
From: Scott Saunders [REDACTED] >
Sent: Saturday, 2 May 2026 11:05 AM
To: Kingborough LPS
Cc: Renae Saunders; Scott Saunders
Subject: Submission-Kingborough LPS direction 69 [REDACTED] Allens Rivulet 7150 title
[REDACTED]
Attachments: Submission Kingborough LPS direction 69 [REDACTED] Allens Rivulet 7150 title
[REDACTED].docx

Submission-Kingborough LPS direction 69

[REDACTED].

Allens Rivulet
Tas 7150

title [REDACTED]

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Scott Saunders

[REDACTED]

Allens Rivulet.
Tas 7150

WRITTEN SUBMISSION TO THE

TASMANIAN PLANNING COMMISSION

Kingborough Local Provisions Schedule — Direction 69 / Ireneinc Report

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 be included within the Rural Living Zone (RLZ) under the draft Kingborough Local Provisions Schedule (LPS), rather than remaining in the Landscape Conservation Zone (LCZ) as exhibited.

I did not make a formal representation during the public exhibition period and have not previously had correspondence with the Commission. I understand that this letter has been sent to ensure procedural fairness and provides me with a clear opportunity to formally participate in this stage of the process. I take up that opportunity and submit as follows.

PART B — PROPERTY DETAILS

Landowner name(s)	Scott Francis Saunders and Renae Saunders
Property address	██████████, Allens Rivulet ,7150
Title reference (folio)	██████████
Lot size (approx.)	20.24 HA
Locality	Allens Rivulet 7150
Current IPS zone	Environmental Living Zone (ELZ)
Draft LPS exhibited zone	Landscape Conservation Zone (LCZ)
Ireneinc recommended zone	Split Zone Rural Living Zone (RLZ) —Landscape Conservation Zone (LCZ)
Position in this submission	Accept split Zone arguing that the line should follow the Part 5 agreement line not through the middle of the houseandhouse/Bushfire management zone happy with RLZ-D

PART C — STATEMENT OF POSITION

I welcome and support the Ireneinc recommendation that a portion of my property be included within the RLZ under the draft Kingborough LPS. The RLZ is a significantly more appropriate zone for my property than the exhibited LCZ.

I make this submission to: (1) provide the Commission with property-specific evidence supporting the RLZ recommendation; (2) identify the most appropriate RLZ subcategory for my property; and (3) ensure the Commission does not revert to LCZ at the final determination stage

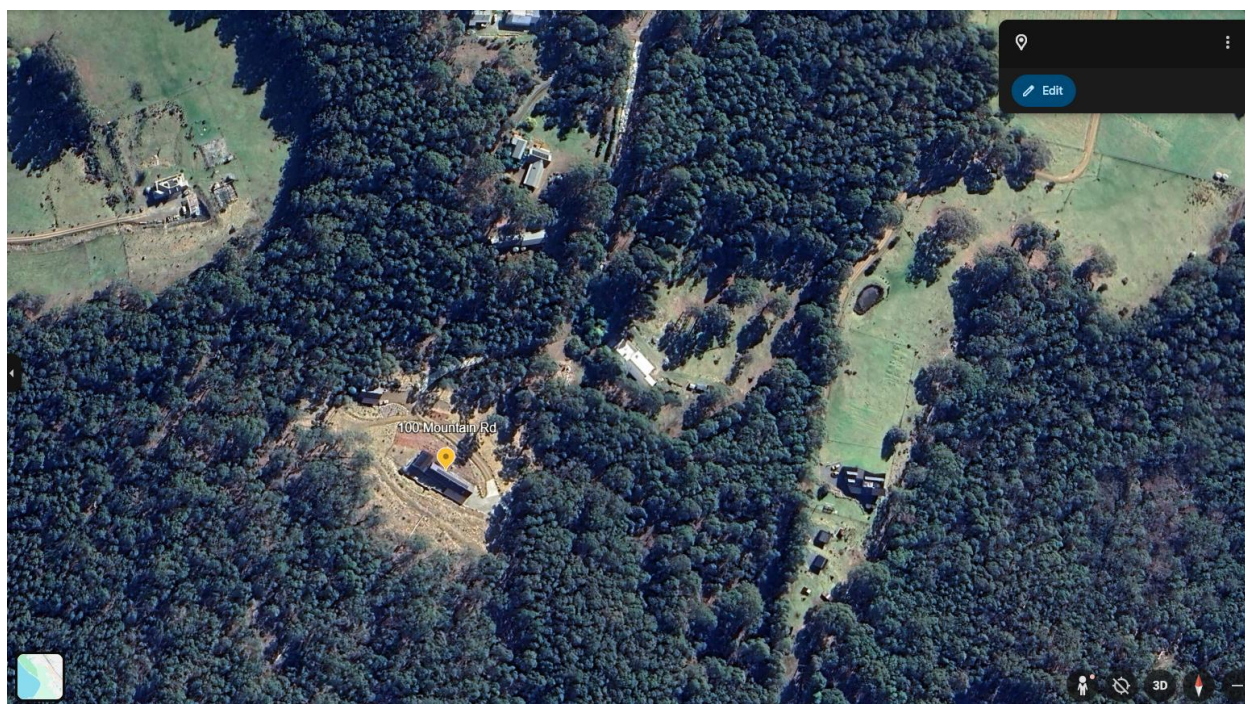
The subcategory I seek for my property is:

- Rural Living Zone D (minimum lot size 10 ha) — my lot is 10 ha or greater and no further subdivision is intended

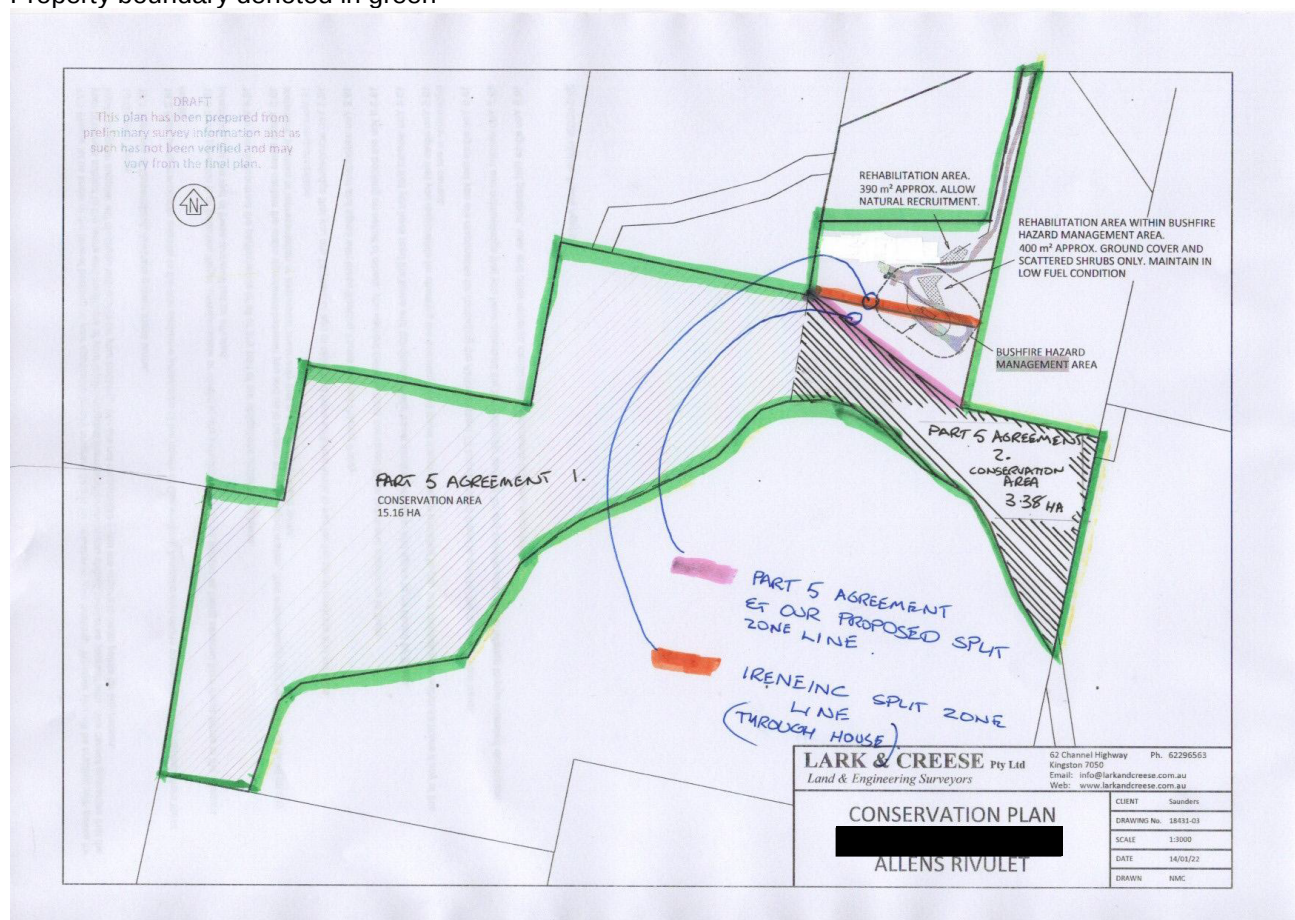
The image below demonstrates more sparsely wooded and RLZ surrounding our property including the area of our property that is under the Ireneinc split zone section proposed RLZ.



The image below demonstrates the surrounding Rural Living properties and housing cluster:



Split zone See (Ireneinc line through house zone) denoted in Orange
 Our proposed Part 5 Agreement existing line for new requested split zone denoted in Pink
 Property boundary denoted in green



Second Part 5 agreement showing the line proposed

TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the Land Use Planning and Approvals Act 1993

Section 78



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio

REGISTERED PROPRIETOR:

SCOTT FRANCIS SAUNDERS & RENAE SAUNDERS o ALLENS RIVULET TAS 7150

PLANNING AUTHORITY:

I/we ... KINGBOROUGH COUNCIL
of ... 15 CHANNEL HIGHWAY, KINGSTON TAS 7050

the abovename Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Date: 23 August 2022

Signed:
(on behalf of the Planning Authority)

I HEREBY CERTIFY THAT THIS IS A
TRUE COPY OF AN ORIGINAL DOCUMENT
PRESENTED TO ME ON 25/8/22
Sara Good
EX-OFFICIO COMMISSIONER FOR DECLARATIONS
(TASMANIA)

Land Titles Office Use Only

**SCHEDULE A
PLAN OF THE CONSERVATION ZONE**



PART D — SUPPORTING EVIDENCE AND ARGUMENTS

D1 — The RLZ recommendation is consistent with the Zone Guidelines

D1.1 — Zone Guideline RLZ 1(a) — residential character with rural activities

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 accurately describes my property.

Our property contains a house and shed constructed in 2023 which complies with the Bush Fire Management Plan. The primary use is residential.

D1.2 — Zone Guideline RLZ 2(b) — ELZ land with residential intention

Zone Guideline RLZ 2(b) confirms that the RLZ may be applied to ELZ land 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: the primary intention is residential, and the RLZ subcategory I am seeking applies a minimum lot size that is consistent with or larger than the current lot size.

The primary strategic intention for my property has always been residential and this portion of the original property prior to our boundary realignment for the period of 40 plus years.

D1.3 — Zone Guideline RLZ 3 — subcategory selection

Zone Guideline RLZ 3 provides that the differentiation between RLZ A, B, C and D should reflect the existing pattern and density of development within the rural living area, or be supported by further strategic justification. My preferred subcategory — RLZ [A/B/C/D] — directly reflects the existing lot size pattern in my locality.

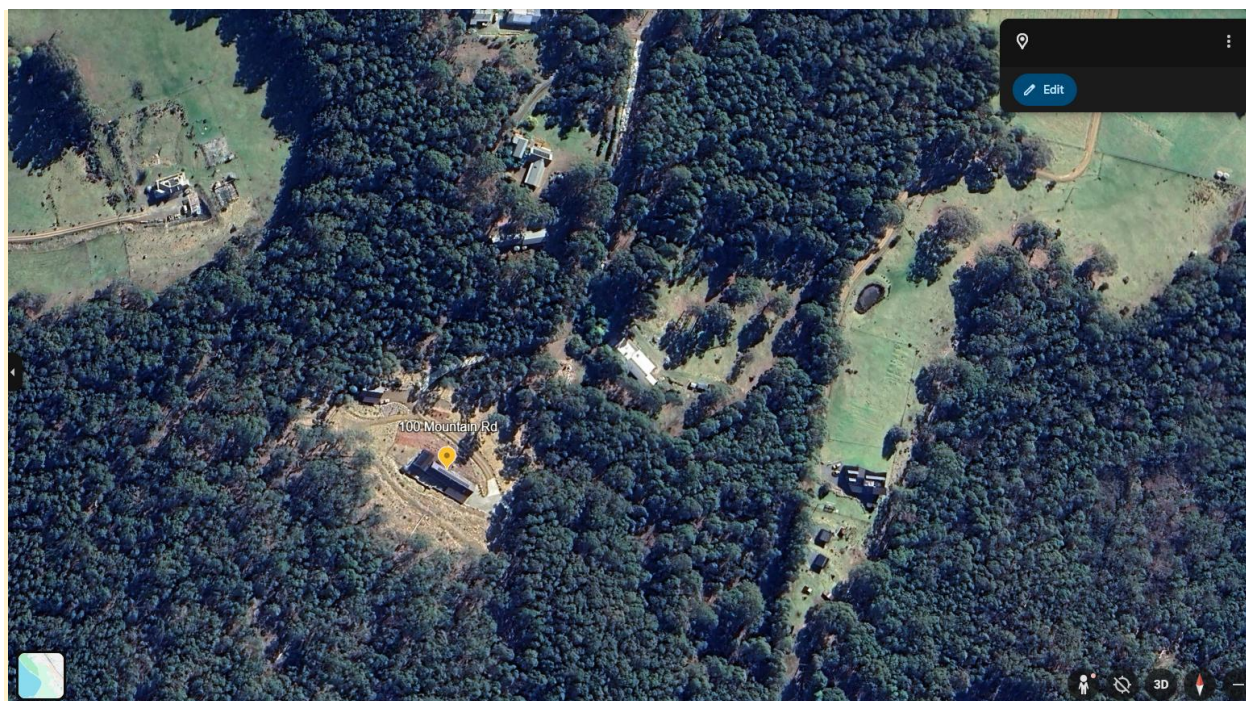
We are applying for RLZ D is the most appropriate approach.

D2 — Property-specific evidence supporting RLZ

D2.1 — Established residential settlement

The Ireneinc framework identifies the following as indicators of rural living settlement characteristics: 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. My property and the surrounding settlement display all of these characteristics.

The image below demonstrates the surrounding Rural Living properties and housing cluster:



D2.2 — Landscape values can be managed within RLZ

Zone Guideline RLZ 4(b) provides that the RLZ should not be applied where land contains important landscape values identified for protection and conservation, unless those values can be appropriately managed through the application of the relevant codes. The TPC panel confirmed at Day 20 [02:33:54] that the Priority Vegetation Area (PVA) overlay and Scenic Protection Code (SPC) do the landscape-protection

work in many cases, removing the need for LCZ. Any landscape values present on or near my property can be managed in this way.

My property is within a Scenic Protection Area. The Natural Assets does apply to native vegetation on my title. The combined effect of these overlay controls and the RLZ minimum lot size provides adequate management of any landscape values without the need for LCZ.

D2.3 — No further subdivision is intended or enabled

The Ireneinc framework and Zone Guidelines both flag the risk that RLZ could enable subdivision that would intensify development and affect landscape values. The RLZ subcategory I am seeking addresses this risk directly. Under RLZ [A/B/C/D], the minimum lot size of [X] ha means that subdivision of my property would [not be possible / produce only a very limited number of additional lots], consistent with the intent of Zone Guideline RLZ 2(b) which contemplates applying RLZ D (10 ha minimum) to prevent further subdivision where appropriate.

Our property is 20.24ha. Our submission is split zone and what we requesting allows us to effectively maintain the Bush Fire Management zone. The area we are asking for is less than 2ha.

D3 — The LCZ should not be reinstated

While I support the RLZ recommendation, I am concerned that the Commission may revert to LCZ rather than adopting Ireneinc's recommendation. I place the following matters on the record.

D3.1 — LCZ was historically over-applied and inconsistently justified

The Ireneinc LCZ Review documents that the TPC found Council's initial LCZ application was often inconsistent with the Zone Guidelines and with surrounding land. The exhibited LCZ for my property was part of a blanket application covering approximately 75% of ELZ parcels — an approach the TPC itself queried repeatedly. Ireneinc's recommendation to apply RLZ to my property is the product of a more rigorous, property-level analysis that should be preferred over the exhibited LCZ.

D3.2 — The Commission is not bound by the exhibited LCZ

Chair Nick Heath confirmed at Day 20 [06:45:48] that the Commission will decide on section 34 LUPAA criteria and is not bound by Council's exhibited position or by Council's 16 March 2026 resolution favouring the 'least restrictive alternative'. The Commission is therefore free to adopt the RLZ recommendation, and I urge it to do so.

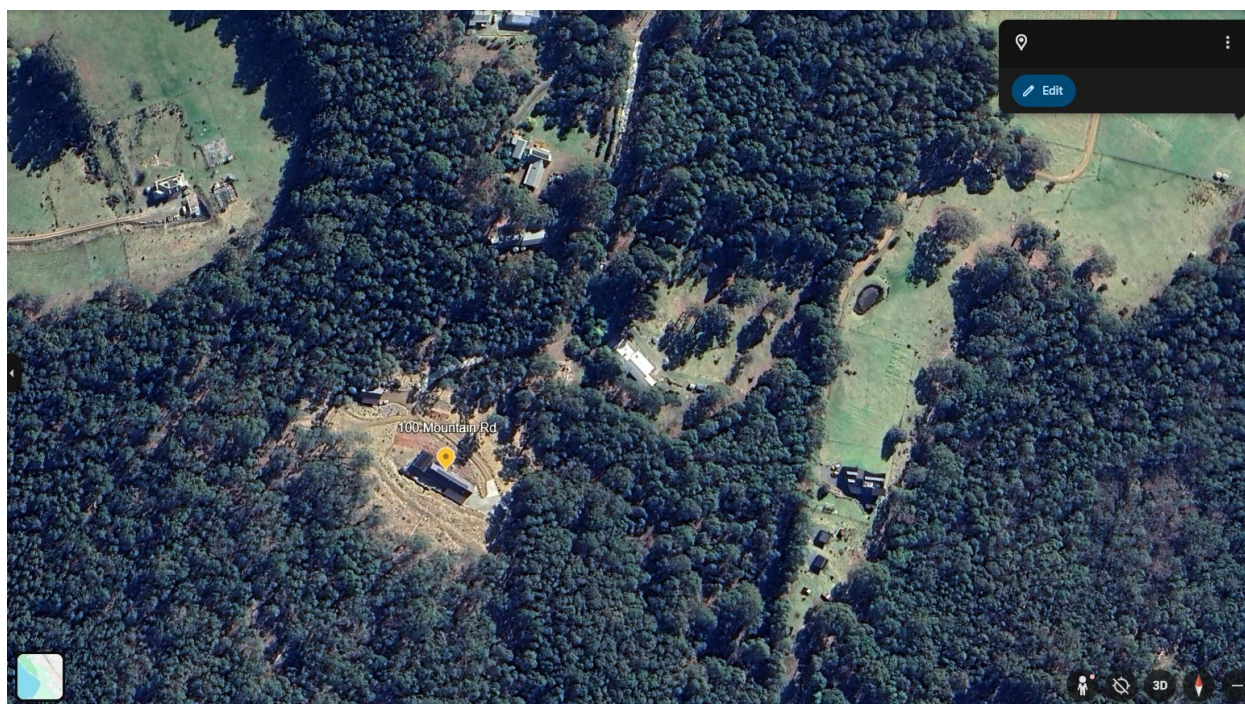
D3.3 — The evaluation framework is not a statutory instrument

Kate Heckelmann (Ireneinc) confirmed at Day 20 [05:53:00] that the evaluation framework is a tool, not a statutory instrument. The Commission may adopt, modify, or depart from Ireneinc's recommendations as it sees fit under section 34 LUPAA — but where Ireneinc's analysis supports RLZ and is consistent with the Zone Guidelines, as here, the Commission should adopt it.

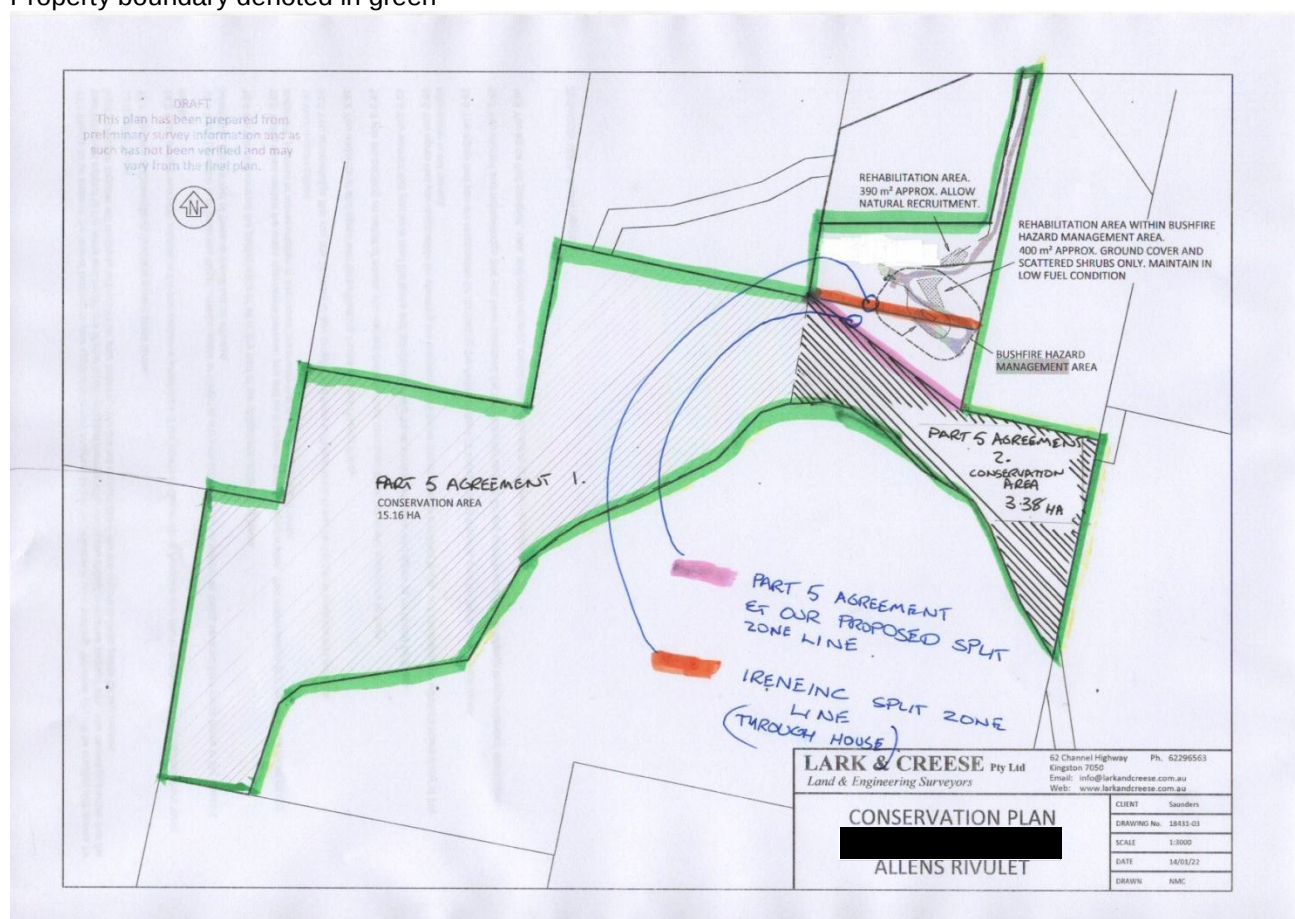
PART E — LOCALITY-SPECIFIC CONTEXT

Ireneinc report for Allens Rivulet Under Kingborough Bush land section

The Ireneinc Report recommends Split Zoning but we wish to adjust the zone line to allow space surrounding our dwelling for our rural living requirements and in order to manage and maintain our Bush Fire Management Plan. All of the properties in the below photo are recommended RLZ under the Ireneinc proposal



Split zone See (Ireneinc line through house zone) denoted in Orange
 Our proposed Part 5 Agreement existing line for new requested split zone denoted in Pink
 Property boundary denoted in green



PART F — CONCLUSION AND RELIEF SOUGHT

For the reasons set out above, I submit that:

1. The Ireneinc recommendation to include my property within the RLZ is correct and is consistent with the Zone Guidelines (Guideline No. 1) and the requirements of section 34 of LUPAA.
2. The exhibited LCZ was not appropriate for all of my property and should not be reinstated. The RLZ recommendation reflects a more rigorous analysis and should be adopted.
3. The most appropriate RLZ subcategory for my property is RLZ [D], which reflects the existing pattern and density of development in my locality under Zone Guideline RLZ .
4. Any landscape values in the broader locality can be appropriately managed through existing overlay controls — NAC, PVA overlay, and SPC — in combination with the lot size controls of the RLZ subcategory.

I respectfully request that the Commission:

- Adopt the Ireneinc recommendation and include my property within the RLZ [specify subcategory D] in the Kingborough Local Provisions Schedule; and
- Not revert to the exhibited LCZ, which is not supported by the site-specific evidence for my property.

I request the folio of the Register [REDACTED], Allens Rivulet 7150 to be included in the Rural Living Zone (D) in the Kingborough Local Provisions Schedule, consistent with the Ireneinc recommendation (with our proposed amendment split zone border adjustment).

	Date: 30/04/2026 [REDACTED] [REDACTED] Contact email / phone:
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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)
KIPS2015	Kingborough Interim Planning Scheme 2015
LCZ	Landscape Conservation Zone
Locality	Mean the relevant locality as defined in the Ireneinc report
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