) remain in the Landscape Conservation Zone under the draft Kingborough Local Provisions Schedule.

Please find attached my submission to the Tasmanian Planning Commission strongly objecting to the Landscape Conservation Zoning and instead seeking the Rural Living Zone to be applied to my title.

Kind regards

Melissa Quinn

[REDACTED] Snug Tasmania 7054

Mob: [REDACTED]

Sent with [Proton Mail](#) secure email.

WRITTEN SUBMISSION TO THE

TASMANIAN PLANNING COMMISSION

Kingborough Local Provisions Schedule — Direction 69 / Ireneinc Report

PART A — PROCEDURAL OPENING

To the Tasmanian Planning Commission,

30 April 2026

I am writing in response to the letter dated 2 April 2026 (ref: DOC/26/36829) advising that the Ireneinc report recommends my property remains within the Landscape Conservation Zone (LCZ) under the draft Kingborough Local Provisions Schedule (LPS).

I strongly object to and contest the proposed rezoning of my property to the Landscape Conservation Zone (LCZ) under the draft Local Provisions Scheme.

I respectfully ask that the Tasmanian Planning Commission consider my property, which has a has a 30+ year history of permitted residential use, to be classified under the Rural Living Zone (RLZ).

The details of my submission are outlined in this document and include:

- Lack of consideration of the long-term, historical residential use of the property, meaning future discretionary residential use is inconsistent with the historical permitted use of the property.
- Inadequate consideration of the rural residential settlement characteristics of the Obriens Road and Snug Falls area.
- Inconsistent application of the LCZ by the Kingborough Council and Ireneinc evaluation to my property when compared to similar properties within the municipality.
- The determination by the Kingborough Council (resolution -16 March 2026) whereby the Council seek and support the least restrictive zoning to be applied.

PART B — PROPERTY DETAILS

Landowner name(s)	Melissa Quinn
Property address	[REDACTED] Snug, Tasmania 7054
Title reference (folio)	[REDACTED]
Lot size (approx.)	11.55ha
Locality	Snug – Snug Falls Area
Current IPS zone	Environmental Living Zone (ELZ)
Draft LPS exhibited zone	Landscape Conservation Zone (LCZ)
Ireneinc recommended zone	Landscape Conservation Zone (LCZ)
Zone sought in this submission	Rural Living Zone D (RLZ - D)

PART C — STATEMENT OF POSITION

I submit that the application of the Landscape Conservation Zone (LCZ) to my property is not consistent with the requirements of section 34 of the Land Use Planning and Approvals Act 1993 (LUPAA), the Section 8A Guideline No. 1 — Local Provisions Schedule: Zone and Code Application (the Zone Guidelines), or the Southern Tasmania Regional Land Use Strategy (STRLUS).

I respectfully request that the Commission determine that the Rural Living Zone (RLZ) is the appropriate zone for my property under the draft Kingborough LPS and apply the Rural Living Zone to my title.

The specific subcategory I seek is Rural Living Zone D (minimum lot size 10 ha) — appropriate where lot sizes exceed 10 ha and no further subdivision is intended.

PART D — GROUNDS FOR THIS SUBMISSION

D1 — The LCZ does not comply with the Zone Guidelines (Guideline No. 1 / s.34 LUPAA)

The Commission is required by section 35L(2) of LUPAA to assess whether the LPS meets the LPS criteria, which includes compliance with the Zone Guidelines. I submit that the application of LCZ to my property does not comply with the Zone Guidelines, nor does it align with Council's position favouring the 'least restrictive alternative' as demonstrated below.

D1.1 — The Zone Guidelines prohibit LCZ where priority is residential (LCZ 4(a))

Zone Guideline LCZ 4(a) provides that the LCZ should NOT be applied to land where the priority is for residential use and development, instead indicating that the RLZ should be referred to. The Zone Guidelines further note explicitly that 'the LCZ is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values.'

My priority is to continue to live on my land at [REDACTED], Snug, as I have been doing for the past 25 years. The LCZ rezoning would restrict my family and I being able to live at our property into the future. In contrast, Rural Living Zoning would allow us to continue to live, as permitted when I purchased the property. I did not purchase this property as a conservation land parcel, rather it was purchased (and zoned) as a place at which to live and reside. The long-term primary function of the property is for residential purposes, not landscape protection.

My property has been used for residential purposes throughout the period it has been zoned Environmental Living Zone (ELZ) under the Kingborough Interim Planning Scheme 2015, and before this under the past Rural Residential zoning. During my ownership and residence since 2001, the primary use of the land and future intention of the land is and has always been residential.

The residence at my property is approved by Council and was constructed in the early 1990s and has been continually occupied as a primary residence with the addition of secondary residential buildings (shed and carport) approved under past local planning schemes for residential use. There is no evidence to suggest the primary use of my property is anything other than residential, in a rural setting. Photographic evidence supporting this notion are provided in figures 2 through 6. See Section D2.1.

D1.2 — The LCZ is not a replacement zone for the ELZ

The Zone Guidelines state expressly: 'The LCZ is not a replacement zone for the ELZ in interim planning schemes. There are key policy differences between the two zones.' The TPC itself noted this in its post-lodgement correspondence with Council, observing that the LCZ 'appears to have been used quite extensively to replace the ELZ' and that 'application of the LCZ could signify a shift in council policy or strategy, which generally ought to be comprehensively justified.'

No such comprehensive, site-specific justification has been provided for my property. The Ireneinc report applies the LCZ to my property on the basis of generalised locality-level landscape values, not on the basis of demonstrated landscape values specific to my title.

It is relevant that there is a long-established history of use of my property for residential purposes (see section D1.1). My property has been subject to historical land clearance (as evidence by the presence of many old sawn tree stumps), with more recent (30+ years) land clearance to support residential development (ie bushfire management zones, septic tank drainage fields, dam construction, ongoing vegetation clearance by TasNetworks/Aurora under power lines that transect the land parcel). The areas of the property subject to significant and ongoing vegetation management in the past 30+ years are shown in figure 1, equates to approximately one third of the property.

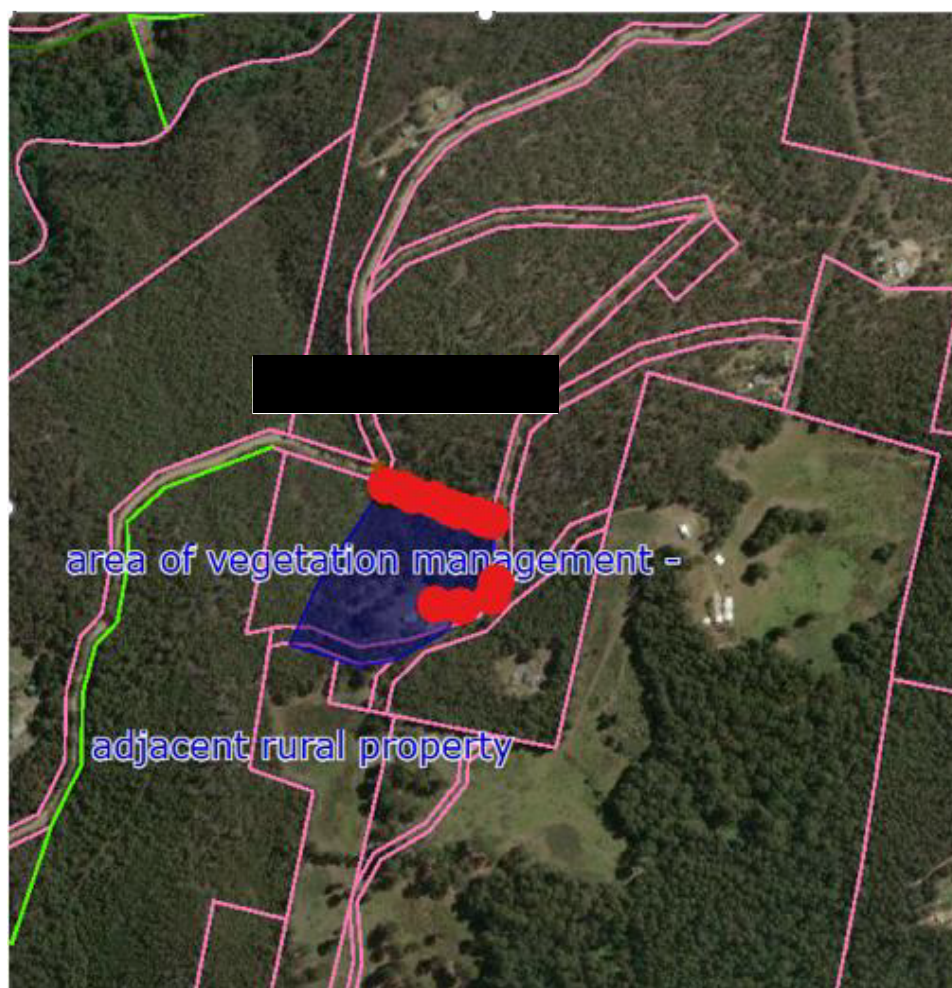


Figure 1. Blue shading shows area of active vegetation management. Red marking shows power line zone subject to ongoing vegetation management.

D1.3 — The RLZ is the appropriate zone under the Zone Guidelines

Zone Guideline RLZ 1(a) provides that the RLZ should be applied to residential areas with larger lots where the existing and intended use is a mix between residential and lower order rural activities, with priority given to the protection of residential amenity. This description accurately characterises my property.

Zone Guideline RLZ 2(b) further provides that the RLZ may be applied to land within the ELZ in an interim planning scheme where the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied. My property satisfies both elements of this criterion.

My property has an area of approximately 11ha. This falls within the RLZ (D) minimum lot size of 10ha which does not allow for further subdivision within that subcategory. The RLZ (D) would therefore protect the current

and future residential use and amenity of my property whilst also preventing any risk of subdivision in the future.

D2 — The Ireneinc evaluation framework, when applied correctly to my property, supports RLZ

The Ireneinc report applies an evaluation pathway (decision tree) to determine the appropriate zone. The Commission was told on Day 20 of the hearing that this framework is not a statutory instrument — it is a tool, not a rule [Kate Heckelmann, Transcript Day 20, 05:53:00.], I submit that when applying the framework as intended, my property satisfies the criteria for RLZ rather than LCZ. The evidence for this is outlined in sections D2.1 – D2.4.

D2.1 — My property has a strategic residential intention

The first decision point in the Ireneinc evaluation pathway asks whether there is a strategic intention for residential use. The report identifies visual evidence of existing residential use and known strategic intention as the relevant indicators. My property clearly satisfies this criterion and should be rezoned as Rural Living Zone.

I have an established dwelling, which I live in at [REDACTED]. This has had two legal and council approved additions in the past 20 years to allow for a continued and comfortable residence. I have associated outbuildings (carports and sheds), water tanks, gardens, established fruit trees, chook run, fencing and a dam and cleared areas. These are demonstrated in in Figures 2 through 5.



Fig.2 Primary residence



Fig.3 Domestic vegetable garden



Fig.4 Driveway, shed and carports



Fig 5. Established domestic orchard

Satellite imagery provides evidence of the consistent residential nature of the property (Figure 6) demonstrates the established dam, cleared paddock (previously supporting domestic goats), orchard, tanks, house garden beds, shed, carport and gravel driveway. It is important to note that the ground beneath tree canopies has been cleared, as this is not evident in the aerial photos.

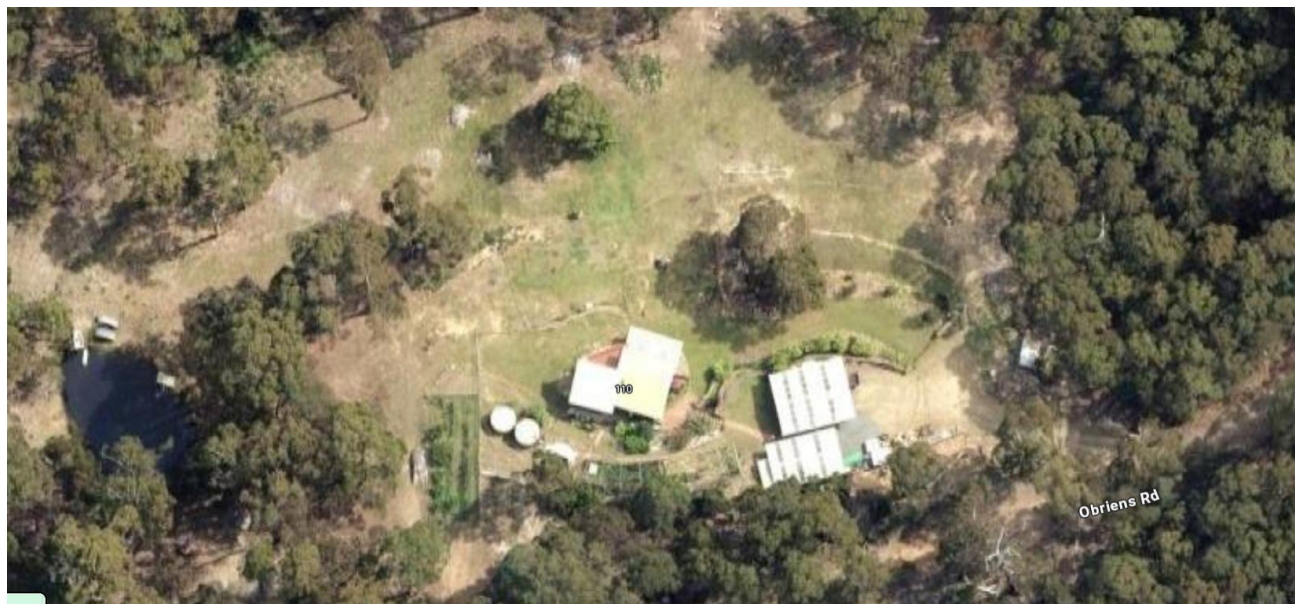


Figure 6 – Established residence, dams, paddocks and residential out-buildings at [REDACTED].

D2.2 — My property has the characteristics of a rural living settlement

The Ireneinc framework identifies rural living settlement characteristics as: at least 10 smaller blocks generally ranging in size between 1–15 ha with a consistent lot pattern; a consistent pattern of detached dwellings with associated outbuildings; and visual evidence of rural activities (cleared areas, hobby farming, grazing etc.). The Ireneinc report's own locality baseline confirms that the broader settlement in which my property sits displays these characteristics.

IreneInc's review states that the Snug Falls 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 judgments. First, it favours smaller lot sizes, disregarding RLZ subcategories that limit subdivision of lots under 20ha (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 and inherited large lot sizes. For example, in the [REDACTED] and Snug Falls area there is a clear pattern of large lot subdivision facing into the valley.

My property sits within a cluster of five lots along [REDACTED], with lot sizes ranging from 3ha to 30ha and is part of a cluster of 29 lots along [REDACTED] area, with lot sizes ranging from 6ha to 30+ha. The settlement pattern for these lots is consistent and well established. Neighbouring properties have detached dwellings with various outbuildings, gardens, orchards, fencing, domestic animals, and cleared areas around their houses - all clear evidence of rural living and reason to be zoned RLZ in the incoming planning scheme.

Nearby properties that I overlook across the valley, with similar lot sizes to my property have established dwellings, outbuildings, accommodation businesses, fencing and a diverse mix of small rural activities. This is clear evidence of the planned development of a Rural Living Zone, only 5 minutes' drive from the town of Snug. It is not an intended landscape conservation area.

Retrospective re-zoning cannot ignore historical land use and development. The consistent rural settlement pattern in my local area of [REDACTED] and [REDACTED] is demonstrated in Figure 7. In this figure my property is highlighted in blue, with neighbouring residences outlined in green circles, cleared agricultural land is also evident.

My property directly adjoins [REDACTED], land proposed to be Rural Zone (RZ) and historically used to produce cattle. Likewise, nearby land further along [REDACTED] (eg: [REDACTED]) is proposed RZ. This is further evidence that my property is part of a rural living settlement area and not a landscape conservation zone.



Figure 7. Dwelling at [REDACTED] road circled in blue, Nearby, surrounding residential properties circled in regreen. Clear rural living settlement pattern.

D2.3 — The identified landscape values can be managed outside of LCZ

The Ireneinc evaluation framework requires consideration of whether identified landscape values can be appropriately managed outside of LCZ, specifically through the Natural Assets Code (NAC), the Scenic Protection Code (SPC), or a Specific Area Plan (SAP). The Commission itself accepted this argument in relation to Kettering West on Day 20, where the panel effectively found that the Priority Vegetation Area (PVA) overlay does the landscape-protection work, not the zone [Transcript, Day 20, 02:33:54].

My property falls within the proposed Scenic Protection Area (SPA) overlay and is also subject to the Natural Assets Code (NAC) or Priority Vegetation overlay. These overlays provide significant protection to, and management of any landscape values present on my property, which is mostly scrubby bush. Landscape values (which largely relate to vegetation coverage) are already actively managed and are addressed by current and proposed Local Planning Scheme (LPS) overlays..

I submit that any landscape values that my property may have can be maintained under the Rural Living Zone, as they have been under the current ELZ and previous zonings. I value living within a regulated landscape and believe this should be maintained. However, the landscape values can be managed under the LPS overlays under the RLZ – there is NO justification to apply the LCZ that restricts living in the landscape as I do now. The evidence is clear. The bush environment has not changed significantly in the past 30+ years on my property or the surrounding area. There is NO justification to apply the LCZ to my property when it is already is subject to strict overlay controls.

The Rural Living Zone is the appropriate zoning for my property, to balance care for the environment and the legal rights of residents who live within in the landscape, and have done so with Council approval and permits for many years.

D2.4 — The RLZ subcategory provides for limited or no further subdivision

The Ireneinc framework identifies as a key RLZ suitability indicator that the transition 'would result in limited/no further subdivision' and that 'a similar minimum allowable lot size is being applied.' Applying RLZ D to my property achieves this outcome, as the minimum lot size under that subcategory is consistent with the existing lot size and does not create a viable subdivision pathway.

My property has an area of approximately 11ha. Under RLZ(D), the minimum lot size is 10ha (with an 8ha performance criteria). Subdividing my lot under this subcategory would not be permitted, which eliminates any concerns about intensification in the Rural Living Zone. Zoning my property as RLZ has the same effect on further subdivision control as LCZ, thereby negating subdivision potential as a valid justification for the re-zoning to LCZ.

D3 — The TPC panel's own statements support RLZ for properties like mine

Exchanges from the Day 19 and Day 20 TPC hearings directly support the argument that the RLZ is more appropriate than the LCZ for my property.

D3.1 — The evaluation framework is not a statutory instrument

Kate Heckelmann (Ireneinc) conceded at Day 20 [05:53:00] that the evaluation framework is not a statutory instrument — it is a tool, not a rule. The Commission is not bound by its application in any individual case and must assess my property against the statutory criteria in section 34 of LUPAA and the Zone Guidelines.

D3.2 — Risk ratings are judgement calls, not defined thresholds

At Day 20, the low/medium/high risk ratings applied by Ireneinc to LCZ recommendations were described as judgement calls, not defined thresholds. Ireneinc's position was that these ratings are a rule of thumb only [Day 20 guide]. The Commission has not yet determined what weight to give these ratings. Where the risk rating applied to my locality is medium or high, this is not a determinative finding — it is an assessment that can be challenged with site-specific evidence.

I note that the Ireneinc Report rates the transition of land to RLZ in the Snug Area as medium-high but it does not specify what these risks are or how they were determined. The assessment represents an excessive generalisation and does not accurately reflect my property. I submit that the applied risk rating does not accurately reflect the characteristics of my individual property for the following reasons:

- Landscape values are already strictly controlled by current overlays such as the NAC, PAV and SPA.
- My property does not have specific coastal scenic values.
- The risk of future subdivision is nil when zoned Rural Living Zone D, due my lot size of 11ha.
- Properties in the Kettering East Zone with a similar risk rating to mine were recommended by Ireneinc as full Rural Living Zone

D3.3 — Visible rural activity is not required for RLZ

The TPC panel confirmed at Day 20 of the hearing, that visible rural activity is not a prerequisite for RLZ. This was applied consistently across multiple localities including Howden, Albion Heights, and Kingston West [Day 20 guide]. Properties need not demonstrate active farming or grazing to satisfy the RLZ criteria — residential use in a rural setting is sufficient.

Please refer to my previous responses under D1.1, D2.1 and D2.2 as evidence of the rural residential nature of my property, noting my property also directly adjoins land zoned as rural. I have had goats and chickens at my property and run a small domestic orchard. The property has a long history of residential use in a rural area.

D3.4 — Analogy to accepted RLZ localities

The Ireneinc report recommended full ELZ to RLZ transitions for a number of localities, including Kettering East and Oyster Cove, Howden and Blackmans Bay, Albion Heights, and Tinderbox West. No questions were asked about these recommendations at the hearing, though this does not indicate acceptance by the Commission. The characteristics of those localities — established residential settlement, lots generally between 1 and 15 ha, mixed residential and rural activities, limited evidence of significant landscape values requiring LCZ protection — are all shared by my property (section D2.2 details evidence of these characteristics).

In addition to the above, my property in Snug is directly comparable to properties in the Kettering East and Kettering West Area where the RLZ was recommended. Lot size is similar and settlement pattern is clear and present. Landscape values are similar, in that both areas contain bushland or native vegetation. My property:

- does not form part of a coastal interface;
- is on the other side of Obreins Hill to the coast
- faces into the Snug River Valley
- does not form part of the **visible** back drop to the D'Entrecasteaux Channel or township of Snug

I should be considered for zoning as RLZ, consistent with properties like mine in the Kettering locality. There is no valid justification to treat my property differently, doing so is arguably discriminatory.

D4 — Council's approach has been historically inconsistent

The Ireneinc LCZ Review report documents a significant evolution — and inconsistency — in Council's approach to the application of the LCZ to ELZ land. At the time the draft LPS was first submitted to the TPC in 2020, approximately 85% of ELZ parcels were proposed for LCZ. The TPC noted that this approach was often inconsistent with the Zone Guidelines and that 'often when assessing particular sites the zone proposed does not seem to match these criteria or those of Guideline No.1.' By the time of public exhibition the proportion had been reduced to approximately 75%, with the balance transitioning to RLZ, RZ, and other zones.

This history demonstrates that the initial presumption in favour of LCZ was ill-founded and that the LCZ application has been progressively narrowed as the evidence base has been tested. The Ireneinc Report represents a further iteration of this process. The evidence specific to my property (as detailed in this submission) supports RLZ and further challenges the proposed rezoning. It clearly demonstrates that the LCZ recommendation should NOT be allowed to stand.

The approach taken by the Ireneinc Evaluation has also demonstrated inconsistencies between the assessment and zoning consideration of properties, for example the manner in which Kettering East and Groombridges Road in Kettering West have been assessed when compared to how properties, including mine at [REDACTED] Snug, have been assessed in Snug region. Consider also 266 and 290 Watson Road, Kettering and 398 Saddle Road, Kettering all considered suitable for RLZ.

The ongoing inconsistencies and continual re-evaluations of zoning assessments by Council and consultants are evident that the re-zoning assessment process continues to be inconsistent and unclear. As such, and as agreed to by the Kingborough Council by resolution at the Council meeting dated 16 March 2026, my property should be zoned in accordance with the least restrictive zoning option available to it – this constitutes Rural Living Zone D.

D5 — Any landscape values present can be managed without LCZ

Where landscape values are present on or near my property, I submit that they can be appropriately managed through the application of the relevant overlay controls, without the need for LCZ. The TPC panel acknowledged on Day 20 [02:33:54] that the PVA overlay and SPC do the landscape-protection work in many cases, removing the justification for LCZ in those areas.

My property is clearly covered by the PVA overlay, which as cited by the TPC statement at [02:33:54] directly — 'the Priority Vegetation overlay does the landscape-protection work, not the zone.' The TPC found PVA sufficient protection for properties in Groombridges Road, Kettering and areas of Tinderbox East and others. It therefore should also be a valid protection and support for my property to be zoned RLZ. My property does not need to be zoned LCZ to protect any landscape values that may present.

The Scenic Protection Overlay is broadly applied to properties over 100m above sea level. It already protects the natural bushland on mine and neighbouring properties on [REDACTED] and [REDACTED], where the bush, ridgelines and landforms all remain visually intact after decades of residential use on properties along both roads. My dwelling and those on other lots are not scattered but were carefully planned to suit the topography of the land and to comply with the relevant overlays which have effectively maintained the natural bushland scenery of the area. Nearly all our homes are unable to be seen from vantage points as they are nestled into the landscape.

There are no landscape uses in my area that would impact landscape values that are not already managed by various overlays and building codes. Therefore, rezoning my property to LCZ is unnecessary and the RLZ is far more appropriate since I live on my property and the landscape is already protected.

Further evidence supporting this claim has been provided in section D2.3.

PART E — LOCALITY-SPECIFIC CONTEXT

Within the Ireneinc Locality Reports, my property is located in the Cunningham and Snug area of the Channel Region. The Ireneinc Reports recommends LZC which I contest. My property:

- has no specific coastal scenic values attached to it.
- is set back from the coast on the other side of Obriens Hill, facing north-west and is not visible from the Channel or township of Snug and not on a skyline.
- It is in local cluster of other properties currently zoned Environmental Living where residential use is permitted and not 'discretionary'.
- Has clear evidence of strategic intent for living and residential use.
- Is part of a rural living settlement.

Section 34 of LUPAA states that 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 state LCZ is not for large residential lots 'characterised by native vegetation cover and other landscape values.'

My property was zoned Rural Residential under the previous Kingborough Planning Scheme. It is currently zoned Environmental Living (ELZ) under the interim planning scheme. The **primary use and strategic intention of my land at [REDACTED], is and has always been, residential.** I actively live on my land with my family, maintaining the land around our house to mitigate the risk of fire, maintaining our home and outbuildings, and gardens just as previous owners have done since approximately 1990. The primary purpose of the land being for residential use – not landscape conservation.

LUPAA guidelines also state the LCZ is not a replacement for ELZ. The priorities don't match:

- ELZ prioritises and permits residential dwellings, but
- LCZ prioritises conservation with discretionary dwellings

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.

Both the original draft LPS and Irenelnc’s report lack clear definitions of “primary strategic intent” for living. They ignore existing rural-residential settlements, historical land use, community ties, and intergenerational living. Neither the Southern Tasmanian Regional Land Use Strategy nor the Kingborough Strategic Plan restrict rural living growth. Past land allocations, subdivision approvals, and development applications in my local area show that residential use is the ‘strategic intent’ of the land at [REDACTED] and for that of my neighbours.

The review for my locality (Snug/Conningham) is stated as ‘generally meeting strategic intent for living’. My property has an established dwelling, outbuildings and well established and permitted signs of residential activity, as do my neighbours. [REDACTED] is undeniably intended for human residential living, and not landscape conservation. [REDACTED] must therefore be zoned Rural Living Zone and not Landscape Conservation within the incoming planning scheme.

PART F — CONCLUSION AND RELIEF SOUGHT

For the reasons set out above, I submit that:

1. The application of the LCZ to my property is inconsistent with the Zone Guidelines (Guideline No. 1) and does not satisfy the requirements of section 34 of LUPAA.
2. The LCZ is prohibited by Zone Guideline LCZ 4(a) where, as here, the priority of the land is residential use.
3. The Rural Living Zone satisfies the criteria in Zone Guidelines RLZ 1(a) and RLZ 2(b) and is the appropriate zone for my property.
4. Any landscape values identified in the locality can be appropriately managed through existing overlay controls without resort to LCZ.
5. In line with the resolution of the Kingborough Council that *‘where more than one zone is considered appropriate for a particular area, the least restrictive alternative should be applied’*.

I respectfully request that the Commission:

- Determine that the draft Kingborough LPS should be modified to include my property within the Rural Living Zone Subcategory D.
- If the Commission proposes any alternative outcome, that I be provided with an opportunity to respond before any final determination is made.

[REDACTED]

Melissa Ann Quinn on 30 April 2026

[REDACTED] Snug, Tasmania 7054

Email: [REDACTED]

Mobile: [REDACTED]

PART G — ACRONYMS / TERMS USED IN THIS SUBMISSION

Acronym/Term	Meaning
ELZ	Environmental Living Zone
Ireneinc Report	Review of the LCZ Kingborough (Review of the Methodology and Zone Application and Locality Baseline and Alternative Zone Evaluation)
LCZ	Landscape Conservation Zone
LPS	Draft Kingborough Local Provisions Schedule
LUPAA	Land Use Planning and Approvals Act 1993
NAC	Natural Assets Code
PVA	Priority Vegetation Area
RLZ	Rural Living Zone
SAP	Specific Area Plan
SPA	Scenic Protection Area
SPC	Scenic Protection Code
STRLUS	Southern Tasmania Regional Land Use Strategy
TPC	Tasmanian Planning Commission
Zone Guidelines	Guideline No. 1 — Local Provisions Schedule: Zone and Code Application