
From: Liam Wallace [REDACTED]
Sent: Friday, 26 June 2026 10:20 AM
To: TPC Enquiry
Cc: Lyndal Byrne
Subject: Section 40F: PLAM-26/01 - Preparation of planning scheme amendment for Black Snake Road, Granton
Attachments: Planning Report PLAM-26-01 GPA meeting 22 June 2026.pdf; Attachment to Planning Report - Amendment documents.pdf; Attachment to Planning Report - Zone comparison assessment table.pdf; Taswater referral response.pdf; Certified Amendment.pdf; Landowner consent for PLAM-26 01 - Black Snake Road Granton - John Harrison.pdf; BlackSnakeRd_1696361.zip

Dear Tasmanian Planning Commission,

At its meeting on 22nd July 2026, the Glenorchy Planning Authority resolved to prepare planning scheme amendment PLAM-26/01 to the Glenorchy Local Provisions Schedule.

The draft amendment seeks to rezone land at Black Snake Road, Granton (PID: 1696361; Title: 120863/16) from the Environmental Management Zone to the Rural Living Zone.

In accordance with Section 40f of the *Land Use Planning and Approvals Act 1993*, the following documents have been attached to this email:

1. Planner's report to the GPA dated 22 June 2026
2. Attachments to the Planner's Report
 - A. Amendment Documents
 - B. Zone comparison assessment table
3. Taswater referral response
4. Certified amendment
5. Unconfirmed GPA minutes
6. Owner's consent
7. GIS files

TPC fees - outstanding

Payment of TPC fees is currently being organised and will likely be provided at the start of the new financial year. Remittance advice will be submitted when available.

Advertising information - outstanding

The draft amendment is being prepared for public advertising and this information will be sent once finalised. The exhibition period is intended to begin on Thursday 2 July and will conclude on Thursday 30 July.

GPA Meeting minutes - outstanding

The minutes will be confirmed at the next GPA meeting, currently scheduled for 13 July 2026, though this may be delayed to August, and these confirmed minutes will be provided then.

If there are any issues or questions with the information provided, please let me know.

Thanks,

Liam Wallace

Strategic Planner



374 Main Road, Glenorchy

gcc.tas.gov.au   

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PLANNING SCHEME AMENDMENT REQUEST - MILL LANE REZONING – BLACK SNAKE ROAD, GRANTON

Author: Strategic Planner (Liam Wallace)

Qualified Person: Strategic Planner (Liam Wallace)

File Reference: 3619776

REPORT SUMMARY:

Application No.:	PLAM-26/01
Applicant:	N/A
Owner:	Aquaculture Tech. Pty Ltd; John Harrison
Existing Zoning:	Environmental Management
Existing Land Use:	Vacant
Proposal in Brief:	Rezone land to the Rural Living zone
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

EXECUTIVE SUMMARY

The draft amendment is generally in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA), and it is recommended that it be prepared.

The proposed planning scheme amendment applies to the property (outlined in red in *Figure 1* below) on Black Snake Road (PID: 1696361; Title: 120863/16). The property is currently zoned Environmental Management, however the application of this zone is inconsistent with where else it has been applied in the municipality. The Environmental Management Zone is applied only to land in public ownership under the Tasmanian Planning Scheme – Glenorchy (TPS-G). This site is not in public ownership, and its zoning was mistakenly applied during the transition from the Interim Planning Scheme to the TPS-G. A change of zone would help provide the opportunity for residential development on privately owned land.

It is proposed to rezone the identified land on Black Snake Road to the Rural Living Zone which would be a more appropriate zoning for the site. While there are a greater range of uses permissible under the Rural Living Zone that may not be entirely consistent with the constrained nature of the site, it is considered these constraints can be effectively managed and still present a preferred outcome, rather than an erroneous environmental zone being applied.

The site was previously mapped entirely within the Waterway and Coastal Protection Overlay, whereas the extent of this overlay has now been reduced so it no longer applies to the whole site. It is also constrained from more extensive development, being subject to the following overlays: Bushfire Prone Area, Flood-prone Hazard Area, and Priority Vegetation.

Rezoning the subject land to the Rural Living Zone would rectify a previous inconsistency in zoning principles applied under the TPS-G and would allow for a single dwelling to be a 'no permit required' use, rather than prohibited. It is considered the re-zoning is appropriate to facilitate this residential opportunity, noting the feasibility of a dwelling on this land would likely remain subject to a development application due to the overlays present on the site.

The social, economic and environmental benefits of the proposed amendment are:

- Enabling residential development opportunities for private landowners.
- Providing certainty in the application of land zones within the local government area.

The social, economic and environmental consequences of the proposal are:

- Introducing potential residential use in an area subject to environmental constraints.

This consequence can be effectively managed through the development application process, providing safeguards to ensure that any future residential development is suited to the area and is not unduly risk-prone.

On balance, the proposal is considered a fair, orderly and sustainable amendment to the planning scheme, and it is recommended that the planning authority prepare the amendment.

This report provides details of the amendment and the site. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and then State importance. The report ends with a discussion of the degree of compliance with legislative requirements.

If prepared, the following two outcomes must occur:

- The amendment is exhibited for 28 days.
- The Tasmanian Planning Commission (the Commission) will decide whether to
 - approve the amendment
 - approve the amendment with modifications, or
 - reject the amendment.

Any representations to the amendment will be considered at a future Glenorchy Planning Authority meeting, where modifications can be recommended. In response to the representations, the Planning Authority can recommend that the Commission does not approve the amendment.

If no representations are received, the senior planning staff have delegation to forward a report to that effect to the Commission.

The Commission will assess and decide on the amendment based on the issues raised in the representations and the outcomes of any hearings it may hold.

PROPOSED PLANNING SCHEME AMENDMENT

The proposed planning scheme amendment applies to the site at Black Snake Road, PID: 1696361; Title: 120863/16 (outlined in Figure 1).

Background

The site is in the Environmental Management Zone (EMZ) and was also included in this zone under the Glenorchy Interim Planning Scheme 2015 (GIPS 2015). Under the EMZ of the GIPS 2015, a single dwelling was a discretionary use. However, under the EMZ of the State Planning Provisions, a residential use is essentially prohibited for private dwellings. As part of the preparation for transition from the GIPS 2015 to the TPS-G in 2019, it was determined that privately zoned land would move from the Environmental Management Zone into a zone that allowed for residential development. This change was not applied to the site at Black Snake Road as it was mistakenly omitted, having not been identified to be in private ownership.

It is noted that the land tenure layer on LIST map identified the land as being Local Government Act Reserve', which may have contributed to the land being mistakenly retained in the EMZ.

The transition to the TPS-G was widely advertised, however no representations were received about the zoning of the subject land.

In any instance the land has now been identified as being in private ownership and an appropriate zoning must be applied.

Informal Consultation with the owner

The owner has raised the issue about the land being in private ownership but unable to be developed for residential use. Council officers have been in discussion with the owner about undertaking an amendment to rezone the land and the owner has indicated they are supportive of the proposed zoning.

Proposed Zoning

The Rural Living Zone is considered to present the best outcome for a consistent planning framework and maintains the approach to distinguishing between private and public land.

Therefore, the proposed amendment seeks to:

- Rezone the subject site at Black Snake Road, PID: 1696361; Title: 120863/16 to the Rural Living Zone



Figure 1: Zoning map of the area highlighting the subject site at Black Snake Road (within the blue boundary line)

The draft amendment documents are included in **Attachment 1 – Amendment Documents**.

SITE AND LOCALITY:

Site characteristics & adjoining land

The subject site on Black Snake Road is approximately 7,200 square metres in size and located within a broader rural area west of the Brooker Highway, which is zoned as Rural Living. Further to the west along Black Snake Road are larger parcels of land which are zoned Landscape Conservation. The site is well-vegetated, with minimal pockets with no obvious vegetation, largely located close to Black Snake Road.

The site is reasonably elevated, at approximately 88m in the north-eastern portion of the land and 110m AHD in the south-western part. The Black Snake Rivulet runs through the entire length of the site, predominantly located in the north-western half of the land.

There are five properties (ranging in size from 9,400m² to 20,200m²) adjoining the subject land, four of which have frontages to Granton Heights Road to the north, and one site which has a frontage to Black Snake Road. All five properties have single dwellings on the land, which range from approximately 69-114m in distance from the subject site boundary. There is one adjacent property on the southern side of Black Snake Road (5.7 hectares in size) which has an approved development application for a vineyard (PLN-21-588). All adjacent properties identified are in the Rural Living zone.

The land in the surrounding Rural Living Zone is predominantly comprised of large residential lots with single dwellings. There are five larger parcels to the south-west of the site which are currently vacant.

Infrastructure

The subject area is rural land that is not serviced. There are two miscellaneous stormwater pits, adjacent to the southern end of the subject site and 181 Black Snake Road. There are also two stormwater pits at the northern most point of the site. Black Snake Road is sealed and is single lane from the point of intersection with Granton Heights Road to the north.

Environmental values & other overlays

Natural Assets Code

The subject site is mapped almost entirely within the Waterway and Coastal Protection Overlay (see Figure 2). The Black Snake Rivulet runs through the site and informs the spatial extent of the Waterway and Coastal Protection Overlay. There is an area of approximately 570m² closest to Black Snake Road which is not covered by this overlay. There is also a narrow portion of land along the southern boundary not covered by the overlay.

The Priority Vegetation Overlay also covers almost the entire site, with the exception of a pocket at the northern point of the site, approximately 290m² (see Figure 3). Council's Environment team advised that there is a remnant strand of *eucalyptus tenuiramis* trees on site. It was advised that a Natural Values Assessment was not required as part of the proposed change of zone, however if any changes were proposed to the Priority Vegetation Overlay this would trigger an assessment to provide for the long-term preservation of the vegetation.

However, there may be adequate site area to develop this property for a single dwelling while minimising impacts on the waterway and coastal protection area and priority vegetation area.

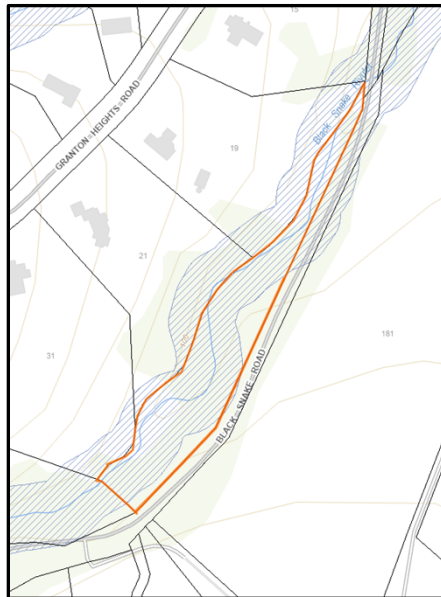


Figure 2: Waterway and coastal protection areas (blue)

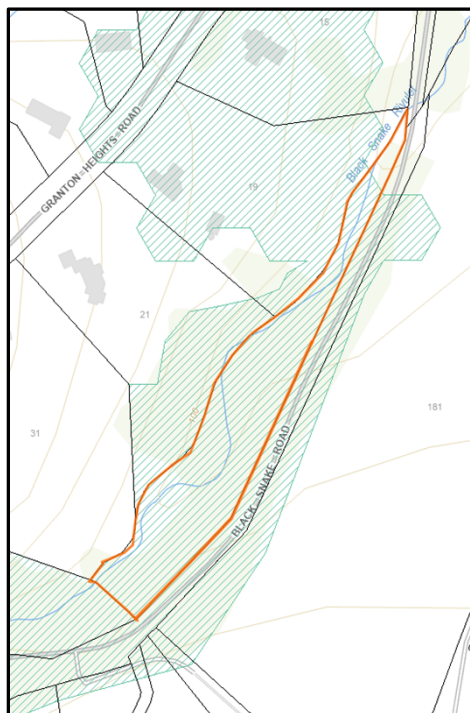


Figure 3: Priority vegetation area (green hatching)

Landslip Hazard Code

A portion of the site adjacent to 19 Granton Heights Road is marked with the Medium Landslip Hazard Band (see *Figure 4* below). There are also small pockets mapped under the Low and Medium Landslip Hazard Bands. The total area of land mapped in the Medium Landslip Hazard Band is approximately 540m², comprising

a small portion of the overall site area. These areas are considered relatively minor and would be a limited constraint on the potential for residential development.

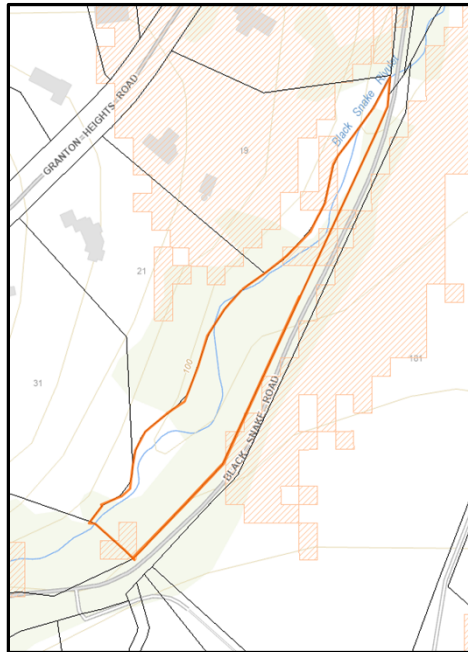


Figure 4: Medium landslip hazard areas (orange)

Flood-Prone Areas Hazard Code

The majority of the site is mapped as a Flood-prone Hazard Area (see *Figure 5* below). The extent of the site covered by this Overlay is near-identical to the Waterway and Coastal Protection Overlay which follows the Black Snake Rivulet. Any future development would need to address the Code provisions which will continue to manage any risks associated with flooding.

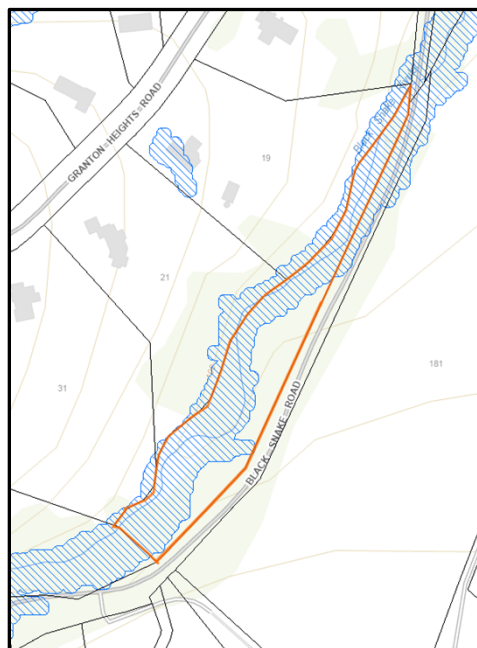


Figure 5: Flood-prone hazard areas hatched

Bushfire Prone Areas Code

The entirety of the site and its surrounds are mapped as a Bushfire-prone Area. Any future residential development would need to demonstrate compliance with the Bushfire management requirements.

Cultural values

The land does not contain any heritage places, and a search of the Aboriginal Heritage Tasmania website did not identify the presence of any Aboriginal relics.

Social and Economic Values

The land is currently vacant and has no notable social or economic values as existing.

Existing Planning Applications

There is currently a planning application on the site - PLN-26-018 which was lodged in January 2026 however has not yet been deemed valid. The application is for Resource Development and Passive Recreation and consists of a Class 1A shed, a driveway, a private garden and electrical poles. There has been no further progression of this application since the end of March 2026.

Application of Rural Living Zone

Investigation into rezoning the subject site analysed several zones before determining that the applying the Rural Living Zone would be the most appropriate.

The Section 8A Guidelines provide an overview and guidance for the application of all zones within Local Provisions Schedules. These Guidelines should be considered in conjunction with the Zone Purposes outlined in the SPPs (which are also included in the Guidelines for easy reference).

A comparison between the Environmental Management Zone, Rural Living Zone and Landscape Conservation Zone was undertaken to identify which zone provides the best fit for the subject site. This is set out in **Attachment 2**.

ASSESSMENT / STRATEGIC OUTCOMES

Local Strategy, Policy and Impacts:

Strategy

The *Glenorchy Strategic Plan 2023–2032* guides Council’s direction and activities in line with the *City of Glenorchy Community Plan 2015-2040*. The proposed amendment aligns with the Strategic Plan’s objectives and strategies that implement the Community Plan’s goals. In particular, the proposed amendment delivers on the Objective to “champion greater opportunities for our community”

and its accompanying Strategy to “improve access to housing and transport choices for our community.” The proposed amendment is an example of facilitating housing opportunities in rural areas, unlocking land where it is appropriate. Further detail is provided in Appendix 1.

Policy

The local policies adopted by Council that are relevant to the proposed amendment are discussed below:

Statement of Commitment on Housing: The proposed amendment meets the Glenorchy *Statement of Commitment on Housing*, and associated action plan, that “seek opportunities to zone land so it can provide for a diverse range of housing developments and efficiently assess rezoning, housing and subdivision proposals.” While the chief intention of the proposed amendment is to maintain an orderly and consistent planning framework, the rezoning of private land and the associated residential development opportunity in a rural area is a positive secondary outcome.

Infrastructure Impacts

The subject land is almost entirely unserviced and is in an area with limited services. The surrounding Rural Living area does not have sewer servicing from TasWater and there are limited, small scale water connection points on some of the neighbouring properties to the south of the subject site.

There is a water lateral line running east to west towards the northern most part of the site. This line runs to a water connection point $\leq 20\text{mm}$ in size. The proposal has been referred to TasWater who have advised that as “neither proposed zoning imposes obligations on TasWater to provide a water connection and the property is outside sewer serviced land” there are no issues from their perspective with the proposed rezoning.

It should be noted that the adjoining properties to the north are not serviced and it is unlikely that any future development of the site would have significant impacts on infrastructure requirements or functioning of water and sewer management for existing properties.

Traffic increases and impacts associated with increased densities would be considered as part of any planning permit application for any future development proposal. It is noted though that single dwellings are classified as No Permit Required in the Rural Living Zone. Nevertheless, development would still be required to meet the relevant acceptable solutions, some pertaining to traffic considerations. Further, as the site is constrained by the Natural Assets Code, it is unlikely that any significant traffic-generating development would be feasible. The site is parallel and has access to Black Snake Road. It is not foreseen that any upgrades would be required to this road as it already serves a rural residential area.

The site does have a high voltage line conductor running overhead, with an electricity pole immediately to the north of the site. Adjacent sites also have high voltage overhead line conductors, so this should not pose a unique or high-risk

issue for the site. The proposed amendment was referred to Tas Networks, though no response was provided.

Environmental Impacts

The proposed amendment will have minimal environmental impacts and may have some positive environmental outcomes. As the land is vacant, providing opportunity for residential development may enable opportunities to manage the existing vegetation on site in a sustainable fashion.

The priority vegetation overlay under the Natural Assets Code applies and generally follows the creek line on the site. The Waterway and Coastal Protection Overlay also applies to the majority of the site as the Black Snake Rivulet traverses the site from top to bottom. It is considered that the controls within the Natural Asset Code will provide sufficient protection of the natural values on the land and ensure that minimal impacts occur.

Amenity Impacts

The site is within an existing Rural Living area and all adjoining properties are within the Rural Living Zone. The narrow shape of the site, combined with the extent of the Natural Assets Code that applies, is likely to restrict the feasibility of discretionary uses from occurring that may generate more adverse amenity impacts. All existing dwellings are set back between 69-114m from the site's boundaries so there are unlikely to be any impacts on existing residential amenity.

Social and economic impacts

As stated previously, while the proposed amendment is intended primarily for the purposes of maintaining consistency of zoning principles, there is the additional benefit of potentially enabling a dwelling to be built on the site. As it is a single site within an existing Rural Living area it is not expected that there will be any negative social or economic impacts of the proposed amendment.

Regional Strategy and Policy

For the amendment to be approved, compliance with the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS) must be demonstrated. **Appendix 1** provides a detailed assessment of the amendment against the relevant STRLUS policies.

The amendment is consistent with the STRLUS as it will:

- Rezone areas that provide for the infill or consolidation of existing rural living communities,
- Manage the constraints and any risk potential on the site so as to be harmonious with development in the surrounding rural area

State Strategy and Policy

The amendment furthers the objectives in Schedule 1 of LUPAA, by promoting sustainable and orderly development through the consolidation of rural land and maintaining consistency in the application of the Environmental Management

Zone for public land only. **Appendix 1** also includes an assessment against the objectives of Schedule 1 of LUPAA and the State Policies.

The amendment per se, will not directly result in any impacts on water quality. It is noted that were a permit is required, applications that are submitted to Council can be conditioned to manage water quality during development and promote consistency with the *State Policy on Water Quality Management 1997*.

Statutory considerations

Section 32 of LUPAA provides for the contents of a Local Provisions Schedules (LPS), and Section 34 outlines the LPS Criteria. **Appendix 1** provides a detailed assessment of the amendment against the requirements of these provisions. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

CONCLUSIONS ON THE AMENDMENT

The amendment seeks to rezone the site on Black Snake Road, Granton (PID: 1696361; Title: 120863/16) to the Rural Living Zone. Based on the principles used to apply the Environmental Management Zone under the TPS-G, as well as the Section 8A Guidelines for application of this zone, it is considered unreasonable to maintain the current zoning. It is proposed to rezone the site to ensure a consistent approach for zoning environmental and rural land.

The proposed amendment is consistent with the Section 8A Guidelines and the STRLUS which stipulates where the Rural Living Zone is appropriate. It does not impose any significant social, economic or amenity impacts on the surrounding area and is a sensible application of the Rural Living Zone given its siting and size.

The site does lack a viable zoning alternative. This report has considered the merits of the existing Environmental Management Zone and the Landscape Conservation Zone as possible alternatives.

The site constraints can potentially be managed through a development application and assessment against the relevant controls within the Natural Assets Code. The Rural Living Zone's controls should also limit the scope of future development on the site while still providing the opportunity for a single dwelling, which is currently prohibited under the Environmental Management Zone.

For the above reasons, it is assessed that the proposed amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*, the tenor of the Tasmanian Planning Scheme - Glenorchy and is consistent with the Southern Tasmanian Regional Land Use Strategy and State policies.

RECOMMENDATION:

- A. That pursuant to Section 40D(b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment PLAM-26/01 to the Glenorchy Local Provisions Schedule to rezone Black Snake Road, Granton (PID: 1696361; Title: 120863/16) to a Rural Living Zone.
- B. That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the *Land Use Planning and Approvals Act 1993*.
- C. That, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

Attachments

Attachment 1 – Amendment documents

Attachment 2 – Zoning analysis table

Appendix 1 Statutory Assessment – Response to criteria requirements for Local Provisions Schedule under LUPAA

Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria:

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The proposed amendment applies to land at Black Snake Road, Granton (PID: 1696361; Title: 120863/16). The draft amendment seeks to rezone this land to the Rural Living Zone. The draft amendment complies with the SPP requirements for an LPS as set out in Clause LP1.0 and Appendix A of the SPPs.

(b) is in accordance with section 32

This section identifies the technical aspects of an LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included if permitted to do so under the State Planning Provisions (SPPs), to add to or override the SPPs.

The draft amendment includes:

- a map overlay that provides for the spatial application of the Rural Living Zone as a direct rezoning from the Environmental Management Zone;

(c) furthers the objectives set out in Schedule 1 of LUPAA

Assessment of the amendment against the Schedule 1 objectives is provided in the following table. Schedule 1 of LUPAA provides for the objectives of the Act. The Part 1 objectives outline the objectives of the Resource Management and Planning System of Tasmania, while the Part 2 objectives include the objectives of the Planning Process.

Part 1 Objectives	Comment
(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The amendment seeks to rezone the land from the Environmental Management Zone to the Rural Living Zone. While the proposed zone is less restrictive, it is the most appropriate zone to apply in the case of the site being private rather than public land – the assumption the land was in public ownership being the reason the Environmental Management Zone was applied to begin with. The site is entirely bound by Rural Living zoned properties and

	applying this zone would contribute to the current condition and state of the rural landscape and ecological processes. The amendment will not have any direct ecological impacts and any potential impacts associated with development can be effectively managed through the ongoing application of the Natural Assets Code at a development application stage to ensure that the Black Snake Rivulet is not unduly impacted.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The proposed amendment addresses the inconsistency of how the Environmental Management Zone was applied in the LGA and ensures consistency in land zoning between landowners within the rural area. Any future development of the site is anticipated to be consistent in scale, and potentially lesser, than neighbouring properties and would not result in unsustainable impacts on surrounding land or waterways.
(c) <i>to encourage public involvement in resource management and planning</i>	The statutory process for assessment of amendments involves a public notification period. Any representations received will be formally considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which in turn may hold public hearings into representations.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	By recognising the land being in private ownership and applying a zone to reflect this, there is a new opportunity for housing to be provided in a rural area. There are no negative economic impacts projected to emerge from the proposed amendment, being small in scale and of a consistent zone with the surrounding area.
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	Community, industry and other government agencies will have the opportunity to comment on the amendment controls during the exhibition process. Referrals were made to TasWater and Tas Networks as part of the proposed amendment.

Part 2 Objectives	
(a) <i>to require sound strategic planning and co-ordinated action by State and local government</i>	The amendment represents the commitment to consistent and fair zoning application principles. The site was placed in the Environmental Management Zone during the transition to the TPS-G under the mistaken understanding that it was in public ownership. The proposed amendment results in a coordinated land use pattern for the rural living area and maintains consistency in how rural and environmental zones are applied throughout the LGA. The amendment is in line with the STRLUS in regard to maintaining sustainable rural living areas. The secondary outcomes of creating an additional housing opportunity also aligns with the STRLUS as well as Council's broader strategic planning agenda.
(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	The proposed amendment is for the purposes of creating a consistent zoning framework that upholds Council's strategic principles and consistency with the Section 8A Guidelines. This consistent framework and delineation between private and public land ownership helps set expectations for Council and the community about the future use, development and protection of land.
(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	The proposed amendment will not result in any direct environmental impacts. Potential environmental impacts can be effectively managed through the continued application of the Waterway and Coastal Protection Overlay and the Priority Vegetation Overlay under the Natural Assets Code. No changes are proposed to these overlays as part of this amendment. The Rural Living Zone is less restrictive than the existing Environmental Management Zone but it is not considered likely that many of the list of discretionary uses, with potentially greater environmental impacts, would be feasible owing to the site's narrow width and proximity to the Black Snake Rivulet.

	There are unlikely to be negative social or economic impacts given the site is bounded by existing Rural Living zoned properties and is of a size that is unlikely to accommodate large scale uses which would affect economic or social activity on neighbouring properties.
(d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i>	The proposed amendment is considered to align with land use management policies at a State, regional and local level (as demonstrated below under assessment against the State Policies, STRLUS and Council Strategy considerations).
(e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	There is currently a planning application for the site- PLN-26-018 which was lodged in January 2026 however has not yet been deemed valid. The application is for a Class 1A shed, a driveway, a private garden and electrical poles. The proposed amendment is for the purposes of rectifying an improper application of the Environmental Management Zone and should provide greater clarity on the development capability of the land in line with the surrounding Rural Living area.
(f) <i>to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i>	The proposal contributes to the consolidation of the Rural Living area in Granton which provides a transitory landscape between urban areas in the south-east towards the conservation areas in the west. The site is of a small size and incorporating it into the Rural Living zoned area has the benefit of enabling a dwelling opportunity in the area.
(g) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	The site does not have any items of special cultural value, nor is it in proximity to items of special cultural value.
(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public</i>	The proposed amendment is not anticipated to have impacts on existing public infrastructure, particularly as the site and surrounding area have limited services provided.

<i>utilities and other facilities for the benefit of the community</i>	
(i) <i>to provide a planning framework which fully considers land capability.</i>	The proposed amendment is to ensure consistency in Council's planning framework in zoning rural and environmental land. The site is constrained and will have limited overall development potential; however, it is currently unduly constrained by the Environmental Management Zone given this zone was erroneously applied to private land.

(d) is consistent with each State policy;

Assessment of the amendment against the various policies is provided in the following table.

State Policy	Comment
<i>State Policy on the Protection of Agricultural Land 2000.</i>	The proposal does not involve the conversion of prime agricultural land to non-agricultural use. It is not identified in List Maps as either 'Land potentially suitable for agriculture zone' or 'potential agricultural land' under the initial analysis.
<i>State Policy on Water Quality Management 1997</i> Specific outcomes to achieve water quality objectives are specified under the following divisions: ▪ Division 1 – Measure to achieve policy objectives ▪ Division 2 – Management of point sources of pollution ▪ Division 3- Management of diffuse sources of pollution.	The proposed amendment per se would not result in an increase in sediment transport to surface waters, and does not increase the potential extent of sediment transport from future development. Any future planning permits issued for developments in the subject area will require that appropriate water quality management measures are put in place at the time of works.

<i>State Coastal Policy 1996.</i> The key principles are: ▪ Natural and Cultural values of the coast shall be protected ▪ The coast shall be used and developed in a sustainable manner ▪ Integrated management and protection of the coastal zone is a shared responsibility.	The northern most point of the site is approximately 1.45km away from the high water mark of the Derwent River to the east. As it is further than 1km from the high water mark, the <i>State Coastal Policy 1996</i> does not apply.
<i>National Environmental Protection Measures</i> National Environment Protection Measures (NEPM) are automatically adopted as State Policies under section 12A of the <i>State Policies and Projects Act 1993</i> and are administered by the Environment Protection Authority. The NEPMs relate to: ▪ ambient air quality ▪ ambient marine, estuarine and fresh water quality ▪ the protection of amenity in relation to noise (but only if differences in markets for goods and services)	There are no known contamination issues associated with the land. Council's Environmental Health Officer highlighted that it is "also considered unlikely that contamination has migrated from nearby sources, as there are no known potentially contaminating activities currently occurring, or historically undertaken, on adjacent properties or upstream along the Black Snake Rivulet within the Glenorchy City Council area. The vineyard at 181 Black Snake Road was approved by Council in 2022. At the time of the development application, there was no indication that the site would be used for any of the potentially contaminating activities listed in Table C14.2, including spray storage and mixing, as the applicant's stated intention was to apply for organic certification and not use synthetic chemicals. "

▪ general guidelines for the assessment of site contamination ▪ environmental impacts associated with hazardous wastes ▪ the re-use and recycling of used materials. Principle 5 of the NEPMs states that planning authorities <i>'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use.'</i>	In relation to air and water quality, the Natural Assets Code and the <i>Environmental Management and Pollution Control Act 1994</i> will continue to apply, addressing impacts of potential future development on the site.
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(da) satisfies the relevant criteria in relation to the TPPs;

The Tasmanian Planning Policies have not been implemented.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;

The regional land use strategy for Glenorchy is the *Southern Tasmanian Regional Land Use Policy 2010-2035* (STRLUS). Comments against the relevant STRULS strategies are provided below:

Relevant STRLUS strategies	Comment
Managing Risks and Hazards MRH 2: Minimise the risk of loss of life and property from flooding.	A large portion of the subject site is within the flood-prone hazard area overlay, with some areas further from the creek line unaffected. The provisions of the C12.0 Flood-Prone Areas Hazard Code will continue to apply. Any future planning applications for works within the Flood Prone Area will be subject to further flood investigations which will inform the design of the development.

MRH 2.1: Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas. MRH 2.2: Include provisions in the planning scheme for use and development in flood prone areas based upon best practice in order to manage residual risk.	
Cultural Values CV 2 Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage. CV 2.5 Base heritage management upon the Burra Charter and the HERCON Criteria, with heritage code provisions in planning schemes drafted to conform with relevant principles therein.	The site does not have any specific or recognised cultural values. An Aboriginal Heritage desktop search did not identify any heritage items on site, nor are there any Local or State Heritage items on or in close proximity to the site.

Recreation & Open Space ROS 1 Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and wellbeing, amenity, environmental sustainability and the economy. ROS 1.5 Ensure residential areas, open spaces and other community destinations are well connected with a network of high-quality walking and cycling routes.	The proposed amendment is for the Rural Living Zone to be applied to the subject site. Given the rural character of the area and the fact that the site could only provide a single dwelling means there is no induced demand for open space or recreation areas in and around Black Snake Road.
Social infrastructure SI 1 Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives. SI 1.8 Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within planning schemes. SI 1.10 Recognise the role of the building approvals processes in providing access for people with disabilities.	The proposed amendment is a small scale, single site rezoning to rectify an erroneous application of the Environmental Management Zone. It is justifiably inconsistent with this Strategy as it cannot reasonably meet these requirements, being a rural site with capacity for residential accommodation in the form of a single dwelling only.
Physical Infrastructure PI 1 Maximise the efficiency of existing physical infrastructure. P1 1.1 Preference growth that utilises under-capacity of existing infrastructure through the regional settlement	The proposed amendment does not rely on existing physical infrastructure and is not expected to require associated infrastructure upgrades, being in a rural area with limited services where most properties already manage water and sewer on site.

strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.	
Land Use and Transport Integration LUTI 1 Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner. LUTI 1.1 Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs. LUTI 1.2 Allow higher density residential and mixed use developments within 400, and possibly up to 800 metres (subject topographic and heritage constraints) of integrated transit corridors. LUTI 1.9 Ensure car parking requirements in planning schemes and provision of public car parking is consistent with achieving increased usage of public transport. LUTI 1.11 Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.	The subject site is in a rural area with limited existing connectivity to urban areas. As a small-scale single site rezoning which is embedded within an existing rural area, it is justifiably inconsistent with this strategy.
Settlement and Residential Development SRD 2 Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the	The proposed amendment is to correct a previous zoning error and inconsistency with the Environmental Management Zone. The proposed Rural Living Zone would enable a single

needs for greater sustainability, housing choice and affordability. SRD 2.1 Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development. SRD 2.6 Increase densities to an average of at least 25 dwellings per hectare (net density) within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints. SRD 2.7 Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows: • Glenorchy LGA 40% (5300 dwellings) • Hobart LGA 25% (3312 dwellings) • Clarence LGA 15% (1987 dwelling) • Brighton LGA 15% (1987 dwellings) • Kingborough LGA 5% (662 dwellings) SRD 2.9 Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.	residential dwelling but does not detract from other strategic work in Glenorchy to achieve required residential targets.
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(f) has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#) , that applies in relation to the land to which the relevant planning instrument relates

The municipal strategic plan is the *Glenorchy Strategic Plan 2023-2032*. The amendment is consistent with the following objectives:

- *Making Lives Better* – We champion greater opportunities for our community.
 - In partnership with others, facilitate and advocate for a welcoming, inclusive, healthy and learning community.
 - Work with others to improve access to housing and transport choices for our community.

Response: The proposed amendment is primarily for the purpose of providing a consistent zoning framework, particularly when it comes to rural and environmental land in the municipality. An associated outcome of the proposed amendment is that it enables a residential opportunity in an existing rural living area. The proposed amendment helps to consolidate the existing boundaries of the Rural Living zoned area, meeting the needs of the community and private landowners to potentially offer an additional rural housing option.

- *Open for Business* – We value our community by delivering positive experiences
 - Work constructively with the development sector and our community to enable acceptable development opportunities.

Response: The proposed amendment delivers a potential development outcome for the community and provides certainty in the application of environmental and rural zones. The proposed amendment communicates the intention to retain the Environmental Management Zone for public land only and allow for development opportunities where it is appropriate. The land is constrained to a greater extent than neighbouring Rural Living land but there are parts of the site that could potentially result in a positive residential development outcome.

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;

Brighton, Clarence and Derwent Valley are the ‘adjacent’ municipal areas to Glenorchy that operate under the Tasmanian Planning Scheme. Derwent Valley Council is the nearest municipal area to the subject site with the municipal boundary less than 600m away from the site. Despite this relative proximity, the subject site is embedded within an existing Rural Living zoned area and would not result in any unexpected impacts on the neighbouring Rural zoned land in Derwent Valley. The Derwent Valley Rural Zone borders much larger land parcels in the Rural Living Zone in Granton. The subject site will not contribute to any impacts on rural amenity or land uses beyond what is currently possible at the municipal boundary. However, both these municipalities are across the Derwent River, nearly 900m away, and the impacts of this proposed planning scheme amendment are primarily local. As the amendment seeks to rezone a single site it is considered that there is no practical or strategic advantage in seeking to co-ordinate the controls with the LPS controls in either Derwent Valley or Brighton, and the amendment can be considered to satisfy this requirement.

(h) has regard to the safety requirements set out in the standards prescribed under the [Gas Safety Act 2019](#) .

The site is not located in the vicinity of the gas secondary distributor pipeline.



Figure 6: Map showing location of TasGas Declared Gas Pipeline Corridor in relation to the subject area (Source: LISTmaps, Extracted 27 May 2026)

Attachment 2: Comparative analysis of Environmental Management, Landscape Conservation and Rural Living Zones

Zone	Comment
Environmental Management (current zone) The Zone Purpose for the Environmental Management Zone is: <i>23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.</i> <i>23.1.2 To allow for compatible use or development where it is consistent with:</i> <i>(a) the protection, conservation and management of the values of the land</i> <i>(b) applicable reserved land management objectives and objectives of reserve management plans.</i> The Zone Application Guidelines for the Environmental Management Zone are: <i>EMZ 1 The Environmental Management Zone should be applied to land with significant ecological, scientific, cultural or scenic values, such as:</i> <i>a. land reserved under the Nature Conservation Act 2002;</i> <i>b. land within the Tasmanian Wilderness World Heritage Area;</i> <i>c. riparian, littoral or coastal reserves;</i> <i>d. Ramsar sites;</i> <i>e. any other public land where the primary purpose is for the protection and conservation of such values; or</i>	EMZ 1 is not relevant to the subject site at Black Snake Road as it does not contain any significant ecological, scientific, cultural or scenic values identified in the provided list. While it does identify that private land may be zoned Environmental Management, it is not considered that the site possesses values that are of such significance to justify deviation from the principles of how the zone is applied throughout the Glenorchy LGA. The land is not seaward of the high water mark and is not intended for the development of water storage facilities, so EMZ 2 and EMZ 3 are not applicable. While the current application of the Zone may not be inconsistent with 23.1.2 “To allow for compatible use or development...” its status as private land places it at odds with the rest of land zoned as Environmental Management in the municipality. Given its application is not strongly supported within the Guidelines, its consistency with the Zone Purpose is not so apparent as to offset this issue. The Zone Purpose and Zone Application Guidelines do not support the continued application of the Environmental Management Zone, especially when local zoning principles are considered. Given the Environmental Management Zone’s application is not strongly supported within the Guidelines and its consistency with the Zone Purpose is not especially stronger than either of the alternatives, it does not make sense to retain this zone for the site. This would not be the case if the site was in public ownership, and this inconsistency with the rest of the Environmental Management zoned land should be rectified.

f. <i>any private land containing significant values identified for protection or conservation and where the intention is to limit use and development.</i> <i>EMZ 2 The Environmental Management Zone should be applied to land seaward of the high water mark unless contrary intention applies, such as land with existing, or intended for:</i> a. <i>passive recreation opportunities (see Open Space Zone);</i> b. <i>recreational facilities (see Recreation Zone);</i> c. <i>large scale port and marine activities or facilities (see Port and Marine Zone);</i> d. <i>industrial activities or facilities (see industrial zones); or</i> e. <i>major utilities infrastructure (see Utilities Zone).</i> <i>EMZ 3 The Environmental Management Zone may be applied to land for water storage facilities directly associated with major utilities infrastructure, such as dams.</i>	
Landscape Conservation Zone (alternative zone) The Zone Purpose for the Landscape Conservation Zone is: <i>22.1.1 To provide for the protection, conservation and management of landscape values.</i>	The application of the Landscape Conservation Zone to the subject site is consistent with the Zone Purpose, specifically 22.1.2. The Landscape Conservation Zone could be considered to reflect the constraints of the land which are greater than any surrounding land parcels. However, the site does not possess any notable landscape values

22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

The Zone Application Guidelines for the Landscape Conservation Zone are:

LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.

LCZ 2 The Landscape Conservation Zone may be applied to:

- a. large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;*
- b. land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or*
- c. land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.*

LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.

LCZ 4 The Landscape Conservation Zone should not be applied to:

and is not contiguous with the Landscape Conservation zoned land further to the west.

The approach taken to proposed Landscape Conservation land in Kingborough Council and Huon Valley Council has highlighted the necessity of applying the Landscape Conservation Zone to land primarily for its landscape values, rather than as a de facto environmental zone. Therefore it is not appropriate to pursue the Landscape Conservation Zone for this site.

The Landscape Conservation Zone has some merit in being applied to the site, particularly given the constraints on the site under the Natural Assets Code. However, as the site is isolated from the nearest Landscape Conservation zoned area and does not exhibit significant or notable landscape values, it would be an inappropriate application of the zone.

Further, there is land in Greater Hobart which arguably exhibits greater landscape values than the subject site that has not been considered to meet the threshold for the Landscape Conservation Zone so it would be inappropriate to pursue this zoning, despite the land constraints, for this site given that context.

a. <i>land where the priority is for residential use and development (see Rural Living Zone); or</i> b. <i>State-reserved land (see Environmental Management Zone).</i> <i>Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary. Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.</i> The application of the Landscape Conservation Zone to the subject site is consistent with the Zone Purpose, specifically 22.1.2.	
<i>Rural Living Zone (proposed zone)</i> The Zone Purpose for the Rural Living Zone is: <i>11.1.1 To provide for residential use or development in a rural setting where:</i> <i>(a) services are limited; or</i> <i>(b) existing natural and landscape values are to be retained.</i> <i>11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</i>	The subject site is considered consistent with RLZ 1 (a) given the size of the lot is approximately 7,500m². While this is at the smaller end of the scale for rural living land parcels, 244 Black Snake Road (approximately 180 metres south-west of the site) is smaller than 3,500m² and provides a precedent for the Rural Living Zone to be applied to lots smaller than 1 hectare within the surrounding area. The site is also consistent with RLZ 2 (a) as it is consistent with the Southern Tasmanian Regional Land Use Strategy (STRLUS) and with the six criteria identified under Settlement and Residential Development 1.3 (c). Crucially, the land does “predominantly share common boundaries with existing Rural Living zoned land” and “does not constitute a significant increase in the immediate locality.” It is not expected to increase the

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.

The Zone Application Guidelines for the Landscape Conservation Zone are:

RLZ 1 The Rural Living Zone should be applied to:

- a. residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or*
- b. land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,*

unless RLZ 4 below applies.

RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:

- a. consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or*
- b. the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar*

potential for land use conflict with other uses given it is a site constrained by the Natural Assets Code as well as its narrow boundaries.

While the site was not previously within an Environmental Living Zone under the Interim Planning Scheme, its consistency with the STRLUS should be considered sufficient to justify the Rural Living Zone being applied. It also ensures consistency with the zoning of the surrounding area which is a well-established rural living community.

It should be noted that, while the Rural Living Zone is the preferred zone based on its greater consistency with the Section 8A Guidelines and the STRLUS, the site's development potential is noticeably constrained given the extent of the Waterway and Coastal Protection Overlay and the Priority Vegetation Overlay under the Natural Assets Code. These are not absolute obstacles to development of the site or the proposed zone given that other lots in the Rural Living Zone have large portions of land covered by these overlays. The extent to which these overlays apply to the subject site is far greater however and will likely limit the feasibility of many of the uses within the Rural Living Zone land use table.

minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.

RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:

- a. a reflection of the existing pattern and density of development within the rural living area; or*
- b. further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.*

RLZ 4 The Rural Living Zone should not be applied to land that:

- a. is suitable and targeted for future greenfield urban development;*
- 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; or*
- c. is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.*