
From: Carlos Souris [REDACTED]
Sent: Wednesday, 29 April 2026 6:00 PM
To: Kingborough LPS
Cc: [REDACTED]
Subject: Tinderbox East Group Submission

Dear Tasmanian Planning Commission

Re: Kingborough Draft Local Provisions Schedule (LPDS) - "Tinderbox Road East Neighbourhood" collective submission.

I/we, [Mrs Marlene Surry and Mr Carlos Souris] as the owners of the property at [REDACTED], Tinderbox 7054] confirm that we provide our support to and have agreed for our names and addresses to be joined to the "Tinderbox Road East Neighbourhood" collective submission.

Yours sincerely,

[Marlene Surry and Carlos Souris]

Submission to the Tasmanian Planning Commission

Kingborough Draft Local Provisions Schedule

Response to direction 69 and Ireninc 2026

Submission in Rejection to rezoning Tinderbox East from ELZ to LCZ

Property Details.

██████████ Tinderbox

Submitted by the Surry and Souris Family

In summary the process of rezoning has been floored.

The liberties that we had when we purchased will be seriously eroded.

The financial burden that we as individual landowners will need to absorb because of rezoning to LCZ, through inability to borrow against the property, to insure against natural disasters and resale values are grossly unreasonable and the principles of natural justice have clearly not been applied.

PART A

To the Tasmanian Planning Commission,

I write 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 did not make a formal representation during the public exhibition period, however I understand that the Commission has received correspondence from me or on my behalf in relation to the draft LPS. I understand that this letter provides me the opportunity to formally participate in this stage of the LPS process by making a written submission. I understand that making a submission does not confer a right to be heard, but that the Commission may decide to invite me to discuss the matters raised.

I take up that opportunity and submit as follows.

PART B

Landowner name(s)	Carlos Souris and Marlene Surry
Property address	██████████ ██████████ ██████████ Tinderbox
Title reference (folio)	██████████
Lot size (approx.)	2.3
Locality	<i>Tinderbox East</i>
Current IPS zone	<i>Environmental Living Zone (ELZ)</i>
Draft LPS exhibited zone	<i>Landscape Conservation Zone (LCZ)</i>
Ireneinc recommended zone	<i>Landscape Conservation Zone (LCZ) — unchanged</i>
Zone sought in this submission	<i>Rural Living Zone (RLZ) — specify subcategory below</i>

PARTC

The specific subcategory I seek is:

- Rural Living Zone B (minimum lot size 2 ha) — reflecting the existing lot pattern in my locality

PART D

Part 1

1.1

My Property is located in the East Tinderbox Locality.

This submission formally objects to the recommendation of moving from from ELZ to LCZ.

The aforementioned property was purchased as a vacant cleared block by my family, to build an inter generational residential home by my parents and I in 1983.

I constructed an environmentally friendly low profile modest home and out buildings using recycled timbers from the Baily Bridge and stone gathered from the property.

A domestic vineyard was established and a micro winery processed the grapes for domestic use.

The property was grazed by our sheep, we established rabbit hutches and chicken coups for domestic consumption.

1.2

There are at least 13 very valid reasons ranging from Breach of guidelines, lack of evidence, internal inconsistencies in application of codes and overlays and procedural and evidentiary deficiencies.

Neither the Kingborough Council nor Ireneinc would be able to identify that this property has been or is other than substantially Rural Residential (ELZ) for at least the past 40 years.

1.3

My property (My home) is 2.3ha. The existing statutory overlays would prevent any additional subdivisions

I humbly request that the TPC consider RLZ for east Tinderbox and my Place as it reflects past present and future land use, which will be adequately protected by the already existing statutory requirements.

The application of LCZ simply does not fit this locality

Part 2

D 2.1

Assessing Risk all of a sudden.

My property, my home (My Place). As mentioned was and up until rezoning attempts been a lifetimes work of intergenerational domesticity. A home that is now accommodating the forth generation.

Every step of this journey has included intergenerational residential use.

Every investment on the property has been made with the intent of keeping it rural residential.

The establishment of adequate water supplies.

Installation of irrigation and extensive fire protection systems

Extensive fencing and outhouses for domestic animals

construction of wildlife corridors

native wind shelters

total and systematic removal of invasive vegetation.

Significantly the culture of the generations on this property is to keep it rural residential. This can be evidenced by the will and testaments being inclusive of this very fact.

The residency is passed on with in the family.

Even the DEAD has residency here. My parents ashes are entombed in the Garden.

LOW RISK AND LOW HEIGHT.

D 2.2

My place is in a cluster of properties on East Tinderbox which are all being used for similar rural living.

Most if not all are now owner occupied and any further subs are unlikely.

D2.3

My understanding of the proposed overlays on my property is
Bushfire prone area C13
Future Coastal Refuge C7
Waterway and Coastal Protection C7
Priority Vegetation C7
Coastal Inundation C11

I note that the only vegetation that was naturally on this property still remains on the most elevated paddock.

It was and is mostly cleared for residential use. Gardens, outbuildings, and grazing.

In attempting to interpret all this legal stuff which is difficult for the layman such as I or prohibitively expensive where I see that we fit is lower order rural activity and residential use. RLZ.

D 3.2

Never mind all this decision tree stuff. This is peoples lives and lively hoods that are being wheeled around.

After attending the TPC hearings on days 19 and 20, reading the Ireneinc review and following this entire process as much as I am capable, I am unable to comprehend the logic in identifying landscape values on East Tinderbox that might be different to those on west Tinderbox.

My property aside from the environmentally sympathetic work that I have done on it is a cleared paddock which has been grazing sheep for nearly 100 years. It continues to do so.

The most recent variation being that 40 plus years ago I built on this land for rural residential living.

The intention and the culture of the owners past present and future is that it stay rural residential.

D 3.3

Visible rural activity

While I do have a current accredited Livestock producers certification (MIK B0909) I am not at this stage actively producing for the livestock market.

I do currently graze sheep on my property for domestic consumption.

I currently run ducks and chickens for domestic purposes

I grow grapes and produce wine for domestic consumption

I grow my own vegetables and fruit.

I process my own fire wood.

Part E

Tinderbox East

Recommendation by Ireninc is LCZ

I contend that LCZ is not a replacement for ELZ

I request that RLZ for natural Justice and all other considerations some of which I have attempted to iterate in this document, be applied to East Tinderbox and My Place.

Part F

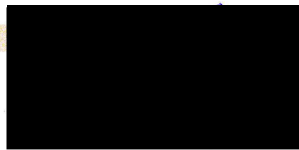
For the reasons set out above, I submit that:

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.

I respectfully request that the Commission:

- Determine that the draft Kingborough LPS should be modified to include my property within the Rural Living Zone [specify subcategory A/B/C/D];
- If the Commission proposes any alternative outcome, that I be provided with an opportunity to respond before any final determination is made.

Signed:



Date:

30. April 2026

Charles Henry Sousa

Full name:

Contact email

