

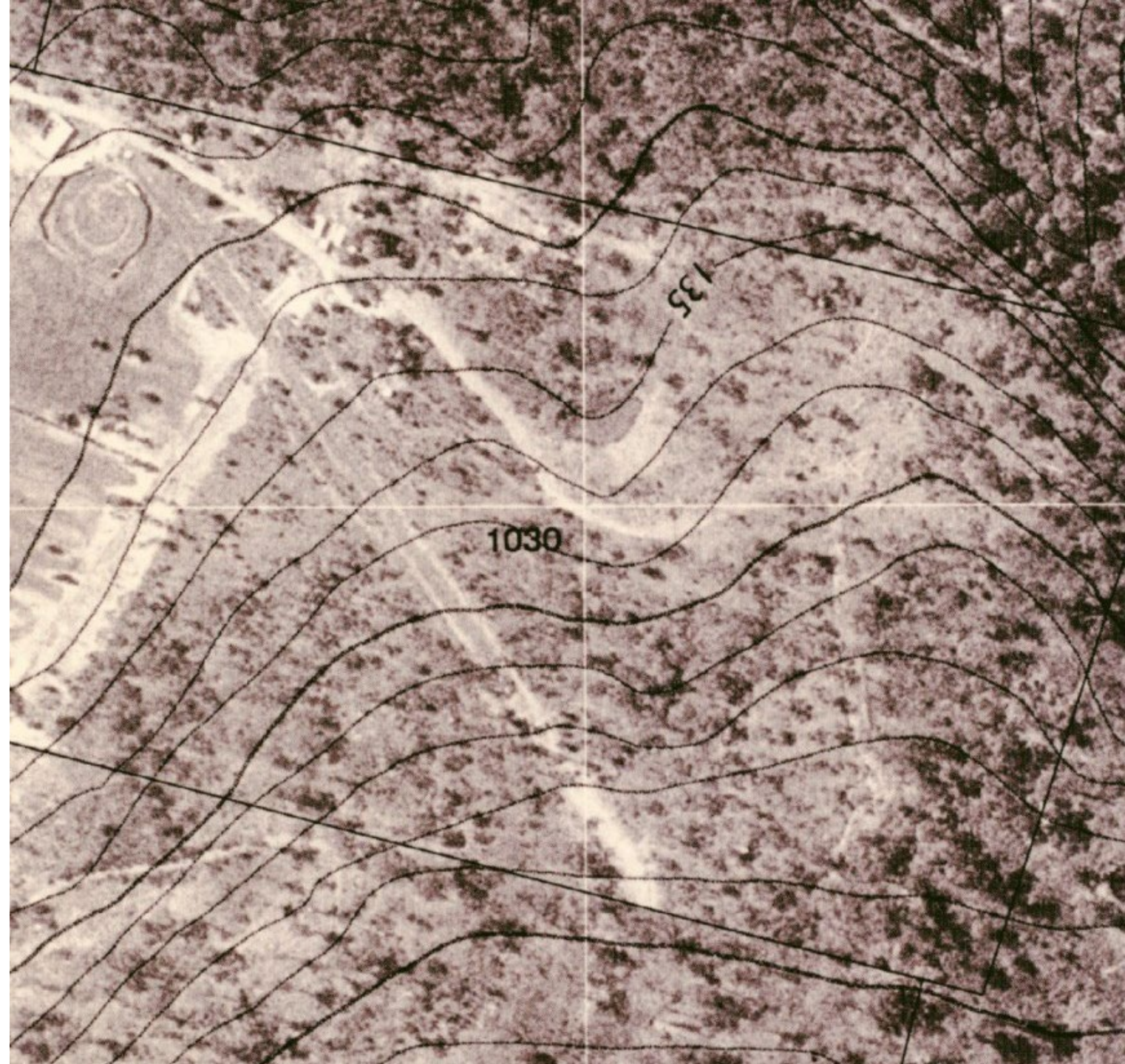


1980 Aerial photo

Horse arena & dwelling (top left)

Tracks are still in use, now lined
with large radiata pine trees

What appears to be bush in
recent aerial photos was
previously paddocks with some
gums.





Natural values assessment: excerpts

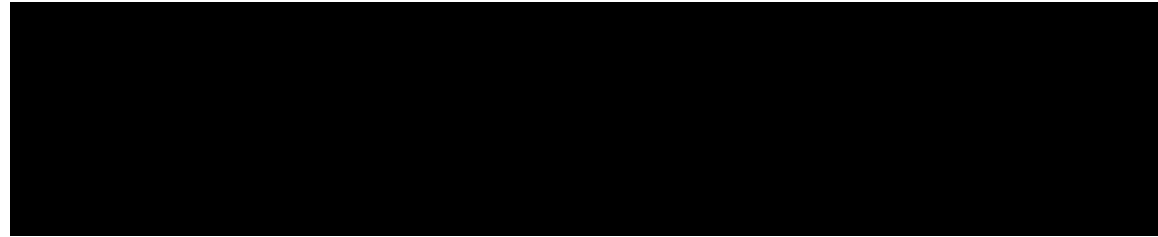
- “Spanish heath has dominated much of the understorey and there are signs of extensive die back within canopy trees due to drought. There are numerous radiate pine wildlings throughout the site, including rows of mature trees along access tracks.”
- “Threatened Flora: No threatened flora species listed under the Threatened Species Protection Act 1995 (TSPA) or the Environment Protection and Biodiversity Conservation Act 1999 (EPBCA) were recorded during the survey.
- “Weeds: A range of introduced flora species were recorded on site ... pampas grass and Spanish heath are listed as declared pests under the Biosecurity Act 2019 (BA). Radiata pines have also spread through much of the site.”

Continued excerpts Natural values assessment

- “No threatened fauna species listed under the Threatened Species Protection Act 1995 (TSPA) or under the Environment Protection and Biodiversity Act 1999 (EPBCA) were recorded during the survey.
- Habitat for the Eastern Barred Bandicoot was recorded, but no evidence was found of any bandicoot species being present”
- “No species listed under the Tasmanian Threatened Species Protection Act were recorded on site”
- “No vegetation communities listed under the Tasmanian Nature Conservation Act are present on site”
- “Threatened species and communities observed: None”

It showed that there is nothing significant observed on our property that would warrant it to be zoned LCZ

Which zone best describes



Rural Living Zone Guidelines 11.1.1

Purpose is ...“To provide for residential use or development in a rural setting”

1. Rural Zone does not adequately recognise the residential character of our property

- Rural Zone does not give priority to residential amenity
- Dwellings are a discretionary use that must demonstrate compatibility with surrounding rural activities

2. The Rural Zone purpose does not reflect the primary intention of our land

- Our property is in a rural setting, but its primary historic, existing and intended use is residential – not agricultural or resource based
- The Rural Zone does not give priority to the protection of residential amenity in the way that Rural Living Zone does

Irene inc suitability indicators for Rural Living Zone:

- A settlement pattern of at least 10 smaller blocks
- ranging in size between 1-15ha
- with a consistent lot pattern
- a consistent pattern of detached dwellings with associate outbuildings
- visual evidence of rural activities

Lower Snug Settlement

fitting description of Rural Living Zone

Area within black line:

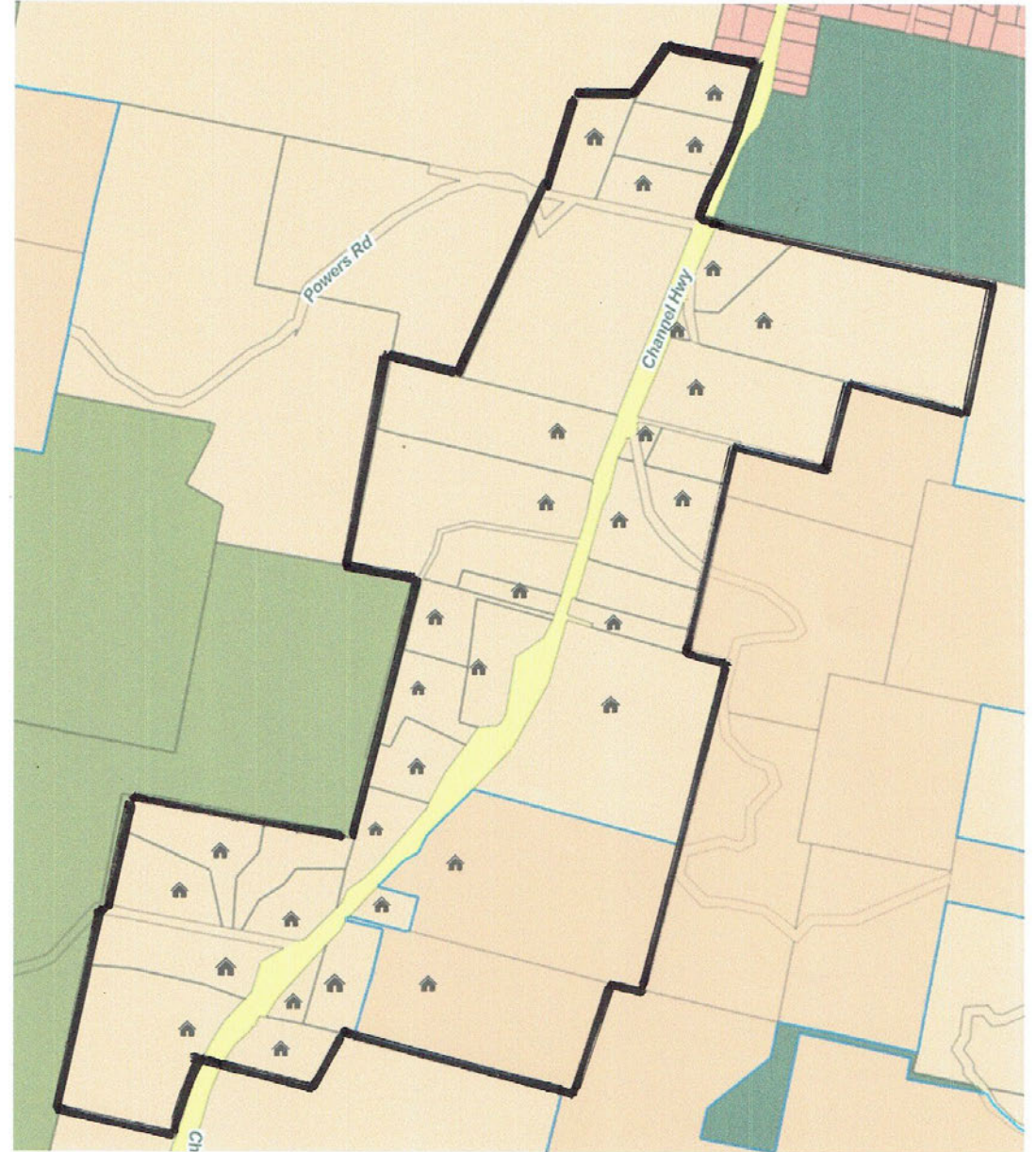
36 Properties

33 have home, shed
+ vegie gardens &/or animals

3 lots are vacant land

Lot sizes: 0.08 – 14.66 ha

Average lot size 3.59 ha



North of Snug

Hickman's Farm
Previously an apple orchard,
now cows

63.22 ha with 12 lots
Average 5.27 ha

2 have a dwelling
10 vacant land

Proposed for Rural Living

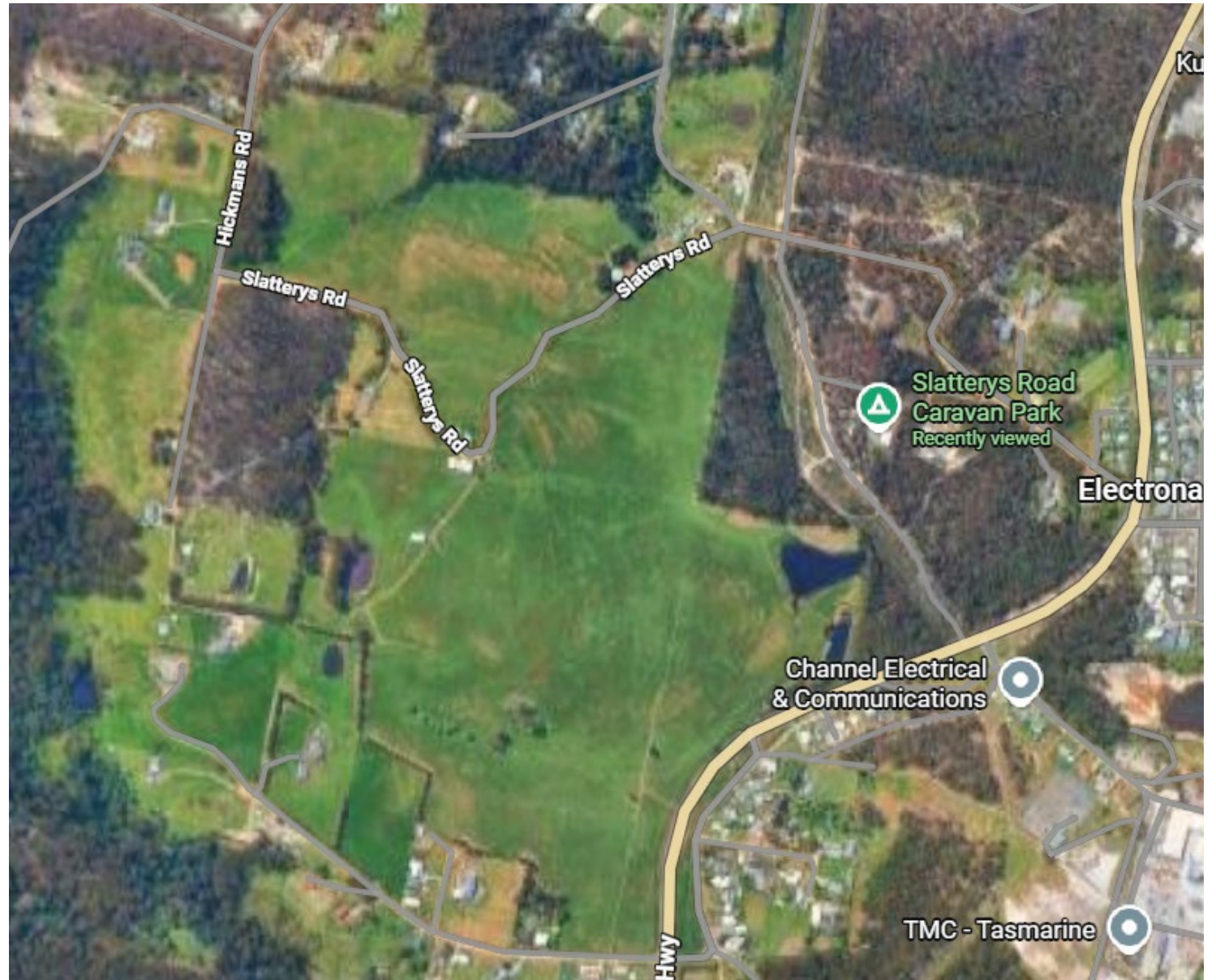


North of Snug

Hickmans Farm

145 Slattery's Road

proposed to be RL



	Lower Snug	145 Slattery's Road	6 EL on Slattery's Road
<i>Number of lots</i>	36	12	6
<i>Dwellings</i>	33	2	6
<i>Vacant land</i>	3	10	0
<i>Average lot size</i>	3.59 ha	5.27 ha	4.08 ha
<i>Proposed to be</i>	Rural	Rural living	Rural living

4. Residential intention is clearly established

The Irene inc framework's first decision points asks if there is a strategic intention for residential use.

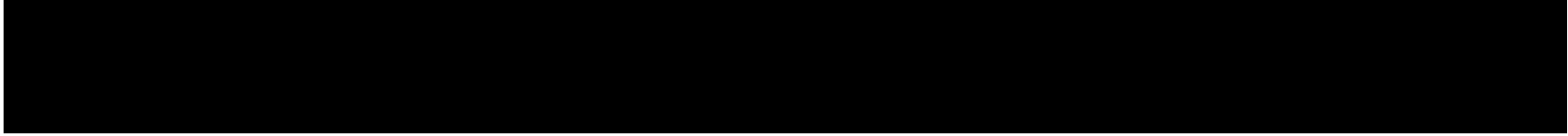
- We have a house and ancillary dwelling. Our property satisfies this point
- 33 private freehold properties along Channel Highway, Lower Snug have a house, and the intention is for residential use
- *“Housing in rural zones is generally limited to what is needed to support agricultural uses, such as farmhouses and on-site workers’ accommodation”*

(Tasmanian Planning Scheme – Rural Zones – Fact Sheet)

5. RZ was applied to resolve fragmentation, not because RLZ is inappropriate

Irene inc may have defaulted to RZ because the surrounding area on Channel Highway, Lower Snug is proposed to be zoned Rural

There is evidence that our property and the other properties along Channel Highway, Lower Snug better suit Rural Living Zone

- 
- The primary intention is RESIDENTIAL IN A RURAL SETTING
 - It has a house, ancillary dwelling, workshop, garden and animals
 - It is not suitable for urban development, it does not contain important landscape values, it does not have large areas of native vegetation, it does not have important scenic values and is not identified in the “Land Potentially Suitable for Agriculture Zone’ on LIST
 - **It is suitable to be zoned Rural Living**

Conclusion:

- Rural Zone does not adequately recognise the established residential character of our property and our neighbours along Channel Highway, Lower Snug
- The appropriate zone for Channel Highway, Lower Snug is Rural Living