

Representation 55
Hearing TPC
June 10, 2026

Location

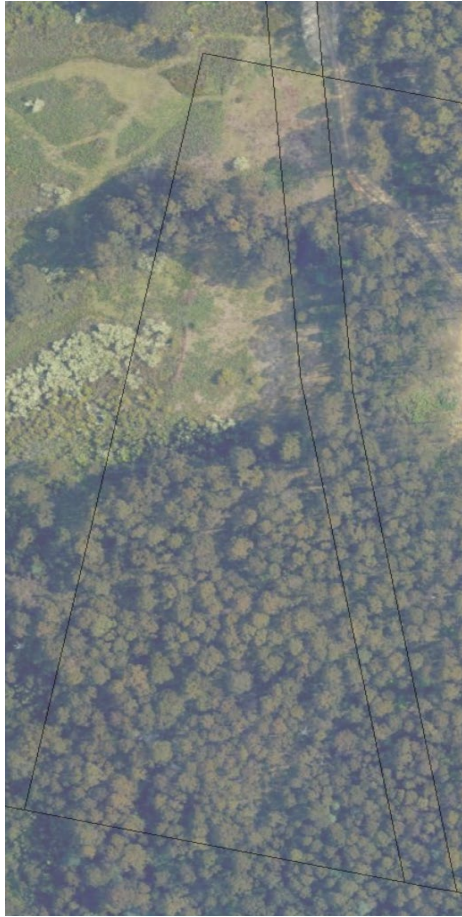
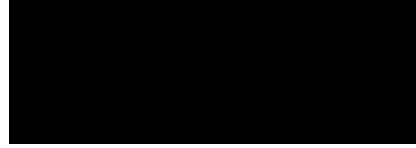


Characteristics of surrounding Area / titles



- Single Access road.
- No line of sight / view to channel or Huon Valley.
- Historically forestry and livestock.
- Significantly cleared.
- Current predominant use - rural dwellings with hobby farms including visitor accommodation.
- In part forested - combination of dry and wet eucalyptus sclerophyll forest.
- At risk of bushfire and weed infestation without ongoing management (historical use has introduced Gorse, Blackberry and Spanish Heath).
- Headwater region for Garden Island Creek.

Characteristics of PID



- 3.154 hectares in total.
- ~1 hectare cleared.
- Historically used for forestry, livestock and firewood collection.
- Requires ongoing:
 - bushfire management.
 - weed management.
- Highly suitable for the building of an appropriate permanent dwelling consistent with both the neighbouring property and other properties on the shared access.







Purpose – Rural Zone

20.1 Zone Purpose

The purpose of the Rural Zone is:

- 20.1.1 To provide for a range of **use** or **development** in a rural location:
 - (a) where **agricultural use** is limited or marginal due to topographical, environmental or other **site** or regional characteristics;
 - (b) that requires a rural location for operational reasons;
 - (c) is compatible with **agricultural use** if occurring on **agricultural land**; and
 - (d) minimises adverse impacts on surrounding uses.
- 20.1.2 To minimise conversion of **agricultural land** for non-agricultural **use**.
- 20.1.3 To ensure that **use** or **development** is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

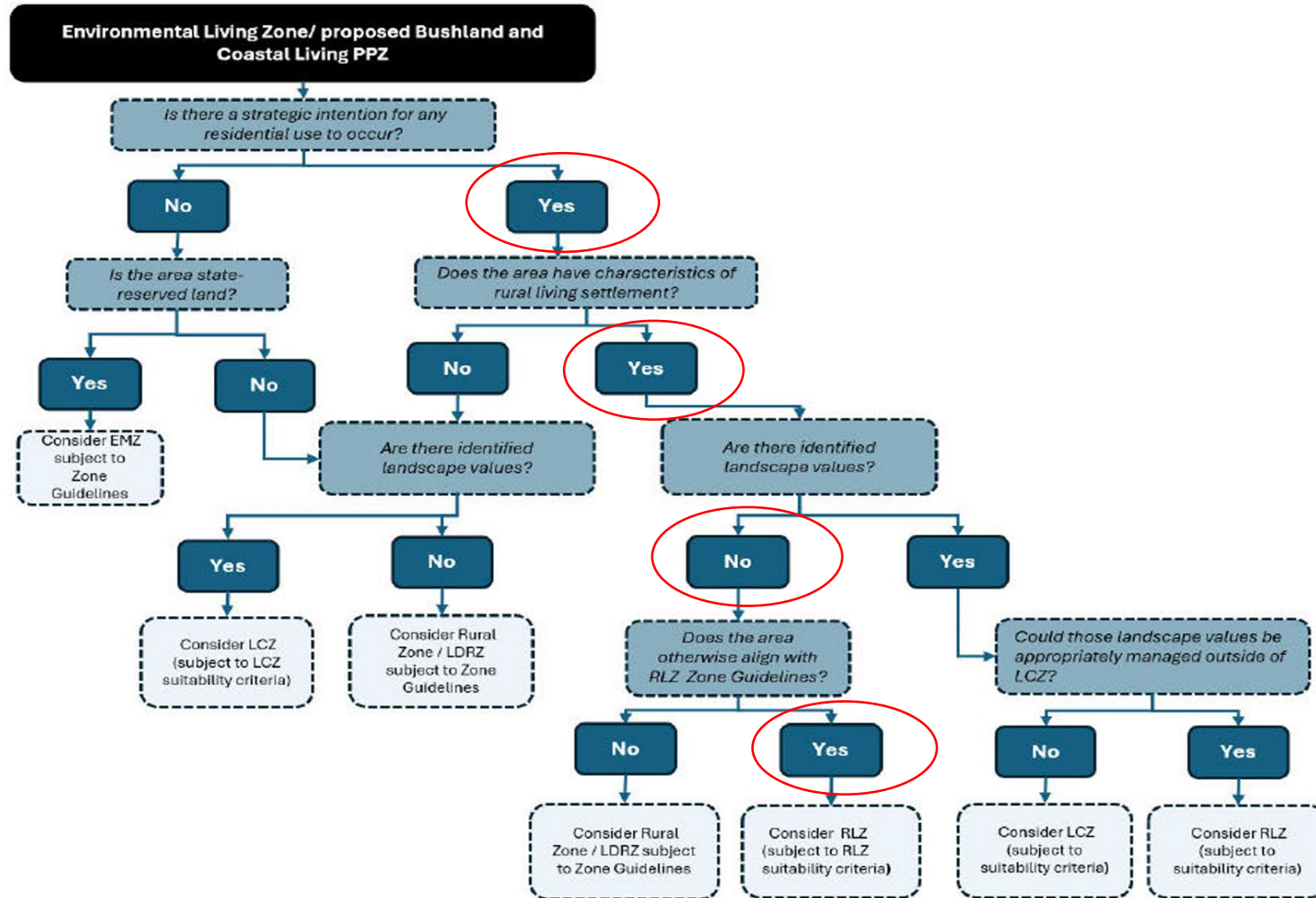
Purpose - Rural Living

11.1 Zone Purpose

The purpose of the Rural Living Zone is:

- 11.1.1 To provide for residential [use](#) or [development](#) in a rural setting where:
 - (a) services are limited; or
 - (b) existing natural and landscape values are to be retained.
- 11.1.2 To provide for compatible [agricultural use](#) and [development](#) that does not adversely impact on residential [amenity](#).
- 11.1.3 To provide for other [use](#) or [development](#) that does not cause an unreasonable loss of [amenity](#), through noise, scale, intensity, traffic generation and movement, or other off [site](#) impacts.
- 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Ireneinc Decision-Making Tree – reference page 323 -326 (PDF 434) ([Response to Direction 69 - Kingborough Council - Ireneinc Report 20 March 2026](#))



Why Rural Living More Appropriate Zone

- By zoning 'Rural Living' the primary objectives stated in schedule 1 part 2 of the Act will be best achieved .
- The objectives of 'Rural Living' zone better 'fits' than 'Rural Zone' because:
 - area already primarily being used in a way consistent with that zoning (i.e. majority rural living).
 - historically (prior to 1980's) used in a manner more consistent with Agriculture, but no longer suitable for those uses and since then there has been a natural progression towards rural living which is its current predominant use.
 - the area is best to be actively managed by all the residents (for example bushfire risk and weed management).

Why Rural Living More Appropriate Zone (cont)

- For the site Rural Living Zone will promote the development of a dwelling on pre-existing cleared area, adjacent to current access.
- Will in turn promote bushfire and weed management by virtue of occupation.
- Will promote social cohesion within the area.

Why Rural Living More Appropriate Zone (cont)

- Natural vegetation on site (which has already been significantly modified) can be protected by the Natural Assets Code and / or part 5 agreement (ref section 11(2)(g) of Act).
- Application of Rural Zone risks the site becoming a liability for the owner and therefore posing a risk to neighboring properties and the broader community (less investment in weed and bushfire management).
- The site will become land neighbored by occupied properties.
- Finally, for the reasons above, it a site which ought to attract a zoning classification which best promotes the building of a dwelling not a zone which makes it more difficult (if not impossible) to achieve this outcome.

[View - Tasmanian Legislation Online](#) (LUPAA)

[Planning Scheme Viewer](#) (TPS)

[LISTmap - Land Information System Tasmania](#)