



Snug and Coningham Community Submission

Kingborough LPS

Representation #122 Gavin McAuliffe and Claire Prior
A community interpretation of appropriate zonings for Snug
A formal response to the Irene Inc report

Representations: #33, 34, 35, 92, 114, **122**, 133, 155, 296, 370, and 433.

Submissions: #31, 78, 96, 107, 109, 123, 124, 128, 138, 143, 152, 155, 162, 167, 181, 184, 189, 192, 196, 198, 199, 202, 209, 211, 212, 219, 221, 225, 227, 228, 229, 246, 253, 260, 272, 276, 282, 283, 289, 290, 293, 306, 314, 318, 327, 333, 334, 338, 342, 345, 347, 362, 369, 381, 385, 405, 433, 435, 439, 459, 461, 463, 475, 516 and 520.

Caring Deeply for Country

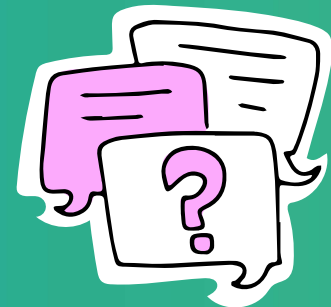
A shared commitment



- We all care deeply for country
- Protecting ongoing stewardship is vital
- Consider future generations through current zoning choices
- Fairness and evidence to inform decision-making methods
- The correct zone for Snug communities' rural residential character

Our discussion today

- Assess compliance with LUPAA and LPS requirements
- ELZ translation issues, especially to LCZ and Rural Zone
- How Rural Living Zone is the best fit for our community
- Claire and Gavin - how a Snug family cares for country



Lack of genuine community consultation



Non compliance with SCHEDULE 1 OBJECTIVES OF LUPAA

(c) to **encourage public involvement**

(e) to **promote** the **sharing of responsibility for... planning between** the different spheres of **Government, the community and industry**

- **After exhibition** - **4** representations from Snug Tiers and Falls
- **After self-funded LCZ notification** -
21 'witnesses' from Snug Tiers and Falls
- **After TPC notification** -
62 submissions from Snug Tiers/Falls
- A **90% to 95%** response rate **when given the opportunity**



Non consulted inputs lead to subjective process

- **Almost 80% of councils applied minimal or no LCZ** - even with similar topography and populations
- The 3 “**model councils**’ are **not a representative sample**:
 - Flinders Island**: Highest % of LCZ. Unique qualities and a PPZ.
 - Hobart**: city living vs a string of rural living communities
 - Huon Valley**: Highest number of LCZ titles.LCZ rejected by the TPC for 93% of representations.
- **Tasman council - an example of a relevant model**



What this means for us:

- A biased choice of model councils affects the Irene Inc decision tree
- The review **is flawed** if it **only depends** on a **subjective** decision pathway

Strategic Intention is residential

Strategic Intent and Priority are not the same

Strategic Intent = goals over time

VS

Strategic Priority = **focus areas** or **actions**

Strategic Intention met:

"Visual evidence in aerial mapping of **existing for residential use**" and

"Known **strategic intention** for residential use"

RLZ 2 - (b) the land is in the Environmental Living Zone AND the primary strategic intention is for residential use and development in a rural setting.

Strategic Priority is residential

Strategic Priority met:

1.Focus: Currently ELZ - look at zone purpose

Zone	Environmental Living Zone (ELZ)	Rural Living Zone (RLZ)	Rural Zone (RZ)	Landscape Conservation Zone (LCZ)
Zone Purpose	Provides for residential and other uses & development in areas with natural & landscape values .	LIKE FOR LIKE TRANSLATION Purpose remains residential , with 'other' uses secondary. Natural and landscape values are retained.	NOT EQUIVALENT Purpose is to support agricultural use . Neither residential nor natural and landscape values are prioritised.	NOT EQUIVALENT Purpose is to support landscape protection . Residential as an 'other use' is limited, especially new builds.

2.Action: NO strategic planning by council = strategic priority remains residential

3. Focus: Satellite in STRLUS - consolidation or growth strategy - priority for residential growth

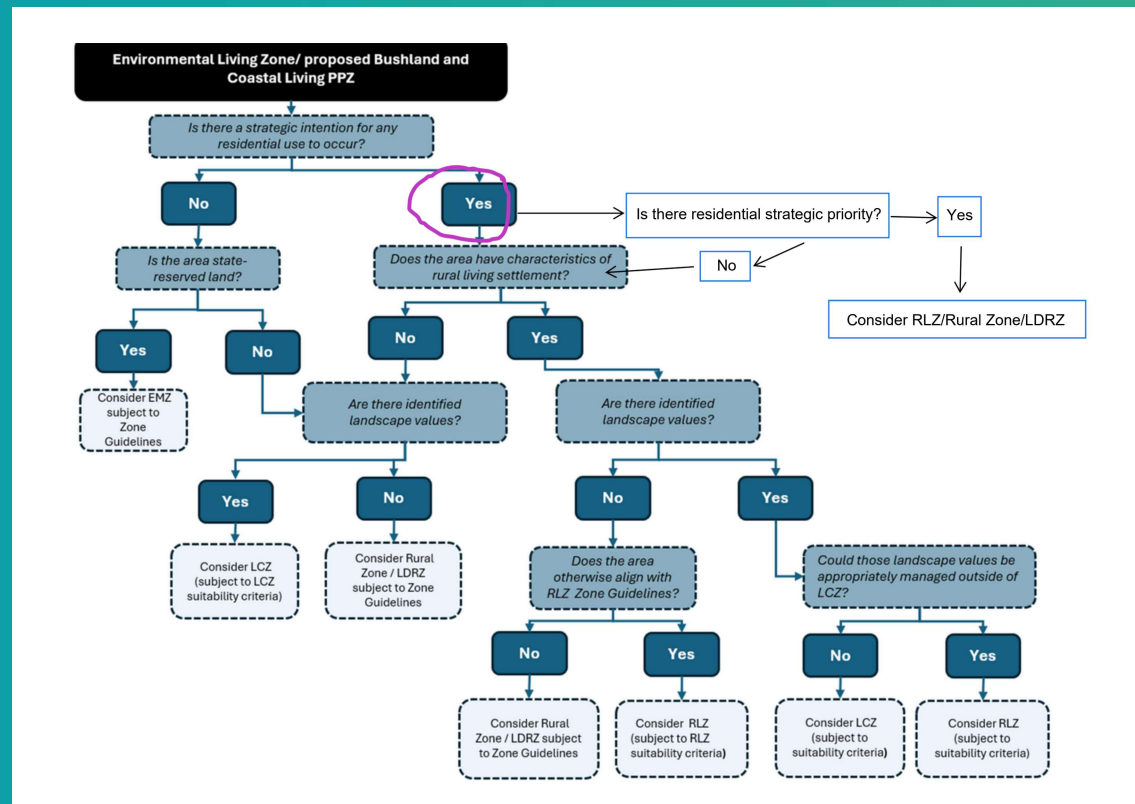
SRD 1.3 - Support the consolidation of existing settlements

4.Action: Council Strategic priority - approved residential development applications

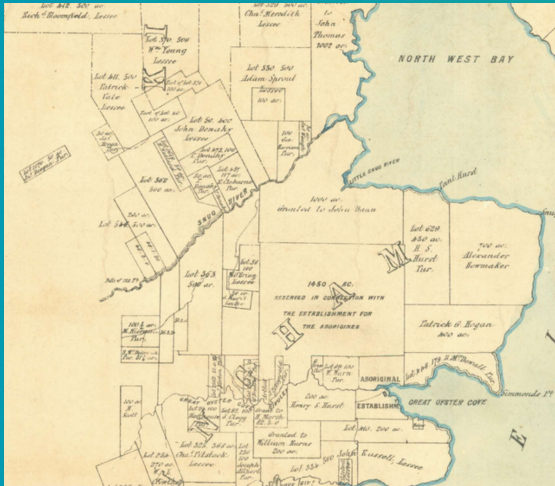
LCZ 4: The Landscape Conservation Zone **should not be applied to:**
(a) land **where the priority is for residential use** and development (**see Rural Living Zone**)

Strategic Priority - needs its own pathway

Strategic Intent and Priority are not the same
and only one is on the decision tree



Snug is already a recognised rural living settlement



1863

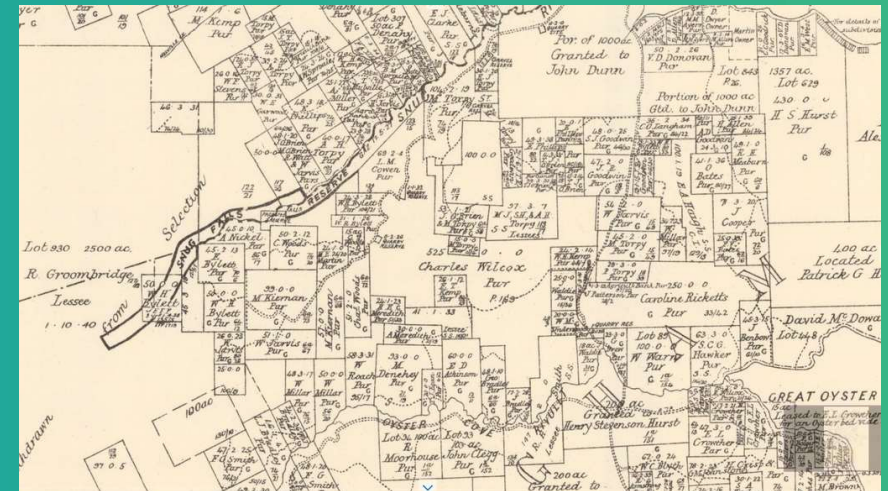
In the TPS - "**settlement**" is a strategic planning concept referring to **established communities or populated areas**.

1. **STRLUS** Snug is **recognised as a minor Satellite** - settlement type
Same post code, same school, same shops, same local businesses,
same homes as other parts of Snug .

2. Historical land grants

3. Dictionary definition of Settlement (noun)

- A place where people **establish a community and live**; a populated area - from a **small cluster** of houses **to a town or village**.
- **The act of settling in an area** and establishing occupation or development.
- **The pattern or concentration of dwellings** and associated development.



1940

Unreliable criteria = Rural Living Settlements NOT accurately identified

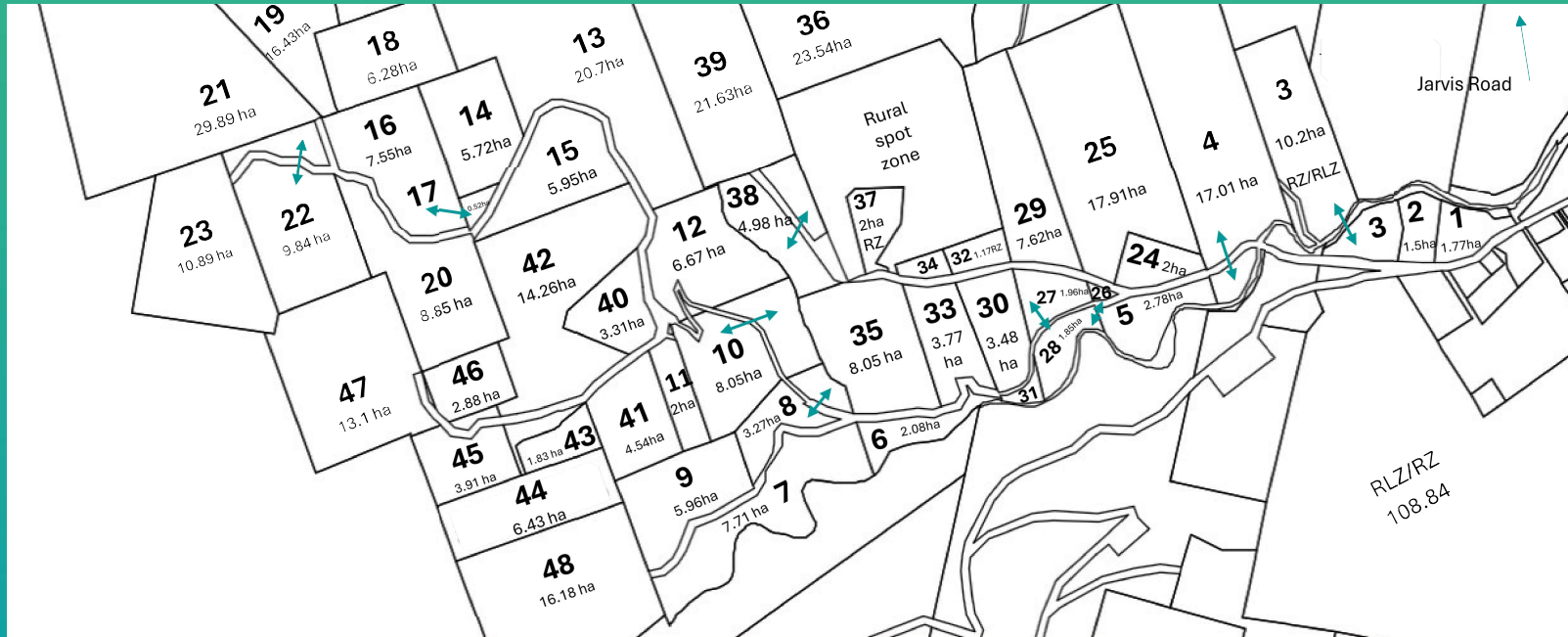
Snug Tiers, Falls and Lower Snug show a 'lack of consistent subdivision pattern with lots of the size which would contribute to a rural living settlement'.

NOT including information from ground truthed sources
NOT in any statutory document
NOT applied to the correct scale

Irene Inc definition of settlement

1. Evident subdivision pattern of **at least 10 smaller blocks generally ranging** in size **between 1-15ha** with lots contributing to **a consistent lot pattern**.
2. **Consistent pattern** of **detached dwellings** with associated **outbuildings**.
3. **Visual evidence** in aerial mapping **of rural activities** occurring (i.e. **cleared areas** providing for resource development/**grazing**/ hobby farming etc).

Snug Tiers and Falls Settlement - Lot Size Analysis



Tiers and Falls
Average lot size
10.7 ha

Snug Tiers
Average lot size
7.49 ha

Snug Tiers
1-15 ha
80.7%

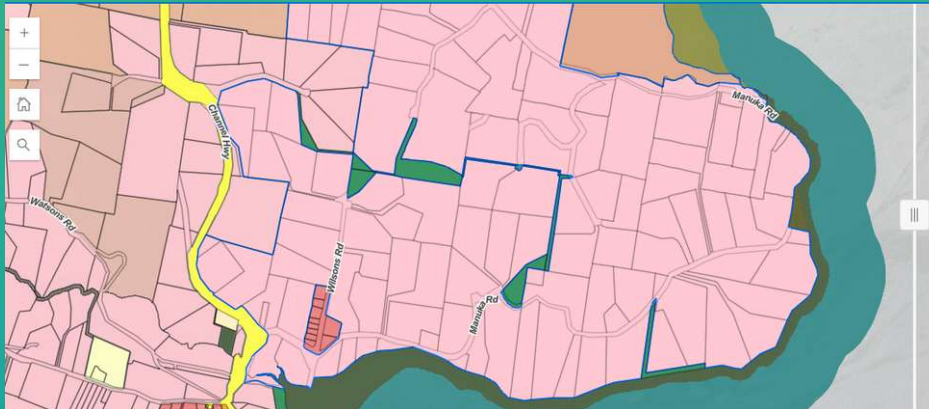
Snug Tiers
0-19.99 ha
91.7%

Snug Tiers and Falls - Consistent Settlement Patterns

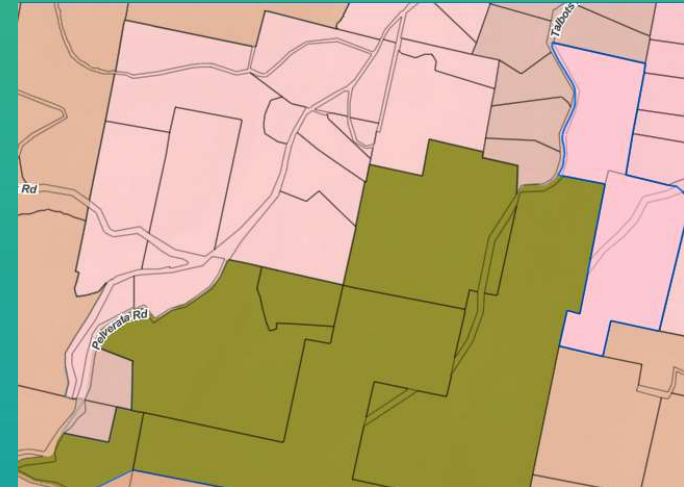
“For the majority of the locality **there is no consistent subdivision pattern....**
which would contribute to a rural living settlement.



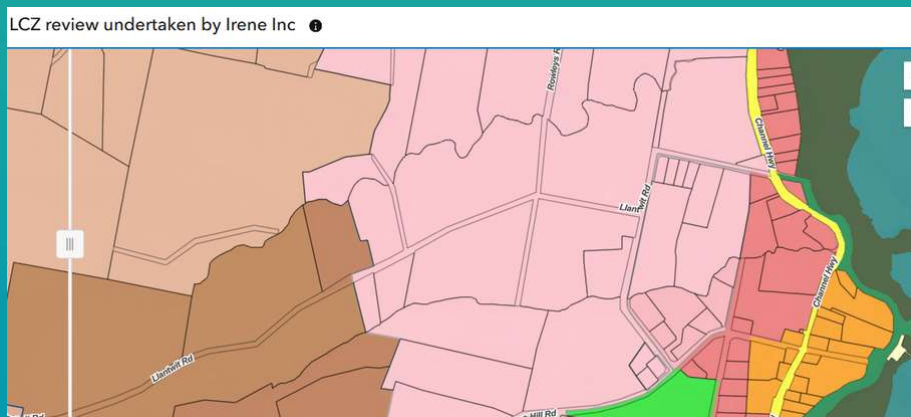
Irene Inc - Approved 'inconsistent' Settlement Patterns



Oyster Cove - RLZ settlement pattern not consistent



Allens Rivulet n Kaoota

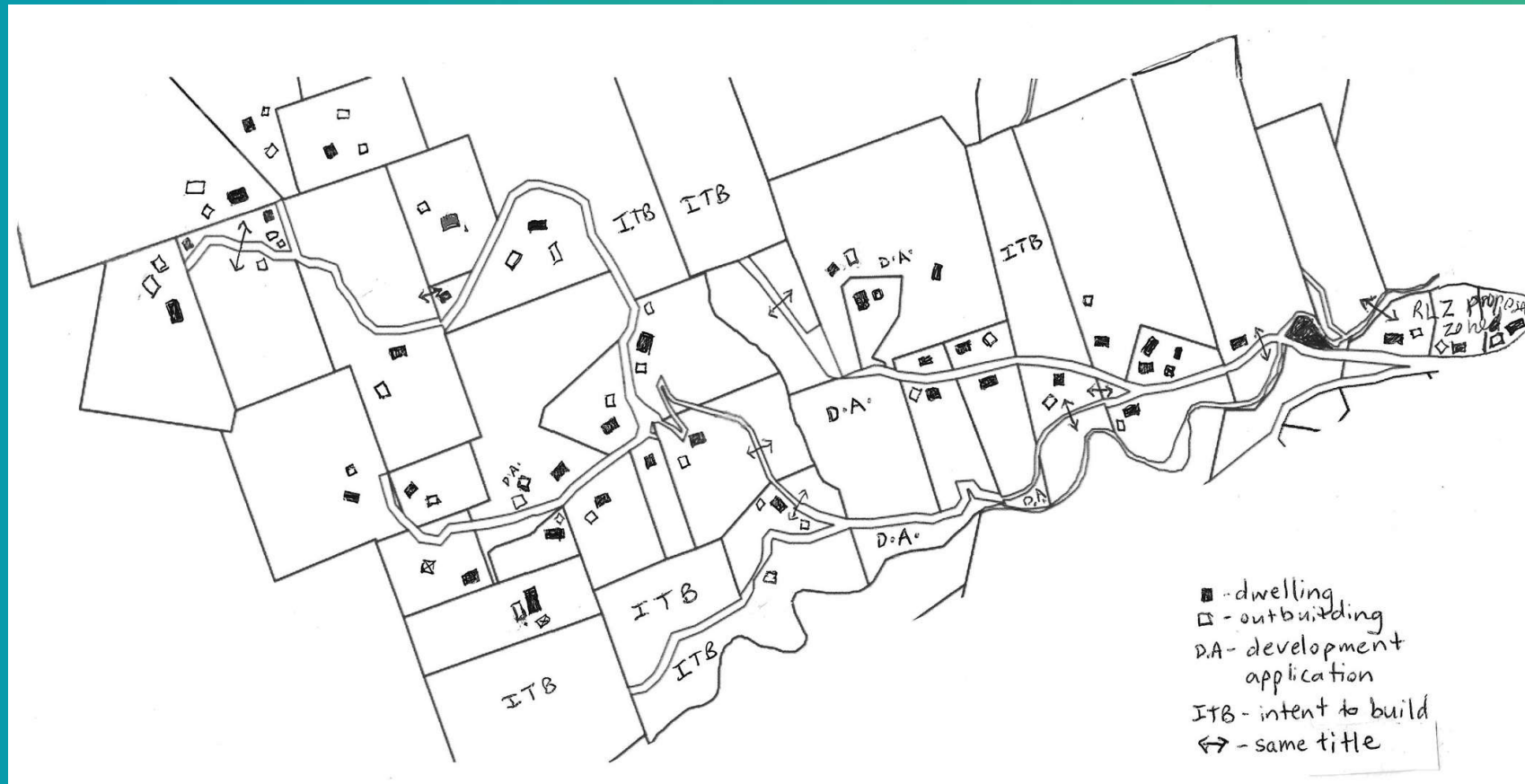


Woodbridge - RLZ settlement pattern not consistent



Howden - RLZ settlement pattern not consistent

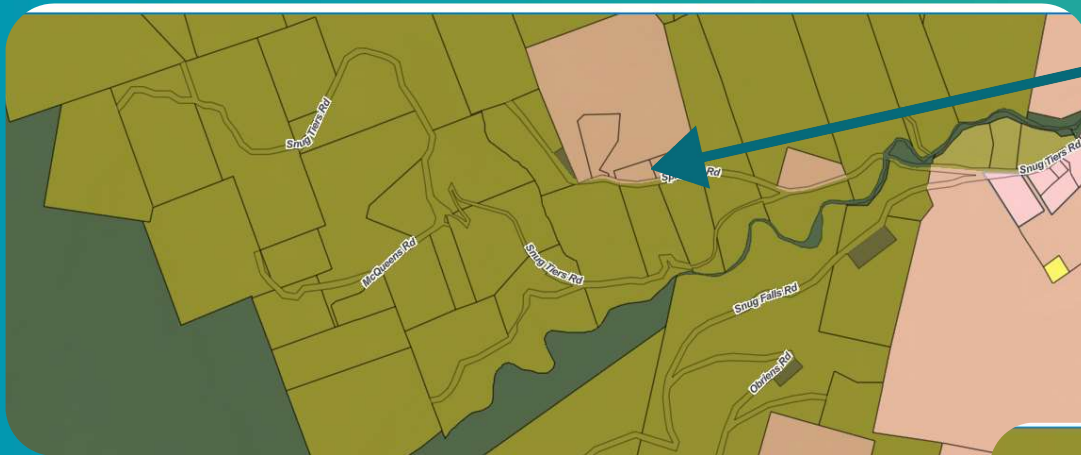
Settlement - Outbuildings & Rural Activities



Rural Living Activity - what the review missed



Rural Living Activity IS NOT Rural

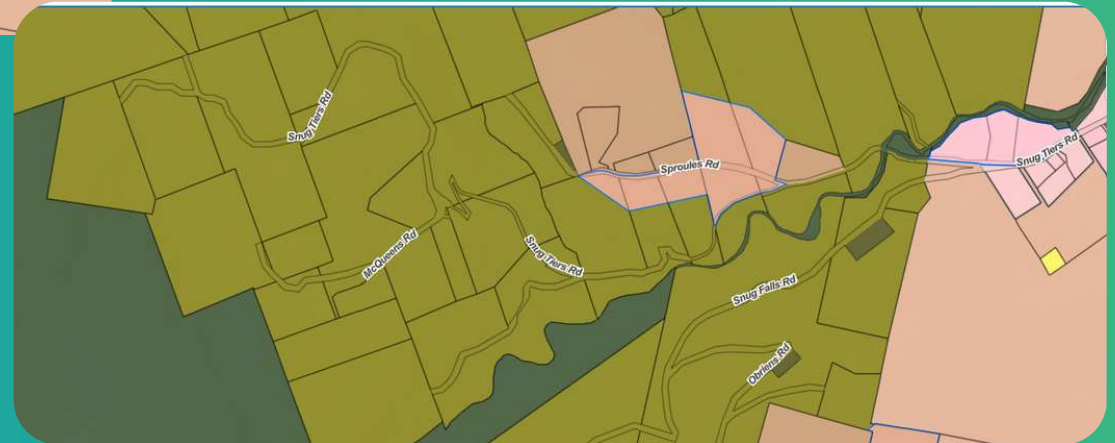


Spot zoned land at 52 Sproules Road

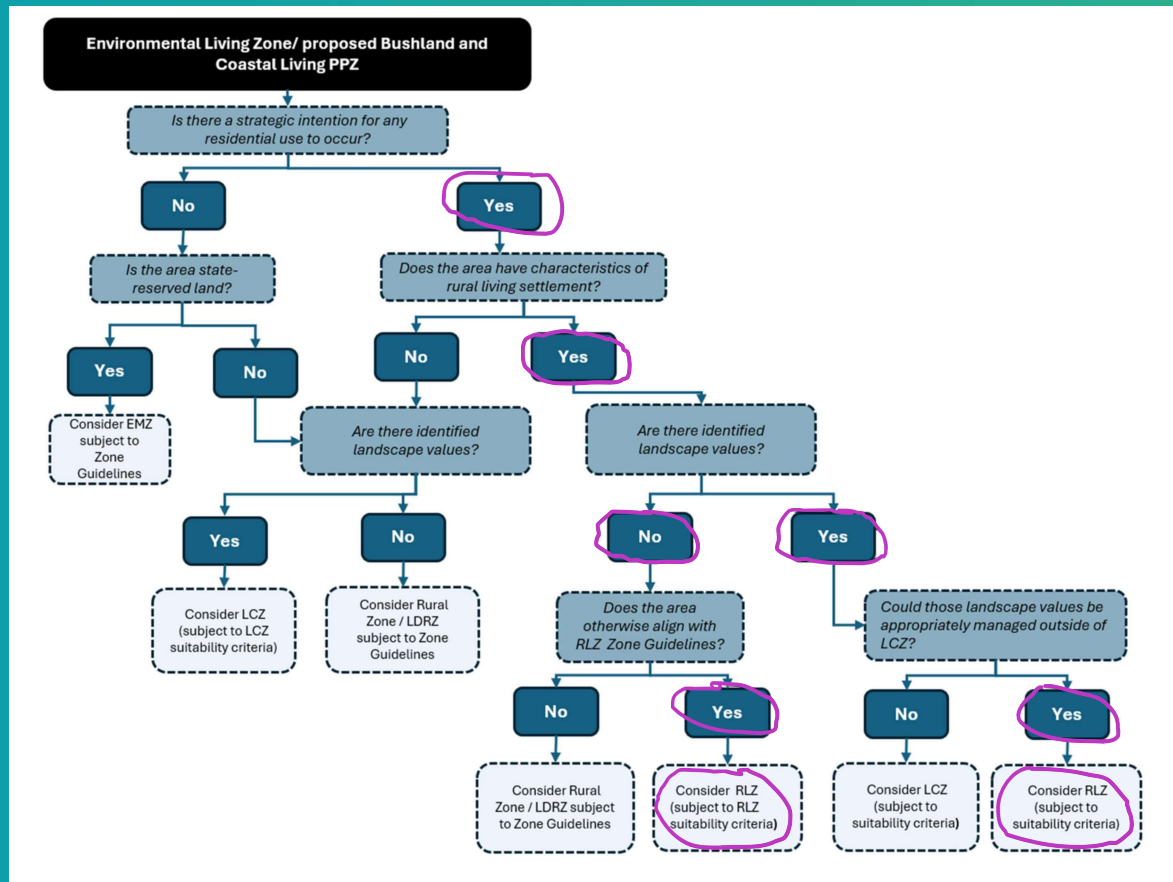
RLZ 1(a) RLZ should be applied to residential areas with larger lots used for residential and lower order rural activities, while prioritising residential amenity.

LCZ 4

Note: LCZ is not for large residential lots 'characterised by native vegetation cover and other landscape values.



Rural Living Settlement - new pathway



Landscape Values

What locals value is a healthy biodiverse landscape, with generations of landowners empowered and valued for their ongoing caretaker efforts.

Our land has a variety of protections under Rural Living Zone: Priority Vegetation, Scenic Protection, Bushfire Prone, Landslip Hazard and Waterway and Coastal protection overlays

“Nagging in the back of my mind is the thought that ‘everywhere is landscape.’” (Nick Heath)

“much of this land is within the Priority Vegetation and Scenic Protection Mapping which would provide for appropriate management of landscape values which also exist within this area.

Locality Baseline and Evaluation Report Pg 261

We (don't) contribute to the Scenic Values

**"the dominance of bushland, landform and ridgeline features...remain visually intact."
Irene Inc Review**



View of Snug Tiers from Beach Rd, Snug



View of Snug Tiers from the D'Entrecasteaux Channel

Managing Risk in the Rural Living Zone

How rural landowners protect, value and maintain landscape values

- Regenerate native and priority/protected vegetation
- Maintaining pasture and fields for native animals – prevents them moving to towns
- Rehabilitate native animals injured by human activity
- Help frail and elderly neighbours to maintain their homes
- (Do working bees to) remove pest species such as Spanish heath, foxglove
- Plant bushfire low risk vegetation and use rockeries
- Remove flammable non-native plants
- Remove fallen trees or debris off roads and trails
- Clear road gutters and reduce water damage to gravel roads and thoroughfares
- Alert council when work needs to be done to maintain roads or verges
- Keep gardens, lawns and verges neat and tidy, particularly for passing visitors.

Conservation is OK, the method is not

Zone	Environmental Living Zone (ELZ)	Rural Living Zone (RLZ)	Rural Zone (RZ)	Landscape Conservation Zone (LCZ)
Zone Purpose	Provides for residential & other uses and development in areas with natural & landscape values.	LIKE FOR LIKE TRANSLATION Purpose remains residential, with 'other' uses also. Natural and landscape values are retained.	NOT EQUIVALENT Purpose is to support agricultural use. Neither residential nor natural and landscape values are prioritised	NOT EQUIVALENT Purpose is to support landscape protection . Residential as an 'other use' is limited , part. new builds.
Permit class for Single Dwelling	Permit Required	LIKE FOR LIKE TRANSLATION No Permit Required	DECREASE in Permit Class to Discretionary	DECREASE in Permit Class to Discretionary OR IMPOSITION Retro sealed plan \$60,000 for Permitted
Minimum Lot Size	Density – 10ha min per lot* <i>* Many lots are smaller than 10ha due to previous zoning: i.e., Rural Residential C = 5ha</i>	LIKE FOR LIKE TRANSLATION* Could reinstate more appropriate lot sizes lost in rezonings i.e. 1, 2 5 or 10 hectare lots	DECREASE to 40ha minimum or COMPLETE LOSS of residential subdivision	DECREASE in land use rights Extremely unlikely that ELZ lots of 10ha would meet 50ha minimum
Access and Roads	Min 40m frontage (no internal lots*). New roads discouraged. * previous zone allowed internal	LIKE FOR LIKE TRANSLATION	DECREASE in access rights OR IMPOSITION Purchase access \$60,000	DECREASE in access rights OR IMPOSITION Purchase access \$60,000
Permit class for Alterations or extensions to dwelling.	Permit Required (if meets - acceptable solutions & PC) Otherwise Discretionary	LIKE FOR LIKE TRANSLATION Permit Required unless gross floor area increases over 30%, then Discretionary	LIKE FOR LIKE TRANSLATION Permit required	DECREASE in Permit Class OR IMPOSITION Retrospective sealed plan – cost \$60,000 + Permit Required
Site Coverage and Building Heights	Max 7.5m with the potential to go to 8.5m under the PCs	LIKE FOR LIKE TRANSLATION INCREASE in total site coverage of 20m ² and L4L equivalent height	NOT EQUIVALENT No site coverage limit and Like for Like equivalent height	MIXED INCREASE in total site coverage of 20m ² and DECREASED height
Outbuilding Limits	Max 80m ² , height 6.5m, subservient to dwelling.	INCREASE in outbuilding height (2m)	NOT EQUIVALENT No site coverage limit and Like for Like equivalent height	DECREASE in outbuilding height (0.5m)
Visitor Accommodation	Permit Required , in existing building, max 160m ² . PC focus on residential amenity	LIKE FOR LIKE TRANSLATION INCREASE in max floor area of 40m ²	DECREASE in Permit Class INCREASE in max floor area of 40m ²	DECREASE in Permit Class INCREASE in max floor area of 140m ²
Natural and Landscape Values	Use and development must generally respond to natural or landscape values.	LIKE FOR LIKE TRANSLATION Discretionary use must not cause an unreasonable loss of amenity to adjacent sensitive uses (Ind values).	LIKE FOR LIKE TRANSLATION New uses support agriculture and compatible industries <u>while</u> protecting natural and landscape values.	DECREASE in Permit Class Discretionary uses must be compatible with landscape values.
Setbacks Frnt/Side	30m/30m	LOWER setback size (20/10m)	LOWER setback size (25m)	LOWER setback size (10/20m)
Environmental Controls	Focus on minimising native vegetation removal and siting within building envelopes.	LIKE FOR LIKE TRANSLATION Natural Assets Code protects l.v. while allowing for residential dev.	LIKE FOR LIKE TRANSLATION Preserve ag land and protect n.v.	NOT EQUIVALENT L.V. first. Move to control n.v. removal and siting, no building envelopes.

Rural Living Zone is the most appropriate zone

Rural Living Zone for our locality meets ALL relevant statutory documents:

1. Land Use Planning and Approvals Act 1993

- LUPAA Section 34 guidelines
- Part 1 objectives 1 and 2
- LPS zone guidelines - RLZ 1 (a), RLZ2 (b), RLZ 3 (a) + (b), RLZ 4 (b) and LCZ 4 (a)

2. Zone purpose - like-for-like only with Rural Living Zone - 11.1.1 (a) and (b)

3. STLRUS:

- settlement status - Satellite of greater Hobart - Growth and Consolidation strategy
- SRD 1.3 - Consolidation of existing rural living communities
- SRD 2.9 - greater mix of residences - demographics and ageing communities
- CV 4.1 - community consultation on landscape values

4. TPC Hearings:

- Rural Living Zone is the most appropriate zone for the underlying topography (disaster scenario)
- LCZ to replace ELZ has not been strategically and comprehensively justified
- The decision tree is a 'tool not a rule'
- Codes manage vegetation and landscape values - Scenic, NAC/priority veg, Waterway overlays
- Risk ratings are judgement calls

What we are asking for:

Reject the Landscape Conservation Zone for Snug

Reject Rural spot zones and split zones for Snug

- Apply Rural Living Zone C to 28 McQueens Road
- Apply Rural Living Zone A to D to the Snug Tiers Community
- Apply Rural Living Zone A to D to the Snug Falls Community
- Apply Rural Living Zone A to D for Lower Snug and Nicholls Rivulet Communities
- Consider all requests for specific subcategories



From: Karen Groves <[REDACTED]>
Sent: Sunday, 27 September 2026 10:57 PM
To: TPC Enquiry
Subject: Re: #122 Snug Hearing - Hobart 28th September 2026
Attachments: Hearings Snug Tiers n Falls.docx

To whom it may concern,
Please find attached a copy of my speaking notes for the Snug Hearings, 9am Hobart, Monday 28th September.
This is for your information only. I will share my presentation with you from Canva, which you will be able to display on screen.
Thank you,

Karen Groves | Teacher
(M) [REDACTED]

I acknowledge and pay respect to the Tasmanian Aboriginal Community as the traditional and original owners of lutruwita/trowunna (Tasmania) and as the enduring custodians of the lands, seas, air and waterways. I pay respect to Elders past, present and emerging.

SLIDE 1

Introduction: Thank you for the opportunity to speak for representors, Gavin McAuliffe and Claire Prior, and the greater Snug Tiers and Falls community.

(next slide)

SLIDE 2

Caring Deeply for Country - A Shared Commitment

We are here today – the commission, (advisors), subject experts and community members - because we all understand the need and motivation to care deeply for country. It is a commitment some of us made in recent history, for others it's a family or indigenous heritage dating back a hundred to thousands of years.

We are also aware that there's no going back to a time before human intervention, that those living with nature have an obligation to maintain healthy, biodiverse landscapes.

Community groups can play a vital and recognised role in the planning process. Residents, landowners, field experts and local advocates bring **on-the-ground knowledge** of place, history, and community efforts and values, that formal desktop reports **fail** to capture.

The Snug Community suggests that we 'fit our own mask first': that is, prioritise the protection of those that **do** the caring over that which is cared for. We need to consider future generations of landowners and protect their continuity of care through the zoning we choose **now**.

Through the eyes of Gavin and Claire, one of our rural Snug families, we will discuss appropriate zoning for our locality, and refute the application of the Landscape Conservation Zone, and to some extent, the Rural Zone.

We present alternative information for our community and show conclusively how the Rural Living Zone best reflects the ongoing human endeavour, settlement character and intent of those who call Snug home.

The following community representation will:

1. Assess where recommended zones breach strategic LPS documents, particularly Section 34 of LUPAA, its Schedule 1 objectives, the LPS zone guidelines and STRLUS.
2. Discuss how the Irene Inc process relies on a flawed methodology and produces unscientific and biased outcomes for the Snug locality.
3. Give alternative evidence showing **the Rural Living zone** is the correct translation for our land from Environmental Living Zone, recognises existing Snug communities and their caretaker **history, knowledge, efforts and motivation; balances** land use rights with environmental stewardship, and manages known risks.
4. Give examples of how Snug residents, such as Claire and Gavin, care for country – and why ongoing caretaker efforts must be protected.

After me, Katie Pickering will discuss the Snug Falls community in more detail, around these same points.

(next slide)

SLIDE 3

Lack of genuine community consultation

Representors today have forged through over a year of unwarranted stress, uncertainty, missed time with family, and lost income for an undesired education in the statewide planning scheme, so determined to be involved in **decisions that affect us**.

While we acknowledge that Kingborough council met the required minimum notification standards required by the SPO, there was a **lack of genuine community consultation**.

By choosing not to provide **individual notification** to affected landowners, the Planning Authority ignored schedule 1 objectives in Section 34 of LUPAA around **encouragement** of and **responsibility sharing** with communities and **missed vital input** into the LPS process.

For example, in Snug Tiers and Falls:

- Before individual notification: we had **4** representations in **total**.
- After Joshua Graeme-Evans self-funded notification: **over 20 of his 200 'witnesses'** were from Snug Tiers and Falls, or 5 times our initial response.
- After the TPC sent individual notifications re the Irene Inc review: **Snug Tiers** returned 33 letters, **Snug Falls** residents sent in 29. Together, our **62 letters, covering 77 out of 88 titles**, tripled our previous response and was fifteen times our 4 original representations.
- From these opportunities, **90%** of Snug Tiers and Falls landowners made clear that they **rejected Landscape Conservation Zoning**, in favour of Rural Living zone, as their first preference. They also objected to Rural Zone and LCZ split zonings.

Claire and Gavin initially put in a representation because they wished to provide future intergenerational caretaking on a portion of their land which is otherwise inaccessible. While possible in the zone they purchased under, LCZ did not allow for this.

After rural communities began hearing about LCZ last August, Claire and Gavin realised that LC zoning affected all of Snug Tiers and extended their representation to include us. **Emma Bone, Katie Pickering and Hilary Fletcher**, did the same.

We thank the TPC for taking our submissions and finally allowing us a voice. We are sorely disappointed that this didn't occur in earlier phases of the LPS process. Our community appreciate the **time** the commission has now taken reading **all our letters** and **will** take considering our evidence and discussing our concerns and hopes for our zoning and futures.

(next slide)

SLIDE 4

Non consulted inputs lead to subjective process

How is the procedural failure to consult meaningfully with landowners related to our zoning? Without consulted, logical and fair inputs to the LPS process, we end up with a biased process.

22 of 28 Tasmanian councils (almost 80%) applied minimal or no LCZ, even when showing similar topography to Kingborough. The 3 **model councils** chosen by Irene Inc to inform the review of LCZ are non-representative samples. **All come from the minority of six** that applied a moderate or high amount of LCZ and each are **incomparable** to Kingborough.

Flinders Island: had the highest percentage of LCZ applied. Its uniqueness as an island is unrivalled – covered by a PPZ with plans for its First Nations cultural heritage and LCZ heavily applied to its coastline due to scenic values. Coastal land in **our** municipality **has had hardly any LCZ applied** and has no Scenic Code protection. Conversely, our LPS identifies visually hidden and heavily wooded areas like Snug Tiers/Falls, as needing LCZ ‘protection’.

Hobart: with **medium to high density living** surrounded by mountains does not compare to Kingborough. Of our 40,000+ residents, about **25% live** outside the UGB and **62% live outside Kingston**. A **string of rural living communities** is **spread out along the Channel** and **the majority of living is low density**.

Huon Valley: had the highest total number of LCZ titles proposed. In their LPS hearings, the TPC turned aside LCZ for over 93% of representations that objected to the zone. Irene Inc also consulted in the Huon, so **would have known** that LCZ was found to be inappropriate for large scale land application.

Compare these to **Tasman council** - also in STRLUS, it has similar topography, natural attractions, tourism, and dispersed rural populations to Kingborough – yet Tasman acknowledged potential costs to landowners as unfair, translated ELZ directly to RLZ and only **applied LCZ sparingly**.

What this means for us:

- A biased choice of model councils affects the Irene Inc decision tree
- The review **is flawed** if it **only depends** on a **subjective** pathway for decisions

(next slide)

SLIDE 5

The Community Interpretation - Strategic Intention is Residential

Let's turn now to the use of the Irene Inc decision tree and our **community analysis** of the zoning recommendations for Snug. The Irene Inc review states that **strategic intention** for residential use in our locality is met; there is “**evidence** in aerial mapping **of existing for residential use**” and “**Known strategic intention for residential use.**” This means that we meet the Rural Living Zone Guideline 2 (b).

SHOW THIS: the land is in the Environmental Living Zone **AND** the primary strategic intention is for residential use and development in a rural setting.

However – strategic intention is **not** strategic priority:

Strategic intent is the **long-term goal or vision** that a planning authority aims to achieve **over time**.

Strategic Priority is when **specific areas or initiatives** are identified as **most important** to achieve that intent. These are **targeted areas or actions** for development.

Neither of Irene Inc's statements about Snug nor the decision tree **discuss focus areas or actions** that might indicate there is a **strategic priority for residential use**.

But I can show you that there is:

(next slide)

SLIDE 6

Strategic Priority is Residential

First:

LCZ 4 (a) states that LCZ should NOT be applied to: '**land where the priority is for residential use and development**' (show also).

The key word here is '**is**'. Our community is **currently** zoned Environmental Living (ELZ). The **zone purpose** states ELZ '**provides for residential and other uses**'.

Focus: Comparing the zone purpose statements of Rural Living, Rural and LC Zones, **ONLY Rural Living Zone has an equivalent residential priority with** other uses as secondary.

Show: zone purpose statements

2: **Nothing in the last eleven years indicates a change of priority for land in this locality.**

In a letter to the P.A., the TPC stated that the LCZ "appears to have been used ...to replace ELZ", a **policy or strategy shift** which should be 'comprehensively justified'. Mr Stander has repeatedly stated in hearings – **no strategic planning** for rural residential settlements has been done since the last LPS. This lack of **action** signifies that the **priority** for our land remains **residential**.

3: Focus Area: In STRLUS, Snug is a **satellite town of Hobart**. Satellites are designated a "Growth" or "Consolidation" strategy, with **priority for residential growth**, infill, and diverse housing. Rural Living Zone meets this priority most appropriately as it: Supports the **consolidation of existing settlements by applying rural living to existing** rural living and **environmental living communities**.

SHOW SRD 1.3

4: Action: Council permitted development in Snug Tiers/Falls is overwhelmingly **residential**. Since our previous zoning, **12** Development Applications for residential dwellings, renovations and ancillary structures were approved (some in the last few months); **and two DAs** are currently lodged. **Only two** part 5 agreements were taken out in that time, co-located with 3 residences. This clearly shows that the **strategic priority** for Snug Tiers/Falls, as **approved by council**, is **residential use**.

If strategic priority is for residential use and development, LCZ should NOT be applied.
(LCZ 4a)

(next slide)

SLIDE 7

Now consider **the Irene Inc decision pathway**. Another decision point is required, if strategic priority is proven. This would lead to another pathway where the only zones we can be considered for are the Rural Living Zone, Rural Zone, LDRZ, or Village zone, or a PPZ, with community consultation.

(next slide)

SLIDE 8

Snug is already a recognised rural living settlement

Despite meeting both **strategic intent** and **priority**, most titles in Snug Tiers/Falls were considered by Irene Inc in their baselining report not to have “**the characteristics of a rural living settlement**”, so the Decision Pathway **no longer considers any other zone than LCZ** (unless landscape values are **not** present).

In the Tasmanian planning scheme, "settlement" doesn't have one working definition. It refers to **established communities**. Snug Tiers/Falls are already acknowledged.

STRLUS: Under 'settlement' types in **STRLUS**, **Snug is recognised** as a Satellite of Hobart, alongside only three others. Snug is named in totality, **settlement** being understood as the **entire suburb** with that name. Same post code, same school, same shops, same local businesses, same homes as other parts of Snug.

History: In the mid-1800s over 50% of Tasmania was set aside in state reserves, then **land grants** issued where they would benefit the colony. As our letters stated – there's ample evidence of previous logging and farming in Snug Tiers and Falls, and open areas from regrowth of cattle grazing. Our titles have originated from previous large lot subdivisions.

A dictionary definition of Settlement (*noun*) is: (Read black only)

A place where people establish a community and live; a populated area - from a small cluster of houses to a town or village.

The act of settling in an area and establishing occupation or development.

OR The pattern or concentration of dwellings and associated development.

PEOPLE 'settle' on land, create a community and live there. The land doesn't pass down through generations, homes and sheds don't get built, resources aren't obtained nor animals cared for **without human endeavour**.

Defining or recognising **settlement** based only on lot size, buildings and rural activities from a static desktop analysis excludes a key metric – **the people**.

Irene Inc's definition of settlement fails to identify the historical, social or cultural evidence of rural living settlements and the knowledge and care of landowners in the environment.

(next slide)

SLIDE 9

Unreliable criteria - Existing Rural Living Settlement is not accurately identified

Why does this matter?

Without consideration of real world input gained from individuals on-the-ground, and using static desktop methods only, we have another flawed metric. Identifying rural living settlements, with **moving living organisms**, only by visuals, creates gaps, is not consistent and replicable, questioning scientific reliability.

Being identified as a Rural Living Settlement **is a crucial step on the Irene Inc decision tree**. The review's criteria **doesn't identify our community as a rural living settlement**. This is based **only on** lot size and consistent settlement pattern (or lack thereof).

(show quote and Irene Inc criteria)

As mentioned in previous representations, the Irene Inc definition of settlement appears in no statutory instrument – LUPAA, the part 1 objectives, LPS zone guidelines, nor STRLUS.

Their analysis doesn't even meet their own sample size for lots. Irene Inc have applied RLZ to 3 lots in Snug Tiers Road and said that they show settlement "appearance".

If settlement criteria is applied **to scale** and uses standard definitions we DO meet it.

(next slide)

SLIDE 10

(Show: LOT SIZE map and main data)

There are **88 titles** to 71 owners in Snug Tiers and Falls combined, with an average lot size of **10.77 ha**.

Here, you can see Claire and Gavin's land (number 42) among the **48 titles in Snug Tiers**. The average size of all lots is **7.49ha**, and **75%** of them are within the **1 to 15ha** Irene Inc specifies. Adding lots under 1 ha and those that could be limited to exclude subdivision, **80.7%** of Snug Falls **and** Tiers titles and **91.7%** of Snug Tiers lots are sized from 0 to 19.99ha. Applied at the correct scale, we can see Snug Tiers and Falls **definitely** meet the Irene Inc requirement for lots "**generally ranging** in size **between 1-15ha**".

(next slide)

SLIDE 11

CONSISTENT SETTLEMENT PATTERN

(show pattern map)

The Irene Inc review states we also lack a **'consistent subdivision pattern'** to be identified as a rural living settlement. This is simply untrue.

Consistent (*adjective*) in this context means:

Remaining regular in pattern, quality, or character.

Pattern (*noun*) means:

1. **A repeated or recurring arrangement, sequence, or design** that can be identified or observed.
2. **A regular or predictable form or order** in which things happen or are arranged.

In map analysis, **"consistent pattern"** refers to observable similarities in the way the lots are **shaped, aligned, spaced, or related to terrain and roads**.

We can show that Irene Inc's method of identifying 'consistent' settlement patterns is subjective, **inconsistent** and thus scientifically unreliable.

Show: Snug Tiers Settlement Pattern

If we look at Snug Tiers there is clearly a consistent subdivision pattern here:

- The lots are elongated **in a northwest–southeast orientation** facing into the valley. This protects homes from the elements and maintains scenic integrity. Titles are **based on historical subdivision** of larger farming and logging lots.
- Lot boundaries are either:
 - parallel with each other, or
 - perpendicular to Snug Tiers, Sproules and McQueens Roads.
- And, the subdivision pattern follows the terrain and valley system.

Katie will show that the Snug Falls settlement pattern is similar

(next slide)

SLIDE 12

INCONSISTENT SETTLEMENT PATTERNS

(show accepted areas maps)

Although I question the **validity** of comparing localities to each other **rather than to the decision tree** – in hearings Irene Inc have justified their choices by repeatedly stating that settlement patterns for some communities were not as obvious as in other areas.

Let's look to some of the **patterns accepted by Irene Inc** as meeting the characteristics of a Rural Living Settlement: Oyster Cove, Allens Rivulet, Woodbridge and Howden.

What kind of 'patterns' do these Rural Living settlements have? They have lots that are different in size, shape and alignment to each other, the roads or topography.

(next slide)

SLIDE 13

Consistent pattern of rural activity

There's a lack of evidence in the Irene Inc review regarding whether we meet the final criteria - a consistent pattern of Rural Activity and outbuildings. Let's consider the evidence on the ground:

Common indicators of a consistent pattern of outbuildings include:

- most developed lots contain **a house plus 1–2 ancillary structures** that are generally modest relative to the dwelling,

The location of outbuildings is commonly near the dwelling, along access tracks, or positioned in relation to topography or paddocks.

Use of a static desktop analysis has seemingly led to 'canopy cover blindness', as Irene Inc are missing an overwhelming pattern of rural outbuildings, grazing areas, domestic and native animals and low level rural activities that occur on our land.

Show: Snug Tiers map of dwellings and outbuildings.

When you consider a map of Snug Tiers outbuildings per developed lots; 32 out of 37 dwellings (**86.5%**) in our locality have one or more ancillary buildings, they are smaller than the home; and situated near the house, tracks or around terrain. They include outbuildings such as garages, sheds, barns, stables, water tanks, workshops, or storage.

(next slide)

SLIDE 14

Low level rural activities

The commission established at Irene Inc review hearings that guidelines for rural living activity of: “cleared areas providing for resource development/grazing/hobby farming etc.”, was an example only, not a complete list; there could be other activities and that limits were unclear (i.e. are 5 sheep Rural Living, are 50?). Even undeveloped lots could be included as part of an **overall pattern of rural living activity**. In the Flowerpot hearing, Kate Hecklemann admitted that this was how zones were applied there.

Shows pictures of activities

So, activities might conceivably include feeding or grazing animals, tending vegetable or flower gardens, cleared work areas, maintenance equipment being used, pest species removal, firewood gathering, trail clearing etc. Our letters mention many of the simple rural activities that we enjoy (and chores we need to do) regularly on our land.

We maintain that a static desktop analysis misses other signs of rural activity – the sound of animals calling and children playing, the smell of growing things, nocturnal animals grazing, the taste of fresh food from our gardens, the feel of the soil in your hands and the sun on your face, the sore muscles from a good day’s work and the joy of living in a rural home.

This consistent and verifiable information from locals caring for country is incredibly valuable in correctly identifying the type of community we live in. We have shown clearly that Snug Tiers and Falls is a Rural Living Settlement by several metrics.

We meet all the Irene Inc descriptors as well:

1. We have a settlement size of at least **10 blocks, generally ranging in size between 1-15ha**.
2. The titles contribute to a **consistent lot pattern**.
3. **We have a consistent pattern of detached dwellings with associated outbuildings**.
4. **Evidence of rural activities** occurring (our letters and photos)

(next slide)

SLIDE 15

RURAL Living ACTIVITY is not RURAL – Rural and Rural split zoning

Show maps and photo of 52 Sproule's road.

By all measures, we have shown that Snug Tiers and Falls (and later Mrs de Hoog for Lower Snug) have met the guidelines used by Irene Inc to identify Rural Living Settlements. There is evidence that the PA is confused about rural activity in our locality, with Rural spot zoned land in the draft LPS and Irene Inc recommendations for more Rural spot and split zoning in Snug Tiers and Falls; for those with a chance to submit, they overwhelmingly reject this.

It's incredibly unlikely that Snug residents have **suddenly intensified** rural activity between the draft LPS and Irene Inc report from 'not enough for Rural Living' to "go beyond that expected within the Rural Living Zone" (p.259). Our contention is that Irene Inc has misinterpreted our **lower order rural activities as indicative of Rural Zone, when it's more logical** our activity **forms part of an overall Rural Living settlement** pattern.

Just zoning a landowner Rural doesn't make them a farmer. The main objection from submitters in Snug proposed for Rural zoning is that, unlike previous generations, they are not operating intense, commercial or profitable rural activities on their land. They all have employment or retirement income to make a living. In Snug Tiers, some lots are so small they cannot possibly be operating Rural enterprises (see photo under 1 hectare).

Those spot-zoned Rural in the draft LPS have been 'connected' by split zones in the Irene Inc review. Having spoken to most of these landowners, including one who had a letter rejected by the TPC, they categorically refuse Rural zone for themselves, and resent being used as justification for split zoning their neighbours. One has a few visitor huts and the rest are residential. No-one is running a farming enterprise. These areas also sit inside and fragment what we've shown to be a consistent rural Living settlement pattern.

Others feel that their proposed Rural zoning is due simply to having larger lot sizes. Statements in the review that "built form remains secondary to the natural landscape" (p.257-8) to justify strict zoning is ignorant of the nature of a rural home and its scale of use. We have ordinary sized dwellings on larger residential lots. And our homes are islands amongst those topographies because we're limited to a building envelope under the current planning scheme. This doesn't mean that we want to contribute to conservation or that we are operating agricultural enterprises. It is a legal requirement.

With dwellings on larger lots, it's very easy to create a Rural/LCZ dichotomy that identifies all large titles with rural activities and clearings as Rural and those with vegetation or bushland as LCZ, with no room in the middle for Rural Living communities.

IreneInc's application of their own methodology here is inconsistent too. For example, a large lot of 108.84ha on the Channel Highway is split zoned Rural/RLZ, while much smaller Environmental Living parcels have been denied Rural Living, even as part of a split zone.

We have shown that our overall settlement patterns are modest and commissioners have reminded the Planning Authority that RLZ subdivisions **will** look different. RLZ subcategory D **will** have more land around the dwelling than RLZ A.

Having a dwelling on a large lot, running a hobby farm, owning a few animals or having a well-developed garden is not 'intense Rural activity'. It's evidence of lower order rural activities that occur in Rural Living Communities.

Show: RLZ 1(a) and LCZ 4 Note – larger lots

(next slide)

SLIDE 16

Show: Adjusted Decision Tree/Pathway

Now let's look at the Irene Inc Decision Pathway, accepting Snug Communities' alternative data showing that it is a Rural Living Settlement. As though we went down the right side of the decision tree. We need to now consider the Landscape Values in our area and whether these can be managed.

(next slide)

SLIDE 17

LANDSCAPE VALUES

The Irene Inc report has said repeatedly: “place **x** contributes to the **natural values** of the locality”, as though we all know what they are and have already agreed that’s true. No one has asked representors what they believe needs to be conserved or whether they need ‘help’ through zoning to protect what they are already caring for.

So how do we decide what is valuable and how to manage it?

STRLUS CV 4.1 states that **community consultation** should determine landscape values but Irene Inc admitted in review hearings that they didn’t consult. Irene Inc’s ‘Landscape Values’ are simple narrations of the landscapes around our homes: the bushland, the vegetation, the clearings, the ridgelines, rather than rare or endangered species, or unique topographies.

At locality hearings the TPC have had difficulty obtaining a hierarchy of local values from the Planning Authority. By using so much generalisation, **nothing** has value because ALL landscape had been described under landscape values. In day 20 of review hearings, delegate Nick Heath echoed this when adding that without a consulted definition of landscape values they might have problems, as ‘everywhere is landscape’.

If this is considered to **be the consultation**: locals value a healthy biodiverse landscape, with generations of landowners empowered and valued for their ongoing caretaker efforts. Acknowledging their residential living communities and provision of environmental care is a trusting and appropriate response. The LCZ does not **balance** the needs of resident and land when it focuses on conservation and ‘locked up’ land over integrated landowner care.

Even though **examples** of what landscape values might include, 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”

Claire and Gavin, like many Snug Tiers landowners, have the Priority Vegetation, Scenic Protection, Bushfire Prone and Landslip Hazard overlays on their land. Some also have Waterway and Coastal protection. It is illogical to use the priority vegetation and scenic overlays to **identify** us for landscape conservation, then say those same overlays won’t protect natural features.

Even if some titles have natural features that have significant value, this can and should be decided on a case-by-case basis, by experts on the ground, rather than a generic zoning that disadvantages a large group of residents. Codes are triggered if you are developing land, and the owner needs to obtain reports on any significant values and ways to mitigate any harm to them. Many Snug Tiers/Falls submissions to the TPC have reports stating there are no high conservation species or priority vegetation on their land. Why should they be included in the Landscape Conservation zone?

The Irene Inc review states several times that some local homes do meet RLZ criteria and that land in the locality, even in “elevate bushland”, is within the Priority Vegetation Overlay, Waterway and Coastal Protection Area and Scenic Protection Area - “which would provide for appropriate management of landscape values which also exist ... “

Show quote from Locality Baseline and Evaluation Report Pg 261

Individually if landowners wish to protect certain values, then there are already mechanisms in place for this. They can set up a Private Timber Reserve or Conservation Covenant with the State Government. Both the landowner with a PTR in Snug Tiers and those with part 5 agreements in Snug Falls have made submissions to the TPC **stating** that LCZ is not necessary or appropriate zoning for theirs or the communities’ land.

SLIDE 18

WE (DON'T) CONTRIBUTE TO THE SCENIC VALUES

Irene Inc have also relied heavily on the scenic code to prove landscape value. The meaning of the term 'scenic' has been in relation to our appearance from other areas.

The nature of and unique siting of properties like 28 McQueen's Road in Snug Tiers makes them almost totally **unable to be viewed** from any other 'roads, public places, elevated areas or nearby waters', as **these photos** show.

In general, the only people viewing homes from the roads are landowners and their visitors gaining access to their private properties. Regardless, glimpsing homes amongst the hills can be appealing scenically; it's a matter of opinion. Even the Irene Inc report notes: "the dominance of bushland, landform and ridgeline features...remain visually intact."

Our issue is that when the planning authority state our land has "scenic value" even where those values cannot actually be seen or experienced, several reasoning problems arise:

- **The term is being used inconsistently – confusing scenic or visual qualities with intrinsic environmental value.**

The land may have ecological, cultural, or conservation value even if unseen, but "scenic" specifically relates to visual landscape character.

- **Unfalsifiable assertion — making a claim that cannot practically be tested.**

If scenic value is said to exist regardless of visibility, then it becomes difficult or impossible to objectively assess whether the value is present.

We're not saying we don't have intrinsic scenic values - but how do you assess that if it is based on a subjective or discretionary performance criteria, zone or opinion, rather than on scientific evidence?

(Next slide)

SLIDE 19

MANAGING RISK

The Irene Inc report notes a “medium/high” risk of RLZ uses in this locality but doesn’t specify how **likely** they are considering the topography, vegetation, and existing settlement patterns. Delegate Dan Ford and the panel accepted at Day 2 that risk ratings applied to LCZ recommendations remained judgement calls. In hearings, Ms Kate Hecklemann admitted that she couldn’t think of a use that was likely or could not be managed in Rural Living Zone, or that could not be remedied at a later date.

Closeness to EMZ –

In hearings, IreneInc suggest that LC zoning near Environmental Management Zones is **necessary** to provide connectivity to the (EMZ) in the new scheme and act as a “buffer” between living zones. We would suggest that a buffer would be more logically created **within** the National Parks themselves, where reserves have already been created. Snug Recreation Area covers 5,576 hectares – this provides for significant conservation.

Other Tasmanian councils placed every kind of living zone next to EMZs: Rural Living, General Residential, and even Industrial zones. Not everyone adjacent to recreation areas are proposed for LCZ in Kingborough either (i.e. Hughes Rd, Bernies Rd in Margate). In our own locality the PA have already applied Low Density Residential lots besides Coningham reserve.

The Snug Recreation Area is currently inaccessible, with degraded tracks, large potholes, and covered with refuse and weeds. Our rock and veggie gardens, grazed lawns and neat gravel driveways show that the supply of ready and willing (and free) rural workers are much more successful at managing land than the stretched resources of Parks and Wildlife.

Bushfire risk –

With 96% of Tasmania having a bushfire prone overlay, it is not enough to simply state that those with a ‘high’ bushfire risk need to reduce their building and development. Any analysis of risk must consider how and whether these risks can be mitigated.

The fire risk matrix ISO 31000 utilised by Tasmanian Fire Service assesses the consequence (of loss) AND likelihood due to bushfire. The consequence of losing manmade and natural assets gets hierarchical scoring based on the most valuable assets first (value at risk). This would prioritise multiple human life as highest (i.e. hospitals), followed by individuals, their dwellings and **then** natural values. Likelihood is then ascertained by considering historical ignition source (natural and human), suppression capability (i.e. ability to see fires, speed of response and available firefighting resources) and fire intensity (a combination of fuel load and weather).

Kingborough PA’s propensity to only consider greater ignition sources and pressure on services due to more people living in high bushfire prone areas completely discounts the

ability of **those same people** to aid in fuel reduction and suppression capability. Humans can also be educated about reducing ignition sources (i.e. electric/batteries instead of fuel operated tools, how to ensure fires are out correctly).

The application of conservation zoning (LCZ) reduces the Rural communities' ability to provide suppression (being there to see and respond to fires) and manage fuel loads which reduce fire intensity, two essential and manageable components in lowering the likelihood of fire risk. It also potentially removes a buffer of managed and manageable areas between heavily treed or recreation areas and towns, ensuring fire risk increases for all.

If a fire disaster did remove all vegetation, the Rural Living Zone provides the greatest advantage of the available zones for recovery. It provides a permitted pathway for more quickly rebuilding dwellings; housing a free workforce that would be needed to turn a dead landscape into something enjoyable and fertile again. The underlying topography would remain hilly, with clay based loams, and native species regeneration would require human effort: clearing tree remnants, ensuring safety, replanting and composting soil, watching for and removing weeds, and aiding habitat return.

Show: Things we do to manage risk

ALREADY PROVEN WE CAN CARE FOR COUNTRY

The use of desktop analysis by the planning authority and consultants doesn't consider history nor the actual interaction of land and landowners, which clearly shows that LCZ is unnecessary to ensure care for country. The very features that drew us to live here keep us motivated to be good caretakers. It is illogical to state the land we have protected on our own needs more protection. Or penalising us for caring for country.

A good predictor of the future is the past. We have shown to be good stewards of the land. There are no proven man-made issues in Snug Tiers and Falls. The Irene Inc review confirms that values are maintained.

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.

Rural development spread over time and place is sustainable and appeals to a variety of families. Onsite wastewater, sewage, water and power appeals to those wanting lifestyle and off grid living. With extra space and the right zoning we can increase intergenerational living – housing grown children starting families, elderly or retired relatives and address housing affordability and the cost of living.

(next slide)

SLIDE 20

Conservation is OK, the method is not

There is very little data proving that land conservation beyond National Parks is suddenly necessary, or that acquiring private land by zoning is a just way to achieve this. **In actuality**, many landowners living rurally **are** prepared to contribute to land conservation but require consultation, education and support to engage in the process, and **equitable compensation** for any reduction in land use rights, especially those with low or fixed incomes.

TABLE - reductions in lands use rights or impositions on land users

This table compares the **Zone Purpose** and **Use Standards** of the Environmental Living Zone to the Rural Living Zone, Rural and Landscape Conservation Zones. It **clearly shows** that **ELZ translates like for like in every case with the Rural Living Zone**, in permit class for residential dwellings, and land uses such as access and roads, site coverage and building heights, setbacks, minimum lot sizes, outbuildings, visitor accommodation, natural and landscape values and environmental controls. Conversely the LCZ provides **no** like for like descriptions, with Rural Zone providing only a few.

Applying LCZ and the Rural Zone to Environmental Living parcels represents a **net reduction in existing land use rights, which** conflicts with both Schedule 1 objectives of Fairness and the provision of “social, economic and cultural well-being”. When Rural Living Zone is a more appropriate option, this lack of balance and move away from the continuous and legal use of private property without due compensation, IS UNJUST.

While we understand that in moving to the new planning scheme some zones may not be directly transferrable, the historical approach to this situation has been to err on the side of increases in land use rights. The council motion and cover letter to the TPC which states that when there is a choice - to consider a less restrictive zone - while not binding, echoes this tendency.

In hearings we’ve been told that we will have **discretionary performance criteria** applied to future developments and planning permits even if we are in the Rural Living Zone.

This is **not the same** as a **discretionary zone**. Mortgage brokers, purchasers and insurers are reluctant to support builds in discretionary zones, as contested by multiple experts and representors. Tasmanian insurers have said anecdotally they won’t issue funds to rebuild homes on sites in discretionary zones. This leads to the high potential and likelihood (risk) that owners will have land they can no longer reside at, develop OR sell to other parties.

Of the significant costs and disadvantages to owners in the Landscape Conservation Zone and to some extent, to the Rural Zone are lot sizes minimums, the cost of surveying a building envelope and a sealed plan and road access if an easement or right of way is the only access currently in place.

These costs could add up to tens of thousands of dollars before even considering a development application, its reports and building fees. Importantly, all of these impositions or costs **are borne by the landowner** and none by council nor the state.

If we return to the LUPAA Part 1 Objectives 1 (b) and 2: Is that FAIR? Does it enable people ... to provide for their ... economic ... well-being?

(next slide)

SLIDE 21

RURAL LIVING ZONE IS THE MOST APPROPRIATE ZONE

The Rural Living Zone for our locality meets ALL relevant statutory documents:

- **The Land Use Planning and Approvals Act 1993:**

LUPAA Section 34 guidelines

Part 1 objectives 1 and 2

LPS zone guidelines - RLZ 1 (a), RLZ2 (b), RLZ 3 (a) + (b), RLZ 4 (b) and LCZ 4 (a)

and Zone purpose – which is like-for-like only with Rural Living Zone - 11.1.1 (a) and (b)

- **In STLRUS:**

settlement status - Satellite of greater Hobart - Growth and Consolidation strategy

SRD 1.3 - Consolidation of existing rural living communities

SRD 2.9 - greater mix of residences – fitting demographics and ageing communities

CV 4.1 - community consultation on landscape values

- **At the TPC Hearings: (could skip these)**

Rural Living Zone might be the most appropriate zone for the underlying topography (disaster scenario)

LCZ to replace ELZ has not been strategically and comprehensively justified

The decision tree is a 'tool not a rule'

Risk ratings are judgement calls

Codes manage vegetation and landscape values not the zone

SLIDE 22

WHAT WE ARE ASKING FOR

Consolidation of our existing Rural Living settlement is the only reasonable translation from our current and previous zones and can be managed by the applicable RLZ sub-categories. Specifically we are asking the commission to:

- **Reject the Landscape Conservation Zone for Snug**
- **Reject Rural spot zones and split zones for Snug**
- **Apply Rural Living Zone C to 28 McQueens Road (for Claire and Gavin)**
- **Apply Rural Living Zone A to D to the Snug Tiers Community**
- **Apply Rural Living Zone A to D to the Snug Falls Community**
- **Apply Rural Living Zone A to D for Lower Snug and Nicholls Rivulet Communities**
- **and considering all requests for specific subcategories**

Speaking as a representative of Snug and, by extension, other Rural communities, we appreciate the commission giving us an opportunity to have meaningful input into the LPS process; recognising community voices and respecting and supporting ongoing caretakers of the land through the provision of fair, just and equitable zoning.

Together we can see that the planning authority and Irene Inc's zone application of LCZ for our locality is lacking scientific validity, accuracy and reliability. We have shown with clear examples (backed up by Commission's own statements) that the Irene Inc decision tree and methodology are flawed and provide an unjustified and biased outcome for our locality.

We have illustrated that Snug landowners and residents care deeply for their land. We have historical, social, cultural and physical connections that intrinsically motivate us to continue to act faithfully and sustainably in our environments. We believe these actions also benefit the larger Snug and Kingborough populations, and our ongoing stewardship should be recognised and supported, rather than prohibited or punished.

Zoning needs to balance environmental protection with landowner rights, emphasising sustainable development and social equity. We are confident that the acknowledgement of our living settlement and correct application of the Rural Living zone will positively influence community wellbeing, uphold continuous land user rights, and match Tasmania's reputation for fair and sustainable planning.

We invite the Commission to consider the broader implications of their decisions in our locality and continue to uphold principles of evidence-based planning, the LPS zone guidelines and LUPAA objectives. This is an opportunity to partner with the Snug community in a shared purpose of caretaking, rooted in justice, science, and community wellbeing, reaching well into the next decade of land use.

MAIN REFERENCES

Section 34 of Tasmania's *Land Use Planning and Approvals Act 1993* (LUPAA)

PART 1 - Objectives of the Resource Management and Planning System of Tasmania

1. The objectives of the resource management and planning system of Tasmania are –

- (a) to promote **the sustainable development** of natural and physical resources and the **maintenance of ecological processes and genetic diversity**; and
- (b) to provide for **the fair, orderly and sustainable use** and development of air, land and water; and
- (c) to **encourage public involvement** in resource management and planning; and
- (d) to **facilitate economic development** in accordance with the objectives set out in [paragraphs \(a\)](#) , [\(b\)](#) and [\(c\)](#) ; and
- (e) to **promote the sharing of responsibility for resource management** and planning between the different spheres of Government, the community and industry in the State.

2. In [clause 1 \(a\)](#) , **sustainable development** means managing the use, development and protection of natural and physical resources in a way, or at a rate, **which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety** while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

LUPAA – Part 2

12. Existing uses and developments

(1) Subject to [subsections \(5\)](#) , [\(6\)](#) and [\(7\)](#) , **nothing in a provision of a planning scheme**, or of the Tasmanian Planning Scheme, **in relation to a municipal area is to be taken** (including by virtue of requiring a permit to be obtained) **to** –

(a) **prevent the continuance of the use, of any land, in the municipal area, upon which buildings or works are not erected, for the purposes for which the land was being lawfully used immediately before the provision came into effect**; or

(b) **prevent** –

(i) **the use, of any building in the municipal area that was erected before that provision came into effect in relation to the municipal area, for any purpose for which the building was lawfully being used immediately before the provision came into effect in relation to the municipal area**; or

(ii) **the maintenance or repair of such a building**;

ZONE GUIDELINES

RLZ 1 the RLZ **should be applied to**

- (a) **residential areas with larger lots - existing or intended – mix of residential and lower order rural activities** (i.e. hobby farming) while prioritising residential amenity.
- (b) Land currently in a rural living zone

RLZ 2 don't apply to/not RLZ unless

- (a) consistent with local strategic analysis
- (b) the **land is in the Environmental Living Zone AND the primary strategic intention is for residential use and development in a rural setting** and a similar minimum allowable lot size is being applied.

RLZ 3 Differentiation of RLZ A, B, C and D

(a) Pattern/density within an area

(b) Further strategic justification/support. minimum lot size chosen OR local strategic analysis.

RLZ 4

The Rural Living Zone should not be applied to land that:

(a) Is targeted for future greenfield use

(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;

(c) to land potentially suitable for Agriculture Zone on the LIST

Rural Living Zone Purpose:

11.1.1 Residential Use in a rural setting where:

a) services are limited

b) existing natural and landscape values are to be retained

11.1.2 Compatible Agricultural use – do not have agricultural value in STRLUS

11.1.3 'Other use or development' – no loss of amenity (i.e. peace, quiet and nature)

11.1.4 to provide for Visitor Accommodation compatible with residential character

LCZ 4

The Landscape Conservation Zone should not be applied to:

(a) land where the priority is for residential use and development (see Rural Living Zone);

Note: LCZ is not for large residential lots 'characterised by native vegetation cover and other landscape values.'

STRLUS – Southern Tasmania Regional Land Use Strategy

Snug is recognised as a minor satellite of greater Hobart. Satellite Village and Tourist destination in new STRLUS. It has growth status, and strategic priority for development. Second only to the Kingston/Blackman's Bay MUB and rural centre in Margate. Everything is bushfire prone overlay. Figure 17: not agriculture zone AT ALL.

SRD 1.3 (page 93)

Support the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities.

Land not currently zoned for such use may only be zoned for such use where one or more of the following applies:

a) Recognition of existing rural living or environmental living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to rural living or environmental living provided:

(i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and

(ii) only limited subdivision potential is created by rezoning.

a) Replace land that is rural living for alternative zones with other land better suited for rural living.

b) Rezoning for infill/consolidation for existing rural living

SRD 1.4

Increase density of existing Rural Living to an average of 1 dwelling per hectare.

SRD 2.1

Rural Residential potential

SRD 2.9

Greater mix of residential dwelling types. Provide for demographic change **AND** an ageing population.

CV 4.1 states that **community consultation** should determine landscape values

KLUB submission to the STRLUS review

Rather than being a 'problem to solve' - Rural Living communities provide multiple opportunities for future sustainable land use, meeting demographic change (such as youth and ageing populations) with intergenerational housing, flexibility through lot size, and a willing and ongoing free workforce. This is done with a minimum of inconvenience to existing services, infrastructure and council staff, compared to large developer led projects.

TPC delegates exchanges on the public record from Day 1 and 2 hearings into the Irene Inc review:

On Day 2 of the Irene Inc 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.

The Commission confirmed at the Day 2 hearing that it will decide on the basis of section 34 criteria.

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'.

The STRLUS CV 4.1 states that **community consultation** should determine landscape values. IreneInc admits in review hearings that they didn't consult.

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"

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) and the Scenic Protection Code. The Commission itself **accepted this argument in relation to Kettering West at Day 2**, where the panel effectively found that the **Priority Vegetation overlay does the landscape-protection work, not the zone** [Transcript, Day 2, 02:33:54].

Delegate Dan Ford and **the panel accepted** at Day 2 **that the** low/medium/high **risk ratings applied by IreneInc to LCZ recommendations remain judgement calls**. The panel accepted them only as a rule of thumb, not a defined threshold [Day 2 guide]. 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**.