

SOUTHERN
MIDLANDS
COUNCIL



PUBLIC COPY ATTACHMENTS ORDINARY COUNCIL MEETING

Wednesday, 28th November 2018
Municipal Offices, 71 High Street, Oatlands
10.00 a.m.

Item 4.1	Draft Council Meeting Minutes (Open) – 24 th October 2018
Item 4.2.1	Minutes – Chauncy Vale Management Committee – 20 th November 2018
Item 4.3.1	STCA Minutes – 19 th November 2018 STCA AGM Minutes – 19 th November 2018
Item 11.4.1	Southern Midlands Council Local Provisions Schedule Supporting Report Appendix A - I

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 24th October 2018

Municipal Offices, 71 High Street, Oatlands

DRAFT

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON WEDNESDAY, 24TH OCTOBER 2018 AT THE MUNICIPAL OFFICES, 71
HIGH STREET, OATLANDS COMMENCING AT 10:00 A.M

1. PRAYERS

Mrs Sally Cousens recited prayers.

2. ATTENDANCE

Mayor A E Bisdee OAM, Deputy Mayor A Green, Clr A Bantick, Clr E Batt, Clr R Campbell and Clr D Fish.

Mr Tim Kirkwood (General Manager), Mr Andrew Benson (Deputy General Manager), Mr Jack Lyall (Manager, Infrastructure and Works) and Elisa Lang (Executive Assistant).

3. APOLOGIES

Clr David Marshall

DECISION

Moved by Clr R Campbell, seconded by Clr E Batt

THAT Clr D Marshall be granted leave of absence for the October 2018 meeting.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

Prior to the meeting proceeding, Mayor Bisdee OAM reported that the Keep Australia Beautiful Council (Tas) has announced Oatlands as the Winner of the Tasmanian Tidy Towns Award for 2018. This was presented at a ceremony held at Smithton on 19th October 2019. National judging will now take place over the coming months with the National Awards function to be held in early 2019.

4. MINUTES

DECISION

Moved by Cllr R Campbell, seconded by Cllr E Batt

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 26th September 2018, be confirmed.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	

4.2 Special Committees of Council Minutes

4.2.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

- Campania Halls Management Committee AGM – 11th September 2018
- Lake Dulverton and Callington Park Management Committee – 15th October 2018

DECISION

Moved by Clr R Campbell, seconded by Clr D Fish

THAT the minutes of the above Special Committees of Council be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

4.2.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

- Campania Halls Management Committee AGM – 11th September 2018
- Lake Dulverton and Callington Park Management Committee – 15th October 2018

DECISION

Moved by Clr R Campbell, seconded by Clr D Fish

THAT the recommendations contained within the minutes of the above Special Committees of Council be endorsed.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

4.3 Joint Authorities (Established Under Division 4 Of The Local Government Act 1993)

4.3.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

DECISION NOT REQUIRED

4.3.2 JOINT AUTHORITIES - RECEIPT OF REPORTS (ANNUAL & QUARTERLY)

DECISION NOT REQUIRED

5. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION

Moved by Clr R Campbell, seconded by Clr A Bantick

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

6. COUNCILLORS – QUESTION TIME

6.1 QUESTIONS (ON NOTICE)

The following questions were submitted by Cllr R Campbell on the 17th October 2018.

Q1 Lake Dulverton: If a person wishes to hire out canoes, kayaks, paddle boards, paddle boats and or sail boards for use on the lake what conditions do they have to abide by?

General Manager's response:

For the purpose of preparing a response, it is assumed that the person wishing to hire out canoes etc. intends to do this on a commercial basis and it would be an ongoing business operation.

Firstly, the proponent would need to obtain a planning permit from Council for any development and exclusive use of the land and waters for these purposes i.e. onsite storage facility and any other works/infrastructure needed to get people to and from water. Dependent on the status of such use/works in the Reserve Management Plan the proposal would be either permitted or discretionary. Before an application for a permit can be made the proponent would need to obtain the permission of Parks and Wildlife as landowner.

An assessment would then be undertaken with reference to the Lake Dulverton Wildlife Sanctuary Management Plan 1980, the Lake Dulverton Management Strategy and associated Action Plan. It is highly likely that the Tasmanian Parks and Wildlife Service, as the responsible government agency, would require the completion of an 'Activity Reserve Assessment'. This addresses issues associated with proposed works in and around the Lake, and what impacts the proposed activity may have on the natural values; flora and fauna etc.

Finally, as part of securing the relevant approvals, the proponent would need to provide evidence of relevant insurances.

Any proponent should consult with Council Officers and Parks and Wildlife as early as possible in progressing the idea. The proponent may also consider hiring and storing the equipment off-site (i.e. in Oatlands township) and simply providing a guide or guidance on accessing and using the Lake. This would simplify the landowner and planning approvals.

Note: There are 4 zones in the Lake. The one that could potentially accommodate this type of activity is the Township/ Recreation Zone. As per the Lake Dulverton Management Strategy 2002 the details regarding this zone are:

Indicative Location: Foreshore and lake area between Callington Mill and Mahers Point. (there is a map with zone boundaries). Values: Banks have been cleared and maintained for recreational purposes. General Aim: To provide for sustainable dispersed recreational activities and small scale recreational facilities without significant impact on the Lake's natural processes. To provide for education opportunities around the Lake environs.

Q2 Landline phone coverage is becoming a problem in various parts of the Southern Midlands due to "breaks" in the service and lengthy delays in repairing

the "breaks" (7 days or more not uncommon). Customers are being given the run-around by Telstra (Levendale, Woodsdale, Whitefoord, Andover and other areas. In these areas there are people suffering from cancer, respiratory problems, heart disease, diabetes and the list goes on) If you need an Ambulance in emergency how do you call 000 if your land line phone is not working and you don't have mobile coverage?

What can council do to bring the matter to the attention of Telstra that the service is below par?

General Manager's response:

Council continues to report issues directly to the Telstra Country Wide Area General Manager (Michael Patterson) and Telstra's Community Engagement Specialist (Caley Pearce) as specific details become known. Both persons have previously attended Council Meetings to present future Telstra development plans and discuss Telstra related issues.

They can certainly be invited to attend a future meeting which provides an opportunity to present detailed examples of problems being experienced.

Q3 A common question from people living outside of Oatlands "When will the cows in the lake return a financial dividend to council?" (note the question is within inverted comers so before you try to make the writer of the question apologise or take it out of context the question has been put on behalf as quoted re several concerned rate payers that believe they should be getting better value for their rates.)

Deputy General Managers Response:

This question has been directed to me as the Deputy General Manager, Manager Community & Corporate Development, also the Executive Officer of the Arts Advisory Committee to respond.

It is noted that the total budget for the Cows in the Lake was \$13,455 (which includes the cost of installation), however the Southern Midlands Regional News stated that the project cost \$20,000. Inaccurate reporting by the media provides some degree of aggravation to both the ratepayer and Council Officers.

I respond as follows as the Executive Officer to the Southern Midlands Arts Advisory Committee and I am firstly confused that this question has been raised by Councillor Campbell given the SM Arts Advisory Committee created the concept of the "Cows in the Lake" from a historical perspective of Oatlands colloquial village life and has been working on delivering this Heritage Arts installation for approximately two years. Councillor Campbell is a proxy member of this Committee and I am sure he is across the discussions of the Committee and therefore could have very well-articulated an appropriate response to this question based on the knowledge accrued by him over the two years, drawing on the Southern Midlands Arts Strategy coupled with the SMC Strategic Plan and the Heritage Highway Destination Action Plan which is encapsulated within the Strategic Plan as well as the Evaluation Report of the Heritage & Bullock Festival 2018.

[EXTRACT] SM Arts Strategy

Objective Four

Recognise, celebrate and promote the uniqueness of our region through the arts.

What are we aiming to achieve?

- 4.1 Increase community awareness and understanding of the history, culture and built heritage of the Southern Midlands

What are the key actions to achieve our aims?

- 4.1.1 Identify anniversaries and opportunities for celebrations
4.1.2 Support and encourage the production and publication of works that showcase the region

[END OF EXTRACT]

Clearly the aforementioned objective is not ‘dollar centric’, however the creation of such art installations have a positive contribution to the cultural heritage of Oatlands and the drawing of linkages to unique rural stories is a very powerful connection to local pride, cultural celebration and visitor attraction across our nation. This is demonstrated by the many wonderful stories of Andrew (Banjo) Paterson, Henry Lawson and the like.

Council’s Strategic Plan identifies that Council should embrace the Heritage Highway Destination Action Plan (refer below)

Southern Midlands Council Draft Strategic Plan 2018-2027

2.2 TOURISM		GROWTH
<i>What we are aiming to achieve:</i>		
2.2.1	Increase the number of tourists visiting and spending money in the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
2.2.1.1	Seek opportunities to support the development, growth and promotion of a wide range of tourism in the Southern Midlands	GM
2.2.1.2	Seek opportunities to further develop and link heritage tourism opportunities both within and outside the region, including convict sites, the Oatlands Military Precinct and Callington Mill Precinct	HP
2.2.1.3	Support the development of tourism products	GM
2.2.1.4	Work in partnership with other State, Regional and local organisations including Destination Southern Tasmania and the Heritage Highway Tourism Region Association	GM
2.2.1.5	Investigate and encourage the development of a four star accommodation facility (min 30 beds)	C&CD
2.2.1.6	Support and maintain the relationship with the Heritage Highway Touring Region	GM
2.2.1.7	Embrace and implement the Heritage Highway Destination Action Plan	GM

The Heritage Highway Destination Action Plan (refer below) articulates the actions by Council, which clearly the Cows in the Lake fits into.

PRIORITY 1 Destination marketing		Responsibilities	Priorities
1.	In consultation with community and stakeholders undertake a Brand Health and Positioning study of the midlands, Heritage Highway and individual town identities.	HH, TNT, DST	High
2.	Develop and encourage collective use of a brand style guide by business and community organisations for all market communications.	TNT, DST, HH, Councils	Low
3.	Continue to review and build on existing digital assets and content of Tasmania’s Midlands and both RTD. <ul style="list-style-type: none"> Maintain consistency with the brand and positioning Ensure content is locally authored and maintained to reflect the heritage and living culture, on and off the highway Tell the unique stories linked to attractions, events sites and journeys Champion the use of shared hashtags by all partners to encourage content sharing. 	HH, TNT, DST	On-going
4.	Support and advocate for a contemporary best practice wayfinding, visitor precinct and location interpretive system along the highway and the adjoining towns using a combination of technology applications and road signage. Specifically support the Beacon technology trial being proposed for southern midlands towns.	Councils, TNT, DST	Medium
5.	Engage with and participate in cooperative marketing programs and activities of Destination Southern Tasmania and Tourism Northern Tasmania.	HH, TNT, DST	On-going

PRIORITY 2 Infrastructure development and investment attraction		
Actions	Responsibilities	Priorities
1. Consult with state government in developing the highway and roadside environment conducive to enhancing the visitor experience and safety.	DAP Leadership Group	On-going
2. Review & prioritise infrastructure and experience development beyond the Highway to encourage visitors to explore. Consider: <ul style="list-style-type: none"> ▪ Inland fisheries development ▪ Forestry access roads ▪ Buckland Road ▪ Heritage sites ▪ 'Old Highway route' and 'Coach Inn/Homestead' sites interpretation ▪ Visitor amenities and rest points ▪ Walking and cycling trails. 	Councils	Low to Medium
3. Support and consult with Councils in attracting new investment and the structured planning for villages in the Midlands.	Councils Department of State Growth	Low to Medium
4. Develop unique and contemporary enhancement of and linkages between existing outdoor interpretive art installations throughout the Midlands, such as topiary, silhouettes and chainsaw sculptures.	Arts Community Groups	High

PRIORITY 3 Product and services development		
Actions	Responsibilities	Priorities
1. Support opportunities for continuous development of existing heritage sites to provide active and immersive differentiated and unique experiences, events and activities.	DAP Leadership Group, working with National Trust and LTA	On-going
2. Support opportunities in the central district that create significant signature experiences to attract visitors.	DAP Leadership Group	On-going
3. Support new and existing events that add value to the visitor experience and attract visitors, particularly during quieter periods, such as: <ul style="list-style-type: none"> ▪ Vintage car rallies ▪ Visual Arts ▪ Agriculture/rural life ▪ Heritage crafts and artisans ▪ Steam train experience 	DAP Leadership Group	On-going

Given the Council Committee supported by Council Officer has progressed the Cows in the Lake as a Strategic Objective, the following dissertation by Bruce Leaver articulates the economic and social benefits of such an initiative.

DELIVERING THE SOCIAL AND ECONOMIC BENEFITS OF HERITAGE TOURISM

By Bruce Leaver

Bruce has had a long career in conservation management and nature based tourism in three states and the Commonwealth. He continues this focus as Chair of Sapphire Coast Tourism on the far south coast of NSW. He is also Chair of that region's National Parks and Wildlife Reserve Advisory Committee and Chair of the Nature and Heritage Tourism Advisory Group to the NSW Government's Tourism Visitor Economy Task Force.

Bruce was head of the Heritage Division in the former Department of Environment and Heritage and the last Executive Director of the Australian Heritage Commission. He oversaw the development and enactment of the new National and Commonwealth heritage provisions in the EPBC Act. His final years with the Commonwealth were taken up with Parks Australia in the development of the National Landscapes program in partnership with Tourism Australia.

Bruce has served on key committees including the conservation management advisory committee and the tourism advisory committee for the Great Barrier Reef Marine Park and the liaison committee that oversees the operation of the intergovernmental Australian Alps Management Agreement.

INTRODUCTION

Traditionally the identification and preservation of heritage has been driven by community aspirations about preserving connections with history and ancestry as part of the national identity.

Heritage conservation can be expensive, both to the public purse and for property owners. The expense may lie in the cost of restoring and conserving the fabric of a place or the cost of economic opportunities foregone in alternative use of the site. Heritage tourism can provide an economic reason to preserve that heritage. No heritage, no heritage tourism.

An added benefit from heritage tourism is the chance to change community perceptions of the way in which heritage places should be treated. They learn about, as well as enjoy the experience.

There are examples of strategic approaches that have been developed for heritage tourism.

However, few initiatives have produced a tactical framework that plans and delivers heritage tourism to the visitor. Most have focused on what tourism deliverers should not do – rather than on what they can do and how they can do it.

The statistics of domestic tourism generally indicate a gloomy picture for regional Australia but there is one area of projected growth – heritage tourism.

It is timely to develop an approach that enables the social and economic benefits of heritage to be realised. Whilst conserving the intrinsic value of the heritage the approach must be one that fosters regional partnerships between the community, managers and tourism and clearly sets out the way for implementation and ongoing delivery.

This essay discusses some initiatives that develop a strategic approach and gives an example of the way in which heritage tourism can be implemented at the regional level.

HERITAGE TOURISM

Heritage tourism is particularly relevant to the social and economic wellbeing of communities. It is the one activity forecast for growth in an otherwise stagnant domestic tourism market. Heritage tourism utilises the cultural and historical capital of a region and contributes to the growth of a sector that, in many areas, has replaced traditional resource based industries.

Heritage tourism also puts an economic value on heritage assets, thereby contributing to their preservation for future generations.

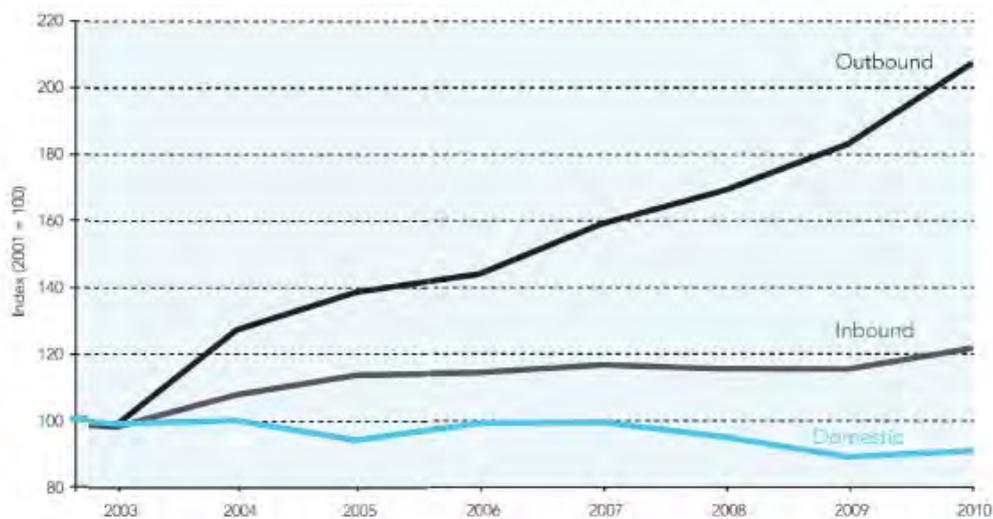
THE STATE OF AUSTRALIAN TOURISM

Tourism is worth over \$90billion to the economy. It contributes \$24b (over 10%) to export earnings and 4.7% of total employment.

Domestic tourism is stagnant. The biggest growth area is outbound – the numbers travelling overseas have increased on average 7% pa since 1999 (in 2010 it was over 14%), boosted by an appreciating Australian dollar.

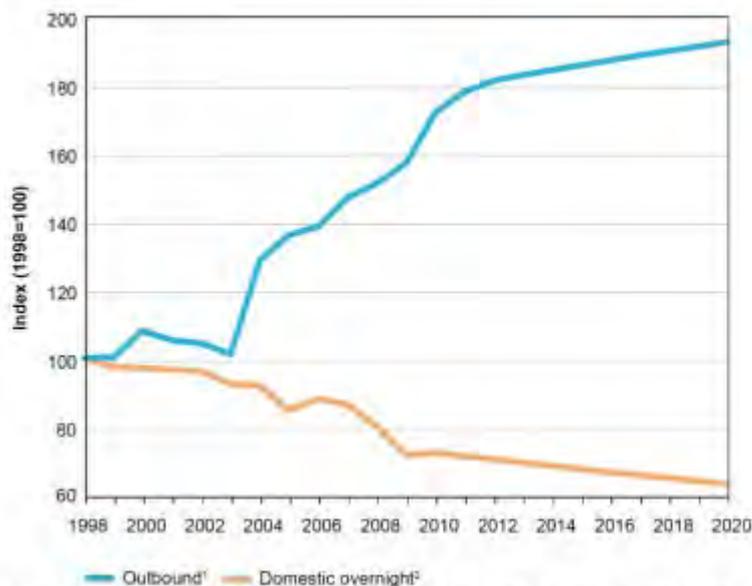
Domestic tourism represents about three quarters of the value of the Australian tourist industry.

Many regional economies are now highly dependent on the tourism sector where it has supplanted traditional industries.



Tourism Industry Facts and Figures at a Glance - May 2011, Dept. Resources Energy and Tourism

Projections relating to the propensity to travel overseas holds little comfort.



Travel by Australians – March 2010 Quarterly Results of the National Visitor Survey, Tourism Research Australia

Tourism Research Australia's report, 'Through the looking glass: The future of domestic tourism in Australia (2008) considered a wide range of economic and demographic factors. The analysis included predictions for the range of activities travellers participate in including (p36):

The largest average annual growth is in cultural and heritage activities, forecast to increase by 1.7% per year on average between 2006 and 2020.

Heritage tourism has the following features which are particularly appealing to regional social well-being:

1. based largely on existing infrastructure
2. offers tourism diversification away from the (often) heavy reliance on existing resort areas and peak seasons
3. establishes heritage structures and landscapes as economic assets

4. engenders respect and value for the social history of communities that have been marginalised through changes to the economic base and demography.

DELIVERING HERITAGE TOURISM

Tourism is highly competitive. Regions fiercely defend their market share in the contracting domestic market so the development of new product has to be highly professional, making use of destination branding principles.

Branding Principles

1. Focus on a tightly defined target market and the most compelling offering to that market.
2. It is not the physical features of a destination that appeals to a visitor but rather an outstanding experience of those features.
3. The experience must differentiate the place from anywhere else.
4. Get it right for the few ideal visitors and the rest will respond – always.

The message appears in various forms, for example Amy Webb, Director of Heritage Tourism, US National Trust for Historic Preservation:

Focus on what your byway has that is truly unique and different. Focus on the qualities that separate your location from anywhere else in the world. That's your hook. That's your marketing angle. That is what visitors are looking for. As we become more homogenous, people are looking for those special one-of-a-kind places.

Focus is the key. Although it seems counter-intuitive, the smaller the target market is, the greater the chance of success. There is no need to address different sectors of the tourist market and their expectations of interest. Trying to be all things to all people just clutters up the message.

A heritage tourism target market

A region will rarely have the resources to undertake research to develop a market profile. A useful surrogate is Tourism Australia's 'Experience Seeker' target market. This has been thoroughly researched and is applied to the promotion of both the international market and the domestic market. They:

1. are experienced travellers
2. seek out and enjoy authentic personal experiences they can talk about,
3. involve themselves in activities, are sociable and enjoy engaging with locals
4. are active in their pursuits and come away having learnt something
5. are adventurous and enjoy a variety of experiences on any trip
6. place a high value on contrasting experiences (i.e. different from their day-to-day lives).

The most compelling proposition for the target market visitor

The market positioning must be directed towards providing experiences rather than merely interpreting landscape, buildings and artefacts. These physical elements must be translated into a living story. The aim is to elicit an emotional connection between the heritage and the visitor. This is the hardest part – and it has to differentiate the place from anywhere else.

Barriers

The barriers to the development of heritage tourism are:

1. mutual lack of knowledge between the heritage and tourism sectors and about the opportunities of heritage tourism

2. *lack of formal linkages between culture and tourism at government and working levels*
3. *'Heritage' ambivalence about tourism, driven by concerns about sustainability and commercialism*
4. *lack of knowledge about the economic impact of heritage tourism*
5. *lack of resources to develop and market heritage products*
6. *lack of education and training related to heritage tourism*
7. *distance and access problems outside the major urban areas*
8. *lack of market-ready, packaged product (outside the major urban centres)*
9. *minimal marketing of heritage.*

Significant government cut backs to facilities and human resources also represent a major challenge. Sound familiar? The above are from the Canadian Five Year Business Strategy for Cultural and Heritage Tourism.

EXISTING APPROACHES TO AN OVERARCHING HERITAGE TOURISM STRATEGY

The importance of heritage tourism has been increasingly recognised over the last decade. There have been a number of government responses, for example:

1. *Australian Heritage Commission 2001 Successful Tourism at Heritage Places – A Guide for*
2. *Tourism Operators, Heritage Managers and Communities.*
3. *Environment Protection and Heritage Ministerial Council 2003 Going Places: Key opportunities*
4. *for natural and cultural heritage tourism in Australia.*
5. *WA Heritage Council and Tourism WA 2006 A Heritage Tourism Strategy for Western Australia.*
6. *NZ Ministry for Culture and Heritage 2008 New Zealand Arts, Cultural and Heritage Tourism Strategy to 2015.*

The general approach has been to provide a code to underpin heritage based tourism, or to provide some overarching tourism development themes, without identifying tangible steps to practical implementation.

Western Australian Heritage Tourism Strategy

The Western Australian strategy progressed heritage tourism towards practical implementation.

The strategy was based on Heritage and Tourism Themes for Western Australia, prepared for the

Heritage Council of WA and Tourism WA. The report aimed to identify the historic themes that provide the greatest potential for tourism. These themes were: Indigenous, Maritime, Convict, Ecclesiastical, Gold Rush, Rail, Military, Timber and north Kimberley.

The report also examined the importance of historic routes that link several of the themes to provide visitor dispersal strategies. The report proposed a range of between 8 and 20 routes.

The stories associated with these routes are:

1. *The First Australians: The world's boldest pioneers and their unique culture.*
2. *Discovering Australia: Explorers, Pirates and Mutineers.*
3. *A Fatal Shore: Convict transportation and its legacy.*
4. *The Old Spanish Mission Trail.*
5. *Gold Rush: how the world scrambled to get a piece of the action in the gay 90s.*

6. *Great railway journeys of the world: 'The Indian-Pacific, 'The Prospector' and other famous trains of the golden west.*
7. *A World at War at the end of the earth: Australia in two World Wars.*
8. *Avenue of the Giants: Australia's karri and tingle big tree country.*
9. *Heritage of the Never-Never. Western Australia's Gibb River Road.*
10. *Two Weeks Discovering Historic Perth.*

The report recommended further studies to establish subsidiary, historically themed cultural routes at regional, local and municipal levels. It was intended that these routes be developed around significant clusters of Heritage Council and the National Trust of WA listed places.

The heritage tourism strategy indicated that specific projects and initiatives were to proceed with different partners on a case-by-case basis under a Heritage Tourism Advisory Group. It proposed that appropriate levels of support would be provided for heritage tourism projects with national, regional or local significance. No further progress on the strategy has been recorded to date.

What needs to done

The examples of heritage tourism strategies given above illustrate how straightforward, conceptually, the development of such strategies seems to be, and how difficult it is to implement them in practice.

The branding principles are clear: identify and deliver the unique and compelling heritage experiences the region can offer to a curious, educated and discerning target market. Delivery, however, is an arduous journey sorting through variously listed heritage assets, different management arrangements, traditional barriers and rivalries and a suite of passionate stakeholders not necessarily sharing a common passion.

Heritage listings have proliferated in Australia. There are places listed for World, National, Commonwealth, State and local heritage significance, many of which are also on the Register of the National Estate and National Trust lists. The challenge in a tourism strategy is both to leverage off icon listings as marketable designations of excellence and to cut through what is often a plethora of regional listed places, to focus on only those places that will provide a compelling experience to a target market.

In Conclusion

*I firmly believe that the Cows in the Lake have to date and will in the future add value to the Oatlands experience by encouraging tourists to **Step into Oatlands' Story**.*

I would draw upon the Heritage & Bullock Festival 2018 as an example where the calculations undertaken in the Evaluation Report clearly showed that from the 5,200 visitors to Oatlands over the two days in August 2018 they conservatively left in our Community a figure of \$50.00 each, therefore equating to \$260,000.00 generated by the visitors. Many of those visitors commented on how marvellous the Cows in the Lake are. During the lead up to the event, both ABC Radio and the print media ran some great stories about the Cows in the Lake. From my considered view, even taking into account, double the budgeted cost of the establishment of the Cows in the Lake a mere \$4.50 per head of the 5,200 visitors paid for the costs. The Cows in the Lake will not return a financial benefit to Council, rather it is the Community in Oatlands who will reap the benefits of Council's efforts for many years to come.

Q4 In electoral material a candidate states (quote) “Lobbied with CAC Committee Chairman and obtained \$2.5 million upgrade to the Midlands Multi Purpose Health Centre.” If this is the case what are the upgrades, what will the \$2.5 million be used for? Will there be upgrade for the ambulance crews accommodation and if so when will it be completed?

General Manager’s response:

The \$2.5 million allocated by the Tasmanian Government to the Midlands Multi-Purpose Health Centre was announced as part of the 2018-19 State Budget. The funds will primarily be used to upgrade the Acute Care section of the facility. Plans have been finalised and submitted for development approval. Tenders will then be invited and it is expected that works will commence in the new calendar year.

The \$2.5 Million funding does not include accommodation facilities for the Ambulance paramedics or volunteers. This is being pursued separately with no firm outcomes to date.

Actions taken to date include:

- *Initial meeting(s) with CEO and senior representatives of Ambulance Tasmania;*
- *Council has prepared preliminary design plans to construct two stand-alone buildings at the rear of the Ambulance garage (1. Unit Accommodation for Paramedics and 2. Accommodation for Volunteers/Meeting/Training room etc.) These plans were prepared in consultation with the Paramedics and volunteers;*
- *Plans (together with indicative costings) have been provided to Ambulance Tasmania;*
- *Follow-up meetings with Ambulance Tasmania to discuss financing options which may include direct funding by the State; Council up-front funding on a long-term lease back / purchase arrangement. This would be on a full cost recovery basis, noting the aim is to also include transfer of ownership of the Garage to Ambulance Tasmania;*
- *August 2018 - Submission made via the office of Hon Brian Mitchel MP (Federal Member for Lyons) to source funding via the Australian Government’s Community Health Program;*
- *Communication with Hon Rebecca White MP (State Labor Party) following request for a briefing and update in relation to the proposal.*

At present, the proposal is with the Tasmanian Government / Ambulance Tasmania. As it is not a core Council activity, a source of funding is required and further progress is basically at the discretion of the State.

Q5 Looking at rates and wages in percentage terms: From the rates received by council what is the percentage paid in wages and what is the percentage that covers all fixed overhead costs (ie. super, power, phone, sick leave, elected members etc. etc.)?

General Manager's response:

The 2017/2018 Audited Financial Statement (Consolidated Statement of Statement of Profit or Loss) has been used as the basis for responding to this question.

<i>Operating Expenses – Line Item 'Employee Benefits'</i>	<i>\$3,986</i>
<i>Recurrent Income – Rates and charges</i>	<i>\$5,214</i>
<i>Percentage</i>	<i>76.4%</i>
<i>Percentage as a total of Recurrent Income</i>	<i>37.4%</i>

Note: Employee benefits include all direct wages and associated employee on-costs including Superannuation, Leave entitlements, related insurances etc. Direct labour costs represent approximately 67% of total Employee Benefits.

Total electricity costs for 2017/18 were \$184,787, being \$81,693 for street lighting and \$103,094 for all other electrical supplies. This amount is reported in the Line Item 'Materials and Contracts'.

Total costs associated with Elected Members was \$124,451. This amount is reported in the Line Item 'Other Expenses'.

Q6 Woodsdale Road: Sections of Woodsdale Road are breaking up, as a result large lumps of seal and stones are being spread around potholes and across the road creating hazard to passing traffic and motorbike riders. If the loose material is flung up into the windscreen of a moving vehicle the result could be catastrophic and may cause death.

-What can be done to remove the loose material and when will repairs to Woodsdale Road be carried out?

General Manager's response:

As advised (and reported) at the previous meeting, Council has budgeted to reconstruct and seal one kilometre of the Woodsdale Road this financial year. Tenders will be called in November 2018 and it is envisaged that following preparatory works, the contract work will be undertaken in January / February 2019 – depending on Contractor's Works Program.

It is also confirmed that Council staff have since addressed and removed the issue of loose material on this section of road.

Q7 Having knocked on many doors there are many ratepayers not happy and are asking a common question. "How can the general manager make council more accountable (and open) to the ratepayer?"

General Manager's response:

In terms of accountability to the ratepayer, in order to provide a formal response to this question, reference is made to the provisions contained within the Local Government Act 1993.

*Firstly, one of the key functions of a **councillor** is to represent the community and to facilitate communication by the council with the community. There are a range of options to facilitate this communication (i.e. public meetings; surveys; direct communication etc.) Depending on the issue and/or circumstance, these type of measures have been adopted in the past and are available to Council at all times.*

Councillors of a council collectively also have the function of developing strategies and plans for the efficient and effective provision of services and facilities; and to facilitate and encourage the planning and development of the municipal area in the best interests of the community.

By way of an example, Council has just completed the process of reviewing (and updating) its Strategic Plan. This process involved a number of community forums which are held for the purpose of providing an opportunity to identify the needs and desires of ratepayers (and the community as a whole) and to provide direction and guidance to Council. An invite is also extended to the community to lodge written submissions. From my perspective, awareness of the community's needs is the first step in being accountable.

Following from the above, the various strategies and actions identified in the strategic planning process then flow through to the Annual Plan and associated budgets (as endorsed by Council). Finally, an Annual Report is then prepared at the conclusion of the period which provides details of the councils' activities and its performance in respect of the goals and objectives set. These processes, and the resultant plans, strategies and reports, are all focussed on accountability to the ratepayer. The audited Financial Statement, which forms part of the Annual Report, is also a key document from an accountability perspective.

Ultimately Council, as a collective body of individual Councillors, certainly becomes accountable through the election process.

In relation to being "open", subject to legislative restrictions (e.g. Right to Information Act 2009) and associated legal compliance requirements, basically all information is available to the general public. It should be noted that the Local Government (Meeting Procedures) Regulations 2015 are very specific in relation to what must be considered in a 'Closed Session' of Council. The following is an extract from the Regulations:

"15. Closed meetings

(1) At a meeting, a council by absolute majority, or a council committee by simple majority, may close a part of the meeting to the public for a reason specified in subregulation (2) .

(2) A part of a meeting may be closed to the public when any one or more of the following matters are being, or are to be, discussed at the meeting:

- (a) personnel matters, including complaints against an employee of the council and industrial relations matters;*
- (b) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;*
- (c) commercial information of a confidential nature that, if disclosed, is likely to –*
- (i) prejudice the commercial position of the person who supplied it; or*
 - (ii) confer a commercial advantage on a competitor of the council; or*
 - (iii) reveal a trade secret;*
- (d) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;*
- (e) the security of –*
- (i) the council, councillors and council staff; or*
 - (ii) the property of the council;*
- (f) proposals for the council to acquire land or an interest in land or for the disposal of land;*
- (g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential;*
- (h) applications by councillors for a leave of absence;*
- (i) matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;*
- (j) the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.*
- (3) Unless subregulation (4) applies, a council or council committee must not close a part of a meeting when it is –*
- (a) acting as a planning authority under the Land Use Planning and Approvals Act 1993 ; or*
 - (b) considering whether or not to grant a permit under that Act; or*
 - (c) considering proposals for the council to deal with public land under section 178 of the Act.*
- (4) A council or council committee may close a part of a meeting when it is acting or considering as referred to in subregulation (3) if it is to consider any matter relating to –*
- (a) legal action taken by, or involving, the council; or*
 - (b) possible future legal action that may be taken, or may involve, the council.*
- (5) If at a meeting a council or council committee closes a part of the meeting, the grounds for the closure are to be recorded in the minutes relating to the part of the meeting that is open to the public.”*

As a concluding comment, from a management team perspective, we would certainly welcome any specific feedback where there is a perceived lack of either ‘accountability’ or ‘openness’. This then provides an opportunity for Council, as an entire organisation, to factor this feedback into future plans and reporting.

6.2 QUESTIONS WITHOUT NOTICE

An opportunity was provided for Councillors to ask questions relating to Council business, previous Agenda items or issues of a general nature.

Clr Campbell – question regarding signs for special events and whether the signs are made within the Southern Midlands? If not, why does Council not support local sign writing businesses? (e.g. Signage by Ruth)

The General Manager advised that Eye Spy or De Neefe Signs are generally used, acknowledging that they are not based within the Southern Midlands. It was noted that a local business can certainly be utilised in future.

Clr Fish – complaint received from resident in Stanley Street regarding numerous chooks on the road/garden area. Council officers have attended previously but the issue is still occurring.

The General Manager advised that this item will be raised with the Animal Control Officer.

Clr Bantick – in the past few months, the Bagdad Fire Brigade has received five call outs associated with the burning of tyres. Can an article be included in the next Council Newsletter informing residents that this type of burning is illegal?

The General Manager advised that this information can be included in the next Council Newsletter. Further discussions with Council's Environmental Health Officer will also occur in regard to this issue.

Clr Bantick – requested that the Huntington Tier Road form part of an ongoing road capital improvement program and that this request be recorded. The request is based on the level of traffic on this road and the increasing number of residents within this area.

The request was noted.

Clr Bantick – clarification sought in relation to the copyright entitlements for the Oatlands Aquatic Centre.

The General Manager advised that the copyright issue is addressed in the Contract Agreement with the Architect, noting that the plans can be used for construction of the facility at the planned location.

Clr Campbell – request for a written report / update on car wrecks within the Council area?

An update report will be prepared and circulated.

Deputy Mayor – has received complaints from across the municipality regarding roadside litter and Council staff driving past rubbish on the roadside without picking it up. What roles are applied to the external workforce regarding litter and what are the proposed remedies? Notification of illegal dumping on the old part of the Tasman Highway at Orielton.

The General Manager advised that a roadside litter collection program can be scheduled prior to the end of the calendar year. Advice welcome in relation to any specific roads and/or areas.

Mayor – State Government Grants for defibrillators were advertised today, request for Deputy General Manager to follow up.

The Deputy General Manager advised that Council's Corporate Compliance Officer is following this matter up.

7. DECLARATIONS OF PECUNIARY INTEREST

Nil.

8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

The General Manager reported that the following items need to be included on the Agenda. The matters are urgent, and the necessary advice is provided where applicable:-

1. MELTON MOWBRAY - PROPOSED BUS STOP (DEPARTMENT OF STATE GROWTH)

DECISION

Moved by Clr E Batt, seconded by Clr D Fish

THAT the Council resolve by absolute majority to deal with the above listed supplementary item not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015.*

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

9. PUBLIC QUESTION TIME

Public Question Time was held later in the meeting.

9.1 Permission to Address Council

Permission was granted for the following person(s) to address Council:

- Mr Paul Dalla-Fontana (Principal, Campania District School) will address Council at 10.30 a.m. regarding the proposed Landscape Plan for Campania District School/Campania Recreation Ground.
- Mr Fraser Miller will address Council at 11.00 a.m. regarding Craighourne Road access issues.

Permission to Address Council – Mr Paul Dalla-Fontana

Mr Paul Dalla-Fontana (Principal, Campania District School) entered the meeting at 10.22 a.m. to address Council.

Mr Dalla-Fontana outlined the proposed Landscape Plan for Campania District School/Campania Recreation Ground. A master plan has been developed and was presented to Council along with concept ideas.

It is proposed to further develop under-utilised school grounds for student's health and well-being – e.g. bike track/vegetable gardens/outdoor areas but to also be utilised as a community space and hope that outside of school hours that it will also become a valuable community resource.

The Deputy Mayor commended the Principal on the design and the great initiative shown by the school. Council need to re-engage with Campania community and would welcome the opportunity to work closely with the school.

The Mayor advised that a strategic alliance with Council would be a positive way forward.

Clr Batt asked how the school would prevent members of the public entering this area during school areas with regulations regarding working with children etc. It was advised that appropriate signage would be erected and supported by school policies.

The Deputy General Manager will further document and present a proposal to the next Council meeting as it is a great opportunity to integrate this landscape plan with the Campania Recreation Ground and a partnership with the school would be a positive step forward.

The Mayor thanked Mr Dalla-Fontana for his very forward thinking plan and for creating a beneficial space for both students and community members. The Mayor advised that Council will further consult with the school and thanked him for making a presentation to Council.

The meeting was suspended for morning tea at 10.46 a.m.

DECISION

Moved by Clr D Fish, seconded by Clr E Batt

THAT the meeting be reconvened at 11.08 a.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

Permission to Address Council – Mr Fraser Miller

Mr Fraser Miller (Property Owner - Mt Baines, Colebrook) addressed Council at 11.00 a.m. regarding Craighourne Road access issues.

Mr Miller is requesting Council to consider closing a section of Craighourne Road due to issues associated with trespass and vandalism of his property. Mr Miller has had numerous people trespassing on his property without permission (i.e. dirt bikes / 4wds). He has experienced verbal abuse; livestock being shot; property stolen and vandalised.

Mr Miller has attempted to resolve this issue by contacting Council, Police, EPA, Inland Fisheries and numerous other departments but no one will accept responsibility for the situation. Closure of the road would allow them to purchase the road corridor and prevent further access.

It was noted by Mr Miller that the southern end of the dam is a purpose built area for fisherman with boat access etc.

Council thanked Mr Miller for his presentation and it was acknowledged that this issue will be further considered in Agenda item 10.1.

10. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015

10.1 CRAIGBOURNE ROAD, COLEBROOK

Deputy Mayor Alex Green has submitted the following Notice of Motion:

"That Southern Midlands Council as per the provisions of the *Local Government (Highways) Act 1982* s.14 ss. (1) close for reasons of public benefit and in the interests of public safety that section of Craigbourne Road, Colebrook, situated between 32 Craigbourne Road and Craigbourne Dam".

BACKGROUND (Comments provided by Deputy Mayor A Green)

Supporting comments to be provided at the meeting.

General Manager's Comments:

The Notice of Motion makes reference to the Local Government (Highways) Act 1982. The following is an extract from the Act (Division 2, Part II – section 14) relating to the permanent closure of highways.

Note: For clarification, reference to a highway includes a Council maintained road.

"14. Closure and diversion of highways

(1) If, in the opinion of the corporation, a local highway or part of a local highway should be diverted or closed for the public benefit, in the interests of public safety or because of lack of use, it may –

(a) if it is satisfied, in the case of a diversion of a highway, that standard requirements, if applicable, have been complied with; and

(b) not less than 28 days after a written notice of its intention to do so –

(i) has been served on each of the owners and occupiers affected;

(ii) has been served on the Transport Commission;

(iii) has been displayed in a prominent position at each end of the highway; and

(iv) has been published twice in separate issues of a local newspaper circulating in the municipality in which the highway is situated –

close or divert the highway in respect of all traffic or particular types of traffic or subject to the reservation of a footpath or some other highway that may be used only for limited purposes.

(2) A notice under [subsection \(1\)](#) may apply to 2 or more highways that are connected with one another.

(3) Subject to [subsection \(4\)](#), a notice under [subsection \(1\)](#) shall contain a map or plan showing the proposed closure or diversion to which it relates.

(4) A notice under [subsection \(1\)](#) that is required to be published in a newspaper may, instead of containing such a map or plan as is referred to in [subsection \(3\)](#), contain a

statement of a place in the municipality in which the highway is situated where the plan may be inspected free of charge at all reasonable hours.

(5) An interested person may, before the expiration of a notice under [subsection \(1\)](#) , give written notice to the corporation of his objection to the proposed closure or diversion.

(6) The corporation is to refer each objection that it is notified of under [subsection \(5\)](#) to the Magistrates Court (Administrative Appeals Division).

*(7) The Magistrates Court (Administrative Appeals Division) has power to receive and determine the objection as if it were an application to review the decision relating to the proposed closure or diversion and, in addition to its powers under the [Magistrates Court \(Administrative Appeals Division\) Act 2001](#) , the Court may make a local highway order –
(a) upholding the objection; or
(b) authorizing the proposed closure or diversion.*

(8) An order under [subsection \(7\)\(b\)](#) may prohibit, in whole or in part, the closure or diversion authorized by the order until such conditions as may be specified in the order have been fulfilled, being conditions that the Magistrates Court (Administrative Appeals Division) considers proper to impose for the provision or preservation of the means of communication by highway or the means of access to a highway.

(9) Where the Magistrates Court (Administrative Appeals Division) makes an order under [subsection \(7\)\(b\)](#) , the Minister shall, as soon as possible after the making of the order, cause a notice containing particulars of the order to be published in the Gazette.

(10) A diversion of a highway that is opened under this section by a corporation is maintainable by the corporation.”

For information purposes, a full extract of Division 2, Part II is included as an attachment.

Craigbourne Road

The section of Craigbourne Road that is the subject of this Motion is the north-eastern section of the road that is accessed via Link Road, Colebrook.

Note: Prior to the construction of the Craigbourne Dam, the Craigbourne Road extended from the Colebrook Road through to the junction of Hungry Flats Road and Link Road. Construction of the Dam split the road into two separate sections and the Dam creates a physical break in the road.

It should be further noted that Council, at its meeting held 26th September 2018, resolved to request the Nomenclature Board to rename the south-western section of the Road as Craigbourne Dam Road.

A map has been included to show the section of Road situated between 32 Craigbourne Road and Craigbourne Dam. It is an approximate distance of 1.1 kilometres.

Background Comments

Access to the Craigbourne Dam via this section of road has raised many issues over a considerable period of time. Primarily the issues have related to vehicles straying onto private property (noting that the roadway is not fenced beyond the point where it enters

the Mt Baines property i.e. No 32), and more recently there have been reports of vandalism; damage to buildings located on the property; illegal shooting activities and non-approved removal of firewood.

Following an approach by the new owners (F Miller & M Nardi) of the Mt Baines property in early 2018, an initial site meeting was arranged to gain a full understanding of the issues and determine a suitable course of action. Suggestions arising from that initial meeting included:

- a) Fencing of the road reserve. This obviously creates an issue whereby vehicles are unable to turn or park (i.e. in a designated parking area);*
- b) Construct a parking bay at the boundary of the Mount Baines property and restrict access to pedestrians only beyond that point. Whilst this means that any boat access would be restricted to the entry off Colebrook Main Road, it would prevent vehicles entering private property and therefore discourage illegal shooting activities and removal of firewood; and*
- c) Go through a formal road closure process and close the road at the boundary of the Mount Baines property. This would mean that public access to this part of the Dam (other than by boat) ceases.*

Due to the complexity of issues which had the potential to impact on a range of stakeholders, a further on-site meeting was held with the property owner/s and officers from Inland Fisheries; Tasmania Police; Tas Irrigation (as owner of the Dam) and Council.

This meeting was held on 12th June 2018 and the following outcomes of the discussion were recorded and circulated to all present:

- 1. Southern Midlands Council - It was confirmed that the Craighourne Road is a Council maintained road which provides access to the Dam. From a Council perspective it is apparent that there are three options:
 - A) Maintain the status quo;*
 - B) Maintain the status quo and property owners fence the Road reserve. Note: Council has no obligation to contribute towards the cost of fencing between road and private property. This would prevent vehicles straying onto private property. Depending on where the road actually ends (i.e. enters the Dam), turning and parking of vehicles may become an issue;*
 - C) formal Road closure (it is assumed that this would be at the point where the road enters the Mt Baines property). This process is undertaken in accordance with the provisions of the Local Government (Highways) Act 1982 – refer extract from the Act attached – Section 14.*
 - D) Change the status of the road to pedestrian traffic only (again assumed to be at the point where the road enters the Mt Baines property). The property owner indicated that no land would be made available to construct a parking area where vehicles could park at that point and walk to the Dam. This process is undertaken in accordance with the provisions of the Local Government (Highways) Act 1982 – refer extract from the Act attached – Section 31.**
- 2. Property Owners – their strongly preferred option is to close the road and purchase the reservation. There is good access to the Dam from Colebrook Main Road end where there is a boat ramp and other infrastructure.*

3. *Tasmania Police – they experience policing difficulties due to lack of delineation of property boundaries. They would strongly support a road closure (or restriction) to prevent vehicle access. Unfortunately they are the agency that has to respond to the type of incidents that have been reported in previous communications.*
4. *Inland Fisheries – don't support closure of the road. Previous email correspondence indicates that access to the Dam via Craighourne Road was guaranteed by the government of the day when it was constructed (1986) as the public had previously enjoyed access to the Coal River for fishing and other recreation.*

Notes:

It was acknowledged that no formal check survey has been undertaken to confirm the exact boundary between road reservation / private property and property owned by Tas Irrigation.

Actions:

Recommended that there was a need to do a check survey to confirm property boundaries (i.e. both TI and private property) and end of Council maintained road. SMC to obtain a quote to survey and consult with TI and property owner re: possibility of sharing costs;

Research background relating to the guaranteed access to the Dam given by the State Government. Was this included in any legislative provision or other documentation?

Tas Irrigation – unsure whether they had any obligation to fence their property? To be clarified.”

[End – Site Meeting Notes]

Following from the above, I can confirm that a check Survey has been completed. Marker pegs have been installed and a full copy of the survey diagram has only recently been received. The Survey shows that there is an 18 metre wide reservation. Pending a site visit, it is unclear whether there is sufficient room to construct a turning circle within the land owned by Tas Irrigation.

The next proposed course of action was to reconvene the group of representatives that attended the above meeting and determine the strategy going forward.

Concluding Comments

In order to close a 'highway', Council must be satisfied that there is a public benefit; it is in the interests of public safety or because of lack of use.

In this case, lack of use can be discounted. Whilst there are no detailed traffic numbers available, there is certainly evidence that the road is frequently used.

The Notice of Motion specifically refers to the public benefit and in the interests of public safety.

At this stage, no advice has been sought in terms of what constitutes ‘public benefit’. In this instance, it is difficult to qualify the public benefit of closing the road as there is evidence that the road is still being used.

In so far as being in the interests of public safety, the question arises whether the issues being raised by the property are ‘policing matters’ and not necessarily public safety issues that can be addressed through closure of a road.

RECOMMENDATION

For discussion.

DECISION

Moved by Deputy Mayor A Green, seconded by Cllr R Campbell

THAT:

- a) the Southern Midlands Council as per the provisions of the *Local Government (Highways) Act 1982 s.14 ss. (1)* close for reasons of public benefit and in the interests of public safety that section of Craighourne Road, Colebrook, situated between 32 Craighourne Road and Craighourne Dam; and
- b) Prior to proceeding further, Council seek advice in terms of:
 - (1) what constitutes ‘public benefit’ and whether there is a sufficient grounds for Council to rely upon in this case; and
 - (2) being able to justify the decision to close the road based on the interests of public safety.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	

Mr Fraser Miller left the meeting at 11.32 a.m.

11. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME

Session of Council sitting as a Planning Authority pursuant to the Land Use Planning and Approvals Act 1993 and Council's statutory land use planning schemes.

11.1 DEVELOPMENT APPLICATIONS

Nil.

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (Planning Authority)

11.3.1 COUNCILLOR INFORMATION: - MUNICIPAL SEAL APPLIED UNDER DELEGATED AUTHORITY TO SUBDIVISION FINAL PLANS & RELATED DOCUMENTS

Nil.

11.4 PLANNING (OTHER)

Nil.

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

Nil.

12.2 Bridges

Nil.

12.3 Walkways, Cycle ways and Trails

Nil.

12.4 Lighting

Nil.

12.5 Buildings

Nil.

12.6 Sewers / Water

Nil.

12.7 Drainage

Nil.

12.8 Waste

Nil.

12.9 Information, Communication Technology

Nil.

12.10 Officer Reports – Infrastructure & Works

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Mayor – trees at North Yarlington Road, branches overhanging that require attention/trimming.

Clr Campbell – advice of deep potholes on bitumen at Inglewood Road (railway line and crossings) and also Lower Marshes Road.

Clr Campbell – additional signs on Lower Marshes Road regarding temporary hazards may be required due to loose gravel (from bitumen section through to Reid's).

Manager - Advice of additional truck traffic on Woodsdale Road due to tree harvesting etc.

Clr Campbell – area near Dean's property at Woodsdale is being used as carpark area.

Clr Fish – question regarding macrocarpa trees and stumps removed near Mahers Point.

It is understood that a meeting has been held with representatives from Parks and Wildlife.

The General Manager advised that PWS own the property & Council lease the reserve. A 'Reserve Activity Assessment' must be completed for all PWS owned land and was submitted to PWS some months ago. Due to lengthy referral period and potential sites of aboriginal significance, PWS have advised that the tree stumps cannot be removed and site is not to be rehabilitated any further until an assessment has been undertaken and PWS provide further advice.

Clr Bantick left the meeting at 11.42 a.m.

Clr Bantick returned to the meeting at 11.44 a.m.

Mayor – Lower Marshes Road, first corner past the cherry shed needs straightening/widening. *Manager will discuss with property owner.*

Clr Batt – question regarding the speed limit which applies on the Highland Lakes Road at Melton Mowbray. In addition, drainage and footpath improvements are required on the southern side of the Highway – extending from Blackwell Road towards the Bryant property. Can Council raise these issues with the Department of State Growth?

The Manager believes it already is a reduced speed of 60 km/h coming into Melton Mowbray. Council can request a safety audit through State Growth.

DECISION

Moved by Clr R Campbell, seconded by Clr D Fish

THAT:

- a) the Infrastructure & Works Report be received and the information noted; and
- b) Council acknowledge receipt of the registrations for road base materials and screening and supply of plant hire/equipment for the period 1/10/18 to 30/09/19.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Nil.

13.2 Tourism

Nil.

13.3 Business

Nil.

13.4 Industry

Nil.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

14.1.1 HERITAGE PROJECT PROGRAM REPORT

DECISION

Moved by Cllr R Campbell, seconded by Cllr E Batt

THAT the Heritage Projects Report be received and the information noted.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	

14.1.2 REVIEW OF THE SOUTHERN MIDLANDS COUNCIL HISTORIC HERITAGE STRATEGY 2014-2018 AND CONSIDERATION OF THE 2019-2023 STRATEGY

DECISION

Moved by Cllr R Campbell, seconded by Cllr E Batt

THAT:

- a) Council endorse the draft *Southern Midlands Council Historic Heritage Strategy 2019-23* subject to public consultation;
- b) The strategy be publicly exhibited for four (4) weeks seeking any comment or feedback;
- c) Any amendments resulting from public consultation be incorporated in the final strategy under delegation to the General Manager. Consideration of any major suggested amendments to be brought back to the November Council meeting; and
- d) Council note the report on the initiatives from the 2013-2018 strategy.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	

14.2 Natural

14.2.1 LANDCARE UNIT – GENERAL REPORT

DECISION

Moved by Clr D Fish, seconded by Clr R Campbell

THAT:

- a) the Landcare Unit Report be received and the information noted; and
- b) A separate letter of appreciation be sent to Sandy Leighton on behalf of elected members (under Mayors signature) expressing gratitude for her work undertaken in weed management.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

14.3 Cultural

Nil.

14.4 Regulatory (Other than Planning Authority Agenda Items)

Nil.

14.5 Climate Change

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

15.1 Community Health and Wellbeing

Nil.

15.2 Youth

Nil.

15.3 Seniors

Nil.

15.4 Children and Families

Nil.

15.5 Volunteers

Nil.

15.6 Access

Nil.

15.7 Public Health

Nil.

15.8 Recreation

Nil.

15.9 Animals

Nil.

15.10 Education

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Capacity & Sustainability

Nil.

16.2 Safety

Nil.

16.3 Consultation & Communication

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Nil.

17.2 Sustainability

17.2.1 COMMON SERVICES JOINT VENTURE UPDATE (STANDING ITEM – INFORMATION ONLY)

DECISION

Moved by Deputy Mayor A Green, seconded by Clr D Fish

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

17.2.2 SOUTH CENTRAL SUB-REGION COLLABORATION STRATEGY – STANDING ITEM

DECISION

Moved by Clr E Batt, seconded by Clr A Bantick

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

17.2.3 PROPOSED CHRISTMAS / NEW YEAR ARRANGEMENTS (INCLUDING OFFICE CLOSURE)

DECISION

Moved by Clr R Campbell, seconded by Deputy Mayor A Green

THAT the information be received and Council endorse the proposed Office closure arrangements over the 2018/19 Christmas and New Year period.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

17.2.4 TABLING OF DOCUMENTS

Nil.

17.3 Finances

17.3.1 MONTHLY FINANCIAL STATEMENT (SEPTEMBER 2018)

DECISION

Moved by Deputy Mayor A Green, seconded by Cllr E Batt

THAT the Financial Report be received and the information noted.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Council to address urgent business items previously accepted onto the agenda.

19.1 MELTON MOWBRAY - PROPOSED BUS STOP (DEPARTMENT OF STATE GROWTH)

Council reviewed a copy of the concept plan which proposed that the bus stop be located within the turning circle at the junction of Blackwell Road, Melton Mowbray.

DECISION

Moved by Cllr E Batt, seconded by Cllr R Campbell

THAT Council:

- a) request the Department of State Growth to consider relocation of the bus stop to the corner of Blackwell Road and the Highland Lakes Road (i.e. north-western side); and
- b) request the Department to undertake a safety audit of that section of road extending from Blackwell Road to the property owned by V Bryant, with a particular assessment of the drainage issues and the need to reinstate / upgrade the footpath on the southern side of the road.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	

DECISION

Moved by Deputy Mayor A Green, seconded by Clr E Batt

THAT the meeting be suspended for a short break at 12.28 p.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

DECISION

Moved by Clr E Batt, seconded by Clr A Bantick

THAT the meeting be reconvened at 12.32 p.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

9. PUBLIC QUESTION TIME (12.36 PM)

Councillors were advised that, at the time of issuing the Agenda, no 'Questions on Notice' had been received from members of the Public.

Mayor A E Bisdee OAM then invited questions from members of the public in attendance.

There were nine (9) members of the public in attendance.

At the commencement of public question time Mr Geoff Marsh (CEO, Keep Australia Beautiful - TAS) and Leslie Gardner attended the meeting and re-presented the 2018 Oatlands Tidy Town Award to Council.

Mr Marsh spoke about the importance of the Tidy Town Awards. He congratulated the Southern Midlands Council, and in particular Oatlands, for this achievement.

Mayor Bisdee OAM, on behalf of Council and the community, thanked Keep Australia Beautiful for the Award and Council look forward to becoming involved in the National awards process.

Karen Dudgeon – Andover

Questions on behalf of residents in Tunbridge regarding the disrepair of the Tunbridge Bridge and what is happening?

The General Manager advised that the Tunbridge Bridge is the responsibility of the Department of State Growth. The Department are assessing options to renew the structure, with heritage considerations being a key factor. Council will liaise with the Department and seek additional information.

Terry Loftus – Southern Midlands Regional News

As President of the Oatlands Progress Association thanked all Council candidates that attended the recent Candidates Forum.

Question regarding the timeline regarding the proposed bus shelter in Oatlands and when this is likely to be installed?

It was advised that a report will be provided to the November 2018 meeting.

Rowena McDougall – Baden

Question regarding the Colebrook public toilets and the unhygienic condition that they are in and believes it is a public health hazard. This has been requested previously to be looked at and what decision has been made to install an easy to clean, non-porous material on the wall?

The General Manager advised that this is still to be addressed and will consider a stainless steel option.

Advised that following a recent voluntary clean up on the shores of Lake Dulverton, two bags of rubbish (mostly plastics) were picked up. Will Council install traps on these stormwater drains that can be cleared on a regular basis to prevent this?

The General Manager advised he believed there were already stormwater traps in place but will investigate further.

Question on behalf of Barry Kaye of Parattah and the issue of a large pile of gravel near his property. This material is blocking a drain and he has requested Council to remedy this on numerous occasions. When will it be rectified?

The General Manager advised that it is a Crown Reserved Road and the General Manager has advised Mr Kaye on numerous occasions and provided contacts within Parks and Wildlife and Crown Land Services. Council will require authorisation to undertake any work on a recharge basis.

David Laugher - Oatlands

Reminder that there will be a joint Mental Health Awareness Forum being run by Rural Alive and Well and the Rotary Club of Oatlands tonight 24/10/18 and all are welcome to attend.

Jo Bain - Parattah

Passed on appreciation to Council for recent gutter work carried out in Parattah.

Craig Williams – Rekuna

Advised that he has been in contact with Brian Campbell at Parks and Wildlife and why can't Council remove the dirt on Mr Kay's property and invoice Parks and Wildlife for the works carried out?

The General Manager advised that Council will require authorisation to undertake any work which will need to be done on a recharge basis.

Issue regarding toilets at Colebrook and the building located on the northern side (History Room). Gutters are full of grass and building is in poor state. If residents can see issues, why can't Council staff see these items and rectify accordingly?

Council to investigate.

Campania – Tea Tree Road / Richmond Road intersection is too narrow and request for it to extend back into the township of Campania.

This matter has previously been referred to the Department of State Growth.

Can Council include information in the newsletter to clarify the actual road names (and commencement / end points) between Campania and the Midland Highway at Jericho? e.g. Mudwalls Road, Richmond Road etc.

The General Manager will obtain clarification from the Nomenclature Board and include in the next Newsletter.

DECISION

Moved by Clr A Bantick, seconded by Clr R Campbell

THAT the meeting be suspended for lunch at 1.00 p.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

DECISION

Moved by Clr R Campbell, seconded by Clr A Bantick

THAT the meeting be reconvened at 1.33 p.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

DECISION

Moved by Clr R Campbell, seconded by Clr E Batt

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
Confirmation of Closed Council Minutes	15(2)
Applications for Leave of Absence	15(2)(h)
Property Matter - Oatlands	15(2)(f)
Property Matter – Campania	15(2)
Property Matter – Oatlands	15(2)(c)

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

DECISION

Moved by Clr R Campbell, seconded by Clr D Fish

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

CARRIED (BY ABSOLUTE MAJORITY)

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

20.1 CLOSED COUNCIL MINUTES - CONFIRMATION

Item considered in Closed Session in accordance with Regulation 15 (2) of the Local Government (Meeting Procedures) Regulations 2015.

20.2 APPLICATIONS FOR LEAVE OF ABSENCE

Item considered in Closed Session in accordance with Regulation 15 (2)(h) of the Local Government (Meeting Procedures) Regulations 2015.

20.3 PROPERTY MATTER - OATLANDS

Item considered in Closed Session in accordance with Regulation 15 (2)(f) of the Local Government (Meeting Procedures) Regulations 2015.

20.4 PROPERTY MATTER – CAMPANIA

Item considered in Closed Session in accordance with Regulation 15 (2) of the Local Government (Meeting Procedures) Regulations 2015.

20.5 PROPERTY MATTER - OATLANDS

Item considered in Closed Session in accordance with Regulation 15 (2)(c) of the Local Government (Meeting Procedures) Regulations 2015.

DECISION

Moved by Cllr R Campbell, seconded by Cllr E Batt

THAT Council move out of “Closed Session

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 2.32 p.m.

CHAUNCY VALE WILDLIFE SANCTUARY MANAGEMENT COMMITTEE
SOUTHERN MIDLANDS COUNCIL

MINUTES

OF GENERAL MEETING HELD ON TUE 20TH NOVEMBER 2018 @ 10 AM
CHAUNCY VALE WILDLIFE SANCTUARY, BAGDAD

Present: Heather Chauncy; Tim Devereux (TLC); Graham Green (SMC); Peter Bird; Sam Hilton

Apologies: Peter Feil (P&WS); Danielle Madden-Hallett; Jamie Ward; Victoria Needham

1. Minutes of Previous Meeting

Minutes of the meeting held in August 2018 were received as a true and correct record:

Moved – Heather Seconded – Tim *Carried*

2. Correspondence

Incoming:

Outgoing: Notices to Hobart Bookshops asking them to promote the Book Launch.
Schools brochure mailed out to all southern Tasmanian schools.

3. Financial Report

The financial position as at 31/10/18 was \$43,364.85.

Graham queried Tim Kirkwood regarding the budget request to Council for \$15,000 for the current financial year which wasn't showing up in the financial statement (rather \$9660 was in the statement). Tim Kirkwood confirmed that we have been allocated \$15,000 for capital works and that it is additional to the \$9660.

Discussion was had as to how we should allocate this extra capital allowance. The Day Dawn Cottage precinct including the track and bridges was agreed as the highest priority. The Committee to plan this work at the next meeting with a site visit.

Motion that the financial report be accepted:

Moved – Peter Seconded – Heather *Carried*

4. Book launch event report

A book launch event was held on Saturday 6th October to launch the new dual edition reprint of Nan Chauncy's books. About 30+ people were in attendance on the day, which was lower than we hoped for. With donations and book sales we did make in the order of \$400, however event overheads were at least \$100.

It was a good road-test for the renovated meeting room and the space functioned very well.

It was agreed that for future events we will keep catering to a minimum but have the BBQ available if people want to bring their own food. It was also agreed that more effort is required to promote events.

5. Site management work - update

The following site work has been completed since the last meeting:

- Tree planting and native grass planting/sowing along the realigned rivulet channel – plus watering due to the dry spring;
- Work on the walker registration booth completed;
- New table made and delivered for the meeting room. New chairs sourced from Callington Mill;
- New picnic tables sourced and delivered (from Callington Mill);
- Thistle spraying along the new rivulet channel and in the visitor precinct;
- Campervan sites constructed;
- Drains cleared; and
- Fallen trees near the Caretaker's House moved.

6. Visitor precinct signage and security

Security

It was agreed that we do not need to invest in a security camera due to the low risk of something happening and also due to the high cost of having a wired in security camera (minimum \$3000). It was however agreed that we should implement deterrence measures, that is – install a sign that implies that the reserve is under video surveillance, and also to get a cheap battery operated surveillance camera – more for bluff rather than functionality.

Signage

It was agreed that the visitor precinct signage needs to be upgraded. Key points were getting the colours correct – green on white, and also the font correct so that it easily

visible. This information should be with Signfast (upper Collins St) who did our signs in the past.

Tim and Graham to develop the layout and formatting of the new signs and share the final draft with the Committee.

7. Tasmanian Land Conservancy - Flat Rock Reserve

Tim talked about wood hooking still being an issue on Flat Rock Reserve from East Bagdad Road, but is chasing a few leads in order to get it stopped.

Californian thistle management is a high priority. One of the river flats is badly infested. A working bee has been scheduled for January to spray them. Tim and Graham to organize this.

8. Other Business

Caretaker's accommodation proposal

Sam, David Cundall and Graham have been in discussion regarding developing an accommodation option for the caretaker's house. The initial concept is to allow up to six guests to stay in the house in conjunction with tours that Sam will be running in 2019. These tours will include an interpretive walk at Chauncy Vale.

It was agreed that the best platform for formalizing bookings was AirBnB as this also comes with insurance for the host and the guests.

The Committee were happy with the proposal in that it aligns with objectives in the Chauncy Vale Joint Management Plan 2010 and will also assist in generating more revenue for the reserve.

Graham tabled a draft report to go to Council and the Committee were in agreement with the detail.

Subject to planning approval and Council approval the Committee is happy to move forward with this concept and endorses the subsequent purchase of bunk beds and linen.

Moved – Heather

Seconded – Peter

Carried

Caretaker - documentary

Sam was the recipient of a grant from the Southern Midlands Council Small Grants Program. The funds were allocated to the Management Committee budget and Sam has subsequently invoiced us.

With the funds Sam is making a documentary about the people of Chauncy Vale to capture memories from the past, to showcase and acknowledge aboriginal history and to speak of his experience as caretaker. Sam hopes that his work will assist in building more ambassadors for the reserve.

On the weekend, footage was gained of Tasmanian aboriginal dance, prior to their performance at the Opera House. Next up for interview is Roberta Poynter who has had a long term involvement with the reserve and education programs.

First Aid

It was agreed that a first aid kit (fixed to the wall) would be a good addition to the meeting room. Also, the current first aid kits at the Caretaker's house need to be audited and updated. Graham to organize this.

Management Plan

Graham mentioned that the Joint Management Plan 2010 is well overdue for review. Committee in agreement – Tim to forward the text to Graham and the review process will be undertaken next year.

Website

Heather suggested that the link to the CV web site on the Council page be made more obvious and also the need for a map of how to get to Chauncy Vale.

Day Dawn garden

Peter suggested that garden maintenance is required. This is to be included in the inventory of work to be compiled regarding the Day Dawn precinct at the next meeting.

9. Next Meeting

The next meeting is scheduled for late February or early March



**SOUTHERN TASMANIAN COUNCILS AUTHORITY
MINUTES**

**Minutes of a meeting of the Southern Tasmanian Councils Authority held on
19 November 2018 commencing at 11.00am in the Lord Mayor's Court Room, Town
Hall, Hobart**

Present:

- Brighton Council – Mayor Tony Foster and Mr James Dryburgh**
- Central Highlands Council – Mayor Loueen Triffitt**
- Clarence City Council – Deputy Mayor Heather Chong and Mr Andrew Paul**
- Derwent Valley Council – Mayor Ben Shaw and Mr Greg Winton**
- Glamorgan/Spring Bay Council – Mayor Debbie Wisby**
- Glenorchy City Council – Mayor Kristie Johnston and Mr Tony McMullen**
- Hobart City Council – Lord Mayor Anna Reynolds and Mr Nick Heath**
- Huon Valley Council – Mayor Bec Enders and Mr Emilio Reale**
- Kingborough Council – Mayor Dean Winter and Mr Gary Arnold**
- Sorell Council – Mayor Kerry Vincent and Mr Robert Higgins**
- Southern Midlands Council – Mayor Alex Green and Mr Tim Kirkwood**
- Tasman Council – Mayor Kelly Spaulding and Ms Kim Hossack**

Apologies:

- Brighton Council – Mr Ron Sanderson**
- Central Highlands Council - Ms Lyn Eyles**
- Clarence City Council - Mayor Doug Chipman**
- Glamorgan/Spring Bay Council – Mr David Metcalf**



1. STCA Chairman, Deputy Chairman, Sub Committee Chairmen Elections and STCA representative to Destination Southern Tasmania (DST) Board of Directors

In the absence of a Chairman, Mr Heath opened the meeting with discussion commencing with the appointment of the STCA Chairman. The following positions were confirmed:

STCA Chairman – Lord Mayor Reynolds (nominated by Mayor Johnston; seconded by Deputy Mayor Chong).

STCA Deputy Chairman – Mayor Chipman (nominated by Mayor Foster; seconded by Mayor Triffitt).

STCA Audit and Governance Committee – Mayor Vincent (nominated by Mayor Foster; seconded by Mayor Triffitt).

It was agreed to defer the election of chairs for Waste Strategy South and the Regional Climate Change Initiative until after the outcome of the workshop to be held to discuss the STCAs future on 18 February 2019.

It was further agreed that an email would be circulated to General Managers seeking nominations for Audit and Governance Committee members. Hobart will also contact the General Managers regarding membership of the Southern Waste Group and the Regional Climate Change Initiative.

The STCA also considered the nomination of a member to the Destination Southern Tasmania Board of Directors. Mayor Shaw nominated Councillor Rachel Power from Derwent Valley Council as the STCA representative. This was seconded by Mayor Winter and was carried by the Board.

2. Welcome and apologies

The Chair welcomed members to the meeting with apologies for the meeting being noted and listed above.

3. Confirmation of the minutes of the ordinary meeting of the Southern Tasmanian Councils Authority held on 20 August 2018

RECOMMENDATION

That the minutes of the ordinary meeting of the Southern Tasmanian Councils Authority (STCA) Board Meeting held on Monday 20 August 2018 be confirmed as a true record of that meeting.

Moved: Mayor Johnston



Seconded: Mayor Triffitt
CARRIED

4. Matters Arising
Nil

5. STCA Review of Mode of Operation

The Board discussed the proposal to undertake a review of its mode of operation discussing whether the STCA was delivering value for money for its members. It was noted that Kingborough, Clarence City and Glenorchy City Councils will be considering their membership to the STCA in the very near future. Mayor Vincent suggested that the Mayors' Roundtable scheduled to take place prior to the Board meeting on 18 February 2019 not be held to enable more time for the Board to discuss its future mode of operation.

Recommendation

The STCA Board undertake a review of its mode of operation at its 18 February 2019 meeting.

Moved: Mayor Johnston
Seconded: Mayor Winter
CARRIED

6. STCA Financial Report period ending 31 October 2018

The financial report for the period ending 31 October 2018 was presented to the Board.

Recommendation

The Board noted the financial report for the period ending 31 October 2018.

Moved: Mayor Johnston
Seconded: Mayor Winter
CARRIED

7. Climate Change (State Action) Act 2008

Katrina Graham, City of Hobart's Climate Change Officer provided the Board with an overview of the *Climate Change (State Action) Act 2008* and the draft STCA submission.

Recommendation

The Board provide the attached submission to the State Government as part of the review of the Climate Change (State Action) Act 2008

Moved: Mayor Triffitt



**Seconded: Mayor Winter
CARRIED**

8. STCA 2019 Meeting Dates

The STCA agreed to conduct its next Board meeting on 18 February 2019 and Audit and Governance Committee meeting on 4 February 2019. It agreed to defer the other dates until the discussion has occurred on the STCAs mode of operation.

Recommendation

It was agreed that the STCA Audit and Governance Committee would meet on 4 February and the Board would meet on 18 February with the future proposed dates to be deferred until after the discussion relating to the future of the STCA.

***Moved: Mayor Johnston
Seconded: Mayor Foster
CARRIED***

9. Other Business

Nil

Meeting closed at 11.35am



**SOUTHERN TASMANIAN COUNCILS AUTHORITY
MINUTES**

**Minutes of the Annual General Meeting of the Southern Tasmanian Councils Authority
held on 19 November 2018 commencing at 11.35am at the Lord Mayor's Court Room,
Town Hall, Hobart.**

Present: Brighton Council – Mayor Tony Foster and Mr James Dryburgh
Central Highlands Council – Mayor Loueen Triffitt
Clarence City Council – Deputy Mayor Heather Chong and Mr Andrew Paul
Derwent Valley Council – Mayor Ben Shaw and Mr Greg Winton
Glamorgan/Spring Bay Council – Mayor Debbie Wisby
Glenorchy City Council – Mayor Kristie Johnston and Mr Tony McMullen
Hobart City Council – Lord Mayor Anna Reynolds and Mr Nick Heath
Huon Valley Council – Mayor Bec Enders and Mr Emilio Reale
Kingborough Council – Mayor Dean Winter and Mr Gary Arnold
Southern Midlands Council – Mayor Alex Green and Mr Tim Kirkwood
Tasman Council – Mayor Kelly Spaulding and Ms Kim Hossack

Apologies: Brighton Council – Mr Ron Sanderson
Central Highlands Council – Ms Lyn Eyles
Clarence City Council - Mayor Doug Chipman
Glamorgan/Spring Bay Council – Mr David Metcalf



1. Opening and Welcome

The Chair, Lord Mayor Anna Reynolds welcomed everyone to the STCA Annual General Meeting and opened the meeting at 11.35am.

2. Apologies

Apologies for the meeting were noted and are as they appear on page 1.

3. Confirmation of the Minutes of the Annual General Meeting of the Southern Tasmanian Councils Authority held on Monday 27 November 2017.

RECOMMENDATION

That the minutes of the Annual General Meeting of the Southern Tasmanian Councils Authority (STCA) Board Meeting held on Monday 27 November 2017 be confirmed as a true record of that meeting.

Moved: Mr Heath
Seconded: Mr Kirkwood

CARRIED

4. Chairman's Report

Mr Heath provided an overview of the Chairman's report.

RECOMMENDATION

That the 2017/2018 Chairman's Report of the Southern Tasmanian Councils Authority be received and noted.

Moved: Mayor Triffitt
Seconded: Mayor Foster

CARRIED



5. Annual Report including the audited financial statements

Mr Heath presented the 2017/18 Annual Report and audited financial statements noting that the STCA had closing equity of \$466,546.

RECOMMENDATION

That the 2017/18 Annual Report of the Southern Tasmanian Councils Authority, including the audited financial statements for the year ended 30th June 2018, be adopted.

Moved: Mayor Foster
Seconded: Deputy Mayor Chong
CARRIED

6. Report of the Comptroller

RECOMMENDATION

That the report of the Comptroller for the year ended 30 June 2018 be adopted

Moved: Mayor Triffitt
Seconded: Mayor Winter
CARRIED

7. Appointment and Remuneration of the Auditor

The STCA Board were in agreement with the proposal to appoint Bentley's as the auditor of the Authority's General Purpose Financial Statements.

RECOMMENDATION

That Bentleys be appointed as the Auditor of the Authority's General Purpose Financial Statements and that any annual adjustment in fee be referred to the Governance and Audit Committee for negotiation.

Moved: Mayor Foster
Seconded: Mayor Winter
CARRIED

8. Close of Meeting

There being no further business, the Chair closed the meeting at 11.45am.

2018

Local Provisions Schedule Supporting Report



November 2018

Southern Midlands Council

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1. Introduction

This report supports the submission of the Southern Midlands draft Local Provisions Schedule (LPS) to the Tasmanian Planning Commission (the TPC) under section 35(1) of the *Land Use Planning and Approvals Act 1993* (“LUPAA”) for assessment as to whether it is suitable for approval by the Minister for exhibition, under to section 35B(4).

The report demonstrates that the draft LPS meets the LPS criteria as required by section 34(2).

1.1. Structure of this Report

In preparing the draft LPS it is necessary for Council Officers to provide this report to demonstrate the draft LPS is compliant and consistent with the requirements of LUPAA.

Many of the requirements are captured in the inherent basics of a Planning Scheme. For instance the LPS:

- Cannot stray beyond the powers already conferred on the Planning Authority by LUPAA
- Cannot include the regulation of matters outside of LUPAA or as otherwise excluded by Section 11 and 12 of LUPAA (former Section 20 of LUPAA).
- Must use a map to spatially allocate the zoning
- Written Ordinance must adhere to the Format and Structure of Planning Schemes per Planning Directive No.1 (February 2016)

The spatial application of the draft LPS zoning is generally guided by the document *Guideline No.1 Local Provisions Schedule (LPS): Zone and Code Application*, prepared by Tasmanian Planning Commission (June 2018) (“Guideline No.1”). This document is the formal guidance document approved by the Minister for Planning and Local Government under Section 8A of LUPAA. This document is included in this report as Appendix F. In following these guidelines Council can determine the acceptability of many zone changes and conversions and determine how these zones must be applied and presented. This also ensures that the zoning is presented consistently across the state (all Councils).

The following guidance documents, strategy, directives, legislative determinations, policy (supported by legislation) are at the core of the draft LPS:

- Guideline No.1,
- Series of Practice Notes prepared by TPC
- Minister’s Advisory Statements
- Guidance Documents and Mapping Projects (such as Agricultural Land Mapping and Natural Assets Code Mapping, Electricity Transmission line mapping, State Growth road Mapping)
- The transitional provisions of LUPAA,
- The State Template for the Format and Structure of Planning Schemes per Planning Directive No.1 (February 2016)
- Local Strategic Plans, Documents, Policy and Planning (also Local Master Plans and Structure Plans)
- Regional Land Use Strategy – *Southern Tasmanian Regional Land Use Strategy* (“STRLUS”) Strategic Work
- Departures from the Guideline No.1 supported by Local and Regional Strategy; or
- Matters which are inherently local in nature and can be a justified departure from the transitional provisions (such as Specific Area Plans or Site Specific Qualifications).

To effectively present the supporting information to the LPS, this report is broken into multiple sections. Each section provides a series of descriptors, assessment and compliance statements against the relevant provisions of LUPAA and the relevant supporting strategies and policies. There are also references to further supporting material and core documentation which have been included as a series of Appendices.

The report is structured as follows:

Part 1: Introduction

Part 2: Brief background to the Tasmanian Planning Scheme (and LPS)

Part 3: Overview of the Southern Midlands LPS

Part 4: Compliance of LPS against Section 34(s) of LUPAA.

Part 5: Zoning of Land

- a) Conversion of *Southern Midlands Interim Scheme 2015* Zoning to the SPP Zoning (like for like conversions)
- b) Zone Changes – departure from *Southern Midlands Interim Scheme 2015* and departures from the Guideline No.1

Part 6: Planning Codes

- a) Description and adoption of the SPP Codes

Part 7: Specific Area Plans, Site Specific Qualifications, and Particular Purpose Zones

Part 10: Appendices

- A. Draft Southern Midlands Local Provisions Schedule November 2018 V1.0 (Written Ordinance)
- B. Draft Southern Midlands Local Provisions Schedule Maps November 2018 V1.0 (The Maps and Overlays)
- C. Flow Chart of Process for assessment of LPS, prepared by Tasmanian Planning Commission (October 2017)
- D. Transitional Provisions and Advice from Planning Policy Unit
- E. Summary of the Regional Ecosystem Model of Tasmanian Biodiversity – Mapping of the Priority Vegetation Overlay (for the Natural Assets Codes), prepared by Rod Knight (February 2016)
- F. *Tasmanian Planning Scheme -Explaining the Priority Vegetation Area Overlay – the Regional Ecosystem Model* prepared by Meander Valley Council (May 2018)
- G. *Guideline No.1 Local Provisions Schedule (LPS): Zone and Code Application*, prepared by Tasmanian Planning Commission (June 2018)
- H. *Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones*, prepared by Ak Consultants (May 2018)
- I. *Bushfire-Prone Areas Overlay Southern Midlands LGA Planning Report*, prepared by Tasmanian Fire Service, September 2018

1.2 Glossary

Below are a series of acronyms and definitions that appear regularly in this report:

LUPPA	<i>Land Use Planning and Approvals Act 1993</i>
SPP	State Planning Provisions
LPS	Local Provisions Schedule
SMIPS2015	The <i>Southern Midlands Interim Planning Scheme 2015</i> , which is the current planning scheme
1998 Scheme	The <i>Southern Midlands Planning Scheme 1998</i> , which was in place prior to the current SMIPS 2015
PPU	Planning Policy Unit, the department responsible for the SPPs
TPC	Tasmanian Planning Commission, the independent body responsible for approval of the SPP and LPS
RMPS	Resource Management and Planning System, the suite of legislation that governs resource management and includes LUPPA
STRLUS	<i>Southern Tasmanian Regional Land Use Strategy</i>

TPS	Tasmanian Planning Scheme (overall descriptor for the new planning scheme being both SPPs and LPSs)
The Minister	Minister for Planning and Local Government
SSQ	Site Specific Qualification (where there is a specific departure from the ordinary zone provisions i.e. allowing a particular use on a particular title which is not otherwise allowable in the zone)
PPZ	Particular Purpose Zone (A zone that is created to reflect unique social, economic or environmental values and supported by strategic planning)
SAP	Specific Area Plan (an overlay that is created to reflect unique social, economic or environmental values and supported by strategic planning)
REM	Regional Ecosystem Model (the mapping prepared by Rod Knight for the priority vegetation overlay)

2. Background

The Tasmanian Parliament enacted amendments to LUPAA in December 2015, to provide for a single statewide planning scheme for Tasmania, known as the Tasmanian Planning Scheme (“TPS”). The amendments to LUPAA are in effect a core component of implementing the State Governments Planning Reform Policy.

The Tasmanian Planning Scheme will consist of State Planning Provisions (“SPPs”) and Local Provisions Schedules (“LPSs”) for each municipal area

Declaration of State Planning Provisions

The SPPs were approved by the Minister for Planning and Local Government in February 2017.

They were approved following a legislated public exhibition process and series of hearings held by the TPC. This included a 60 day period, during which representations were invited. Southern Midlands Council made a submission in relation to the provisions dated 18th May 2016 and later attended the hearings.

The TPC received a total 294 representations during the exhibition period and a further nine late representations were accepted. A copy of these representations is available online at <http://iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=347>

The TPC submitted a report *Draft State Planning Provisions Report: A report by the Tasmanian Planning Commission as required under section 25 of the Land Use Planning and Approvals Act 1993* to the Minister on 9 December 2016. A full copy of the report is available online at <http://iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=347>

The Minister considered the report by the TPC along with further advice from the Planning Policy Unit and the Planning Reform Taskforce and declared the State Planning Provisions (SPPs) with some modifications on the 22 February 2017.

Post Approval Amendments to SPPs

In May 2018 a series of minor amendments to the SPPs were approved by the Minister. These amendments were intended to ensure the SPPs were consistent with the relevant Regional Land Use

Strategies, and also corrected a number of omissions, clerical type errors, or other inconsistencies.

The Minister deemed the modifications did not constitute a substantial change to the SPPs and therefore do not require re-exhibition.

3. Overview of Southern Midlands draft LPS

The content of the draft LPS is comprised of two (2) distinct parts:

- A. Zone and overlay maps; and
- B. The written ordinance

The overlay maps and zone maps spatially define the application of the zones, specific area plans and the applications of certain planning scheme codes. The mapped zones and codes are provided in the SPPs and are then applied by Council through the draft LPS maps.

The written ordinance contains a schedule of all those matters unique to each local Council. This includes the provisions for Specific Area Plans (SAPs), the schedule of Heritage Listed Places and Precincts, the Site Specific Qualifications (SSQs) and any local objectives and land use management prescriptives.

The written draft LPS ordinance is included as Appendix A and the Zone and Overlay maps are included as Appendix B with this report.

The bulk of the TPS is the SPPs as approved by the Minister in February 2017. In summary:

- the format and structure of the scheme
- the suite of zones
- the suite of codes
- the exemptions; and
- administration; including
- terminology, definitions, operation of the scheme; and
- the provisions determining how use and development is to be assessed.

As the SPPs have already been approved by the Minister (per separate formal exhibition and consultation in 2015 - 2017) and are not matters to be considered by Council or Community/stakeholders and TPC/Minister in the assessment of the draft LPS.

Many provisions, in the draft LPS, are similar to those found in the current *Southern Midlands Interim Planning Scheme 2015* (“SMIPS 2015”). Therefore most zoning and those allowable uses within the SPPs and draft LPS are similar to current use and development regulations.

The process of creating the draft LPS is largely a process of converting the current IPS provisions like for like or best fit. Where the translation is not clear or an entirely new provision is introduced then Council Planners are reliant on additional supporting reports or guidance. This is explored in the body of the report.

In general terms, the transitional provisions of LUPAA, and the Guideline No.1 mandate the spatial application of the zoning and overlays. Council simply cannot depart completely from the current planning regulations under the SMIPS 2015 without clear strategic justification; and where such changes occur then they must result in quality planning outcomes per the requirements of LUPAA.

Not all zones and codes provided in the SPPs are used in the Southern Midlands draft LPS i.e. the Inner Residential Zone, Urban Mixed Use Zone, the Safeguarding of Airports Code, and Coastal Erosion Hazard Code are not applicable to the Southern Midlands and are therefore not included in the draft LPS.

4. LPS Criteria – Section 34 of LUPAA

Section 34 (2) of LUPAA sets out the LPS criteria to be met. There are 8 criteria (a-h) that must be met:

- a) *contains all the provisions that the SPPs specify must be contained in an LPS; and*
- b) *is in accordance with section 32 ; and*
- c) *furtheres the objectives set out in Schedule 1 ; and*
- d) *is consistent with each State policy; and*
- e) *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; and*
- f) *is consistent with 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; and*
- 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; and*
- h) *has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000 .*

Each of the criteria with a compliance statement and assessment is outlined in the following subheadings 4.1 to 4.8 of this report.

4.1. Provisions to be contained in an LPS – Section 34(2) (a)

Section 34 (2) (a) of LUPAA requires that a LPS must contain all of the provisions that SPPs specify must be included.

Section LP1.0 of the SPPs outlines requirements for the content of the SPPs and includes:

- Zone Maps;
- Local Area Objectives;
- Particular Purpose Zones (PPZ's);
- Specific Area Plans (SAP's);
- Site Specific Qualifications (SSQ's);
- Code Overlay maps; and
- Code Lists in Tables.

The Southern Midlands LPS contains all of the mandatory requirements of the SPPs. There are no provisions excluded.

4.2. Contents of LPS – Section 34 (2) (b)

Section 34(2) (b) requires the LPS to be in accordance with Section 32. This Section of LUPAA stipulates the mandatory requirements of the LPS. There are 18 requirements contained in Section 32 as to what can and cannot be included in the draft LPS (and in what form).

Section 32 includes the requirements for introducing SAPS, PPZs and SSQs (this is captured in Section 7 of this report).

The following subheadings provide detail as necessary.

4.2.1. Municipal Area- Section 32 (2) (a)

The LPS specifies that it applies to the Southern Midlands municipal area in accordance with the SPP template.

4.2.2. LPS must contain a provision that the SPPs require to be included in an LPS

Section 32 (2) (b)

The LPS contains all such provisions that the SPPs require to be included in an LPS and are supported by the Planning Directive No.1 and Guideline No.1 (and relevant Practice Notes provided by the TPC).

4.2.3. Spatial Application of the State Planning Provisions - Section 32 (2) (c)

Section 32(2) (c) and (e) requires that a LPS must contain maps, overlays, lists or other provisions that provide for the spatial application of the SPPs.

Section LP1.0 of the SPPs outlines the manner in which the spatial application of the SPPs is to be presented.

The draft LPS is prepared in accordance with the application and drafting instructions included in the SPPs, the Practice Notes and in Guideline No.1.

4.2.4. Sections 11 and 12 of LUPAA - Section 32 (2) (d)

Sections 11 and 12 of LUPAA prescribe the content of planning schemes and make reference to the Tasmanian Planning Scheme (TPS). In particular, the sections outline the matters that a planning scheme may, or may not, regulate. Section 12 recognises the continuing use and development rights for those uses and developments that were in existence before new planning scheme provisions take effect, or that have been granted a permit but have not yet been completed.

The draft LPS does not seek to regulate matters outside the jurisdiction prescribed in Sections 11 and 12. It is noted that the legal protections for existing uses informs decisions about the application of zones to land.

4.2.5. Use of Overlays and Lists- Section 32 (2) (e)

The SPP includes a number of Codes that are only given effect through maps or lists in the LPS.

4.2.6. Land Reserved for Public Purposes- Section 32(2) (g)

The draft LPS does not expressly reserve land for public purposes. However the appropriate zoning has been applied to land(s) that are used or intended to be used for public purposes and the like.

4.2.7. Modification of Application of SPPs and Overriding Provisions- Section (h) - (k)

The draft LPS does not seek to modify application of the SPPs. The SPPs are applied to land, use and development in accordance with the directions prescribed in Section LP1.0 of the SPPs and in consideration of Ministerial Guideline No.1.

The draft LPS introduces local overriding provisions through the application of Particular Purpose Zones, Specific Area Plans and Site Specific Qualifications in the following circumstances:

- To ensure the LPS is compliant with the Schedule 1 Objectives of LUPAA;
- To ensure consistency with the STRLUS where “like for like” zoning or overlays may result in inconsistency with the STRLUS
- To reflect previously adopted local strategy implemented under the SMIPS 2015; and
- Where allowable under Section 32 (3) (4) for the inclusion of a SAP, or PPZ, or SSQ where use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land.

The rationale for an overriding local provision is demonstrated, through the provisions of the LPS and this supporting report. That is, certain land areas have particular social, economic, and environmental values that should be retained/preserved or created/continued through the introduction of a PPZ, SAP or SSQ.

Where such instances occurs they are considered in full detail in this report.

Most overriding provisions are protected under Schedule 6 Clause 8 Transitional Provisions in which Particular Purpose Zones, Site Specific Qualifications and Specific Area Plans that existed prior to December 2015 can automatically be carried forward from the SMIPS2015 with the consent of the Minister. Advice and recommendations were provided by the PPU in the preparation of the draft LPS

4.2.8. Must not contain a provision that the SPPs specify must not be contained in an LPS

No such provisions are included in the draft LPS.

4.3 Schedule 1 of LUPAA Section 34 (c) LPS is to further the objectives set out in Schedule 1 Objectives

Schedule 1 of LUPAA prescribes the Objectives of the Resource Management and Planning System (RMPS) in Tasmania (Part 1) and the Objectives of the Planning Process (Part 2). Together they emphasize ‘sustainable development’.

The Schedule clarifies that reference to ‘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 wellbeing 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 contains competing obligations in that a LPS is required to spatially apply the SPPs through the zoning of land and the application of Codes, along with associated operative provisions, yet, it must also demonstrate that it promotes sustainable use and development in accordance with the Schedule 1 Objectives. In some cases localised provisions (PPZs, SAPs and SSQs) are required to ensure that the Southern Midlands LPS meets these requirements. These overriding provisions and departures from the Guideline No.1 are necessary to achieve quality planning outcomes.

The tables below (*Table 2 – Objectives of LUPAA Part 1*) provides an assessment of the LPS against the Schedule 1 Objectives, highlighting those areas where the SPPs and the objectives are potentially in tension. A detailed discussion of the overriding provisions (such as the new SAPs) are considered against the criteria of section 32 (4) is provided in Section 7.0 of this report.

PART 1 Objectives of LUPAA
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;</i>
The draft LPS seeks to further the objective primarily through the spatial application of the relevant

SPP Codes and Zones and the relevant local provisions transitioned from the SMIPS2015 into the LPS. Most of the SPP zoning and codes used in the draft LPS are applied by way of converting/translating existing codes and zones (currently in the IPS). Which have already been deemed as acceptably furthering the objectives through the Interim Scheme process.

The orderly and strategic mapping of the zones in the Southern Midlands represents the highest consideration of the objective i.e. restricting urban development to existing settlements and avoidance of zones that maybe constrained for development due to the natural values (or otherwise impact negatively on such values).

The following Zones and Codes are particularly relevant to Objective Part 1 (a) and are provided in the SPPs and are included in the LPS:

- Natural Assets Code
- Environmental Management Zone
- Open Space Zone
- Scenic Protection Code

The following SAPs and Overlays are also relevant and are unique to Southern Midlands LPS:

- Scenic Protection Areas (Highway Scenic Protection)
- Chauncy Vale Specific Area Plan
- Bagdad Unstable Land Specific Area Plan.

Natural Assets Code

The Natural Assets Code is applied through the following overlays:

- waterways and coastal protection areas,
- priority vegetation areas; and
- future coastal refugia areas (not applicable to Southern Midlands).

The overlays are mandatory and must be applied in the LPS:

Waterway and Coastal Protection Area Overlay

The SPPs provides for protection of wetlands, watercourses and the coast through the Natural Assets Code. The code provides an overlay for the recognition and protection of waterways in the Southern Midlands to minimise impact on water quality, riparian reserves/vegetation, bank and land stability and to minimise erosion, sediment run-off and other impacts on the functionality of watercourses and waterbodies.

The overlay applied in the LPS is a translation of the former overlay in the SMIPS2015 and as otherwise provided in the regional model template/state template.

Priority Vegetation Overlay

The SPPs provides for recognition and protection/management of both state and local values through the application of the Priority Vegetation Overlay. The overlay identifies threatened flora, habitat for threatened species, threatened vegetation communities and native vegetation of local importance.

The spatial application of the overlay and the data that informs the overlay for all state and local

values has been undertaken through a separate mapping exercise adapted from the Regional Ecosystem Model developed by consultant Natural Resource Planning (Rod Knight). All Tasmanian Councils have adopted this mapping to create a priority vegetation overlay. The basis for the mapping is provided with this report as Appendix E and F.

The SPP restricts the application of the overlay to certain zones:

- Rural Living Zone
- Rural Zone
- Landscape Conservation Zone
- Utilities Zone
- Community Purposes Zone
- Recreation Zone
- Open Space Zone
- Future Urban Zone
- Particular Purpose Zone
- General Residential Zone; and
- Low Density Residential Zone only for consideration of subdivisions.

Of note is the exclusion of the Agriculture Zone. This is the largest zone area in the Southern Midlands LPS. The draft LPS map series has kept the overlay for exhibition purposes. This is based on advice provided by both the PPU and the TPC in the preliminary considerations of the draft in that the written ordinance excludes its consideration entirely in any use/development matters. Also the Guideline No.1 state the layer should be removed from the Agriculture Zone. The TPC have indicated that Planning Authorities will likely be directed to remove the layer from the Agriculture Zone prior to exhibition.

Keeping the layer in the zone for exhibition has the benefit of informing the community in further considering the application of the Rural and Agriculture Zone.

The current Biodiversity Code in the SMIPS2015 applies to land which is now considered as forming part of the Agriculture Zone in the draft LPS, however, due to the operation of the SPPs those values identified in the current Code are no longer applicable and are not subject to the transitional provisions of Schedule 6 of LUPAA. Also current consideration of native vegetation in the rural zones are no longer applicable under the TPS. The TPS in this sense is a departure from current and previous planning provisions.

As a side note, the absence/exclusion of priority vegetation values in the Agricultural Zone does not, however, influence or negate the existing legal requirements to obtain permits/permission to take, remove, and destroy listed threatened species under separate legislation and nor does it override requirements under the Forest Practices Act.

Overall the complete exclusion of the priority vegetation overlay and absence of any standards for consideration of vegetation removal in the Agriculture Zone appears at odds with the objective and is not supported by any overarching State policies.

Environmental Management Zone

This zone has been included in the LPS as a direct translation of the existing Environmental

Management Zone. It has otherwise been applied per the examples given in Clause EMZ 1 of the Guideline No.1 – that is reserved land, public, crown, state or council owned land reserved primarily for its natural values.

Open Space Zone

The Open Space Zone has been used in the township of Campania only. It has been applied to the public reserve and cemetery on the western side of the railway line per the LPS map. The land is currently village and Environmental Management Zone in the SMIPS2015.

Scenic Protection Code

The code is applied through the scenic road corridor overlay. This is a direct translation of the existing scenic protection overlays in the SMIPS2015. The LPS contains new value and management objectives that acknowledge the environmental and ecological value of the native vegetation found within the road corridors.

Chauncy Vale Specific Area Plan

This SAP has been included in the LPS as a direct translation of the existing SAP.

Bagdad Unstable Land Specific Area Plan

This SAP recognises land in the Green Valley Road area that has been previously recognized in the current SMIPS2015 and the previous 1998 Scheme as containing soils which are highly susceptible to erosion, dispersion and sediment run-off. The SAP promotes avoidance and management of these dispersive soils through standards and best practice guidelines.

(b) to provide for the fair, orderly and sustainable use and development of air, land and water;

Again the orderly and strategic mapping of the zones in the Southern Midlands represents the highest consideration of the objective. That is recognising existing settlement patterns, implementing local and regional strategic planning and generally identifying and recognising natural and built values through the appropriate zoning.

Though difficult to quantify, the LPS provides minimal changes to the zoning of the land from the SMIPS2015. Any departures from the current scheme are detailed in the body of this report.

The largest change to Southern Midlands (and all other Councils) is the inclusion and application of the new Agriculture and Rural Zone in the TPS. Though conceivably similar in nature to the current Rural Resource Zone and Significant Agriculture Zone the standards and spatial application of the zoning represents a significant change.

The introduction of new SAPs in the LPS are intended to best ensure consistency with the STRLUS and to recognise both existing settlement patterns and environmental constraints to development.

(c) to encourage public involvement in resource management and planning;

The content of the LPS and the TPS is an adaption of the current SMIPS2015. This was subject to significant public consultation in 2014-2015 (and then the statutory exhibition and hearings in 2015-2016). The public will be familiar with both the content and format and structure of the LPS.

It is recognized also that the SPPs/TPS were publicly exhibited in 2016 and therefore the majority of the LPSs content has already been approved by the Minister.

The strategic changes introduced in the draft LPS are supported by the STRLUS, Local Strategic Planning, and Council's Strategic Plan. All of which have undergone extensive public consultation.

Council and the community have been informed of the progress of the draft LPS through regular updates at Council meetings and a workshop held in September 2018. The meetings and workshop

<p>allow input into the process from the Council being representatives of the community.</p> <p>When directed to do so, by the TPC, the draft LPS will be exhibited and subject to the 60 day statutory timeframe. This must include notification twice in the newspaper. Council will also undertake further promotion of the draft through Council’s website, Facebook, and Council Meetings. Council will provide opportunity to the public to both view the draft and discuss details with Council and Council Officers.</p>
<p>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);</p>
<p>The spatial application of the zones and overlays and those overriding local provisions in the draft LPS have all been applied to ensure consistency with the objective. All of which is supported by Guideline No.1</p> <p>The number of exemptions and permitted pathways to new land use and development has been increased under the TPS which reflects the State Government’s policy to reduce “red tape” and to encourage construction and job creation.</p> <p>The newly introduced SAPs aim to find the balance between consideration of environmental factors/constraints and maintaining historical land use patterns without undue impost on the public nor hindrance to economic progress.</p> <p>Overall the draft LPS is consistent with the Guideline No.1. In most parts zones and overlays are applied through a “like for like” approach. A range of economic opportunities both short and long-term (directly and indirectly) are provided in all the zones used in the Southern Midlands.</p>
<p>(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.</p>
<p>The draft LPS does not include any additional overriding provisions that decrease the sharing of responsibilities between spheres of Government, stakeholders, agencies etc.</p> <p>The objective is largely achieved through the operation of the TPS.</p>

Table 2 – Objectives of LUPAA Part 1

<p>PART 2 Objectives of LUPAA</p>
<p>(a) to require sound strategic planning and co-ordinated action by State and local government;</p>
<p>The creation of the draft LPS is another step in the entire planning reform process which has arguably been underway since 2008 with the initiation of the regional planning projects. This has been a co-ordinated approach between State and Local Government which led to the preparation of the STRLUS, the Interim Planning Schemes, the regional template for the Interim Planning Schemes, the TPS, declaration of the SPPs and the preparation of draft state policies.</p> <p>The draft LPS therefore needs to be considered in the context of State and Local Government Planning Reform.</p> <p>Of note the draft LPS is consistent with the STRLUS (as required by Section 34) and has been prepared in conjunction with the other Southern Councils through the Technical Reference Group (TRG) which has lead to:</p> <ul style="list-style-type: none"> • the preparation of the mapping for the Natural Assets Code, • further guidelines for the application of the rural zones; and • guidance for preparing scenic protection value statements and management objectives. <p>This has been a co-ordinated approach between Councils in the region and has involved ongoing</p>

<p>consultation with the PPU and TPC.</p>
<p>(b) 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;</p>
<p>The TPS is an output of the Planning Reform process and is consistent with the objective. The draft LPS is therefore not considered in isolation of this process. The system for the consideration of land use and development (and future strategic changes to zoning and the like) is long established.</p> <p>The draft LPS does not include any elements contrary to the existing system.</p>
<p>(c) 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;</p>
<p>The operation of the Zones, Codes and administrative provisions of the TPS/SPPs have already been considered in their declaration by the Minister in February 2017. These Zones and Overlays have been applied per the Guideline No.1 and in large part are “like for like” to the SMIPS2015 scheme.</p> <p>In regard to the overriding local provisions the new SAPs in the draft LPS for Tunnack, Tunbridge, Colebrook all share common purpose statements to ensure a balance between economic development, social/cultural values and avoiding undue loading on the local environment through over concentration of onsite waste management systems.</p> <p>As further comment, and as mentioned in the Part 1 (a) objective, the TPS is overall a departure from previous considerations of the natural environment currently found in the SMIPS2015 and the previous 1998 Scheme.</p>
<p>(d) 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;</p>
<p>The draft LPS seeks to further the objective through:</p> <ul style="list-style-type: none"> • the application of zoning and overlays per the Guideline No.1, • consistency with the STRLUS, • furthering existing State Policies; and • as otherwise based on existing local strategic planning. <p>In theory the state policies should inform the STRLUS and Planning Reform generally. However there was a clear absence of new (and needed) state policies in the beginnings of the Planning Reform Process and in preparing the TPS. The Planning Reform Taskforce focused heavily on the operative components of the Scheme and creating more permitted or permit exempt pathways for new land use and development. The absence of Policy around the Natural Assets Code and management of threatened species, vegetation and vegetation communities was a dominant topic at the hearings into the SPPs in 2016 – resulting in the TPC recommending to the Minister that the Code needed additional attention before the SPPs should be declared.</p> <p>In regard to the draft LPS, local overriding provisions are soundly based on existing local and regional planning strategy and a focus on “like for like” SAPS where necessary. The application of the zones have also taken into account local and regional strategy.</p>
<p>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;</p>
<p>The operation of the Zones, Codes and administrative provisions of the TPS/SPPs have already been considered in their declaration by the Minister in February 2017. These Zones and Overlays have been applied per the Guideline No.1 and in large part are “like for like” to the SMIPS2015 scheme. The co-ordination of approvals and assessment is embedded in the TPS and as otherwise</p>

<p>in LUPAA.</p> <p>The draft LPS does not include any elements contrary to the existing system.</p>
<p>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;</p> <p>The operation of the Zones, Codes and administrative provisions of the TPS/SPPs have already been considered in their declaration by the Minister in February 2017. These Zones and Overlays have been applied per the Guideline No.1 and in large part are “like for like” to the SMIPS2015 scheme. The draft LPS furthers the objective through providing a range of zones that allow for different forms of residential development, commercial development, recreation spaces, community spaces and protection of major assets and utilities through codes and overlays.</p> <p>The overriding local provisions of the introduced SAPS for Tunnack, Tunbridge, and Colebrook all take into account livability and amenity of the townships as a primary consideration.</p> <p>The introduction of additional zoning in the townships of Campania and Kempton also seek to improve the livability of the township through the consolidation of residential areas and the promotion of business and community development in the Main Streets and key development areas. All such changes stem from local strategic planning and policy.</p>
<p>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;</p> <p>The operation of the Zones, Codes and administrative provisions of the TPS/SPPs have already been considered in their declaration by the Minister in February 2017. These Zones and Overlays have been applied per the Guideline No.1 and in large part are “like for like” to the SMIPS2015 scheme. This includes the declaration of the Heritage Code.</p> <p>All places and precincts currently listed in the SMIPS2015 are transitioned to the LPS under Schedule 6 of LUPAA.</p> <p>The overriding local provisions of the introduced SAPS for Tunnack, Tunbridge, and Colebrook are intended to maintain and enhance the historic settlement patterns of the townships and to preserve the rural values of such places.</p>
<p>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;</p> <p>Significant public infrastructure is mostly protected through the application of the Utilities Zone, Community Purposes Zone and the Future Road Particular Purpose Zone. Other associated use and development is regulated through the suite of codes provided in the TPS.</p> <p>The overriding local provisions of the introduced SAP for Colebrook explicitly requires the consideration of the regulated authority for the installation and connection of new sewerage systems/connections. Such provisions were included in both the SMIPS2015 and the 1998 Scheme.</p>
<p>(i) to provide a planning framework which fully considers land capability.</p> <p>This objective is furthered primarily through the spatial application of the rural and agriculture zones. The spatial application of the zones is primarily based on a layer provided by the State Government described as the ‘Land Potential\ Suitable for Agriculture Layer. This mapping was the primary output of the Agricultural Land Mapping Project by the PPU.</p> <p>The mapping has been applied in response to the existing planning framework, that is, the State Policy on the Protection of Agricultural Land 2009 (“PAL”), the RMPS objectives, the Guideline No.1, additional mapping, consideration and input from qualified agricultural professionals.</p> <p>The draft LPS otherwise does not include any provisions that challenge the objective.</p>

Table 3 – Objectives of LUPAA Part 2

4.4 State Policies - Section 34(2) (d)

Section 34(2) (d) of LUPAA requires that a LPS is consistent with each State Policy. State Policies are made under Section 11 of the *State Policies and Practices Act 1993*.

There are currently three (3) State Policies in Tasmania. There is also the *National Environment Protections Measures (NEPMs)* which is considered under the State Policies.

Each policy is considered below.

4.4.1 State Policy on the Protection of Agricultural Land 2009 (“PAL”)

The purpose of the PAL policy is to:

conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land

The stated objectives are “to enable the sustainable development of agriculture by minimising:

- a) conflict with or interference from other land uses; and
- b) non-agricultural use or development on agricultural land that precludes the return of that land to an agricultural use”.

The eleven principles that support the policy relate to the identification of valuable land resources and the matters that can be regulated by planning schemes. The SPP Rural and Agriculture Zone provisions were developed having regard to these principles. The requirement to apply these zones to land necessitates an analysis of land resources to determine which zone is most appropriate.

The Guideline No.1 requires that land to be included in the Agriculture Zone should be based on the land identified in the ‘Land Potentially Suitable for Agriculture Zone’, a methodology developed by the State with a layer published on the LIST. The guideline provides that in applying the zone, a planning authority may “also have regard to any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which:

- i. incorporates more recent or detailed analysis or mapping;
- ii. better aligns with on-ground features; or
- iii. addresses any anomalies or inaccuracies in the ‘Land Potentially Suitable for Agriculture Zone’ layer”.

Further analysis of the ‘Land Potentially Suitable for Agriculture Zone’ was undertaken through the engagement of AK Consultants (Agricultural & Natural Resource Management Consultants) to prepare the document *Decision Tree and Guidelines for Mapping the Agriculture and Rural Zone* (7th May 2018). These guidelines are intended to identify constraints to agriculture and to define and describe farming practices. The guidelines look at the viability of enterprises depending on the characteristics of the land, such as, size of area, soil type, availability of water, access to markets and the presence of constraints. The guidelines are intended to refine the layer provided by the State and, as far as practicable, to reach an agreed approach between Councils on addressing any anomalies in the mapping and perceived constraints to agriculture. The guidelines and decision tree takes into account the PAL policy and requires that any prime agricultural land be included in the Agriculture Zone.

The application of the Rural and Agriculture Zone is assessed further in Section 5.3.5 of this report.

4.4.2 State Coastal Policy 1986

The State Coastal Policy 1996 (the Policy) applies to all of Tasmania, including all islands with the exception of Macquarie Island which is subject to separate legislation within 1m from a coastal zone. The Policy is not applicable to the Southern Midlands municipality on the basis that it is located in excess of 1km from the nearest coastal zone.

4.4.3 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management 1997 (the Policy) is concerned with achieving:

sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System

The Policy applies to all surface waters, including coastal waters and ground waters, but excludes privately owned waters that are not accessible to the public and are not connected to waters accessible to the public (and includes, tanks, pipes, cisterns and the like).

The SPPs require the mandatory inclusion in the LPS of the State mapped waterway protection areas in the overlay that applies through the Natural Assets Code. The prescribed buffer distances contained in the definition (and shown in the overlay map) draw from those of the Forest Practices System and trigger assessment of development that occurs within those mapped areas. The SPP's assume compliance with the State Policy in applying the overlay map with associated assessment provisions.

The current SMIPS2015 contains a specific Stormwater Management Code that is directly related to the performance measures and objectives provided in the Policy and subsequent stormwater strategies by Councils and State Government. This Code however is no longer included in the suite of codes provide in the TPS.

Assessment and regulation of stormwater and stormwater quality is limited in the TPS to the Part 6 assessment provisions of the SPPs as to what a Council can and cannot assess and limited to some performance standards embedded in some zones and codes. It was strongly argued at the hearings into the SPPs in 2016 that the removal of the stormwater code from the planning system may cause uncertainty in the assessment of new development.

The draft LPS does not include any specific overriding provisions for stormwater management other than some provisions within the Bagdad Unstable Land Special Area Plan. This SAP is restricted to land in the Green Valley Road area. The SAP is based on the existing Dispersive Soils Code which limited its application to that same area. The SAP provides regulation and control of erosion and subsequent sediment transport and run-off into nearby waterways. The SAP is therefore consistent with the policy. The SAP is discussed further the SAPs section of the report.

4.4.4 National Environment Protection Measures

The current National Environmental Protections (NEPM) relate to the following:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

The NEPMS are not directly implemented through planning schemes, with some matters being outside the jurisdiction prescribed by LUPAA. However some aspects are addressed through various SPP provisions relating to matters such as water quality, amenity impacts on residential uses due to noise emissions and site contamination assessment.

4.5 Southern Tasmanian Regional Land Use Strategy (STRLUS) – Section 34 (e)

4.5.1 Background

The STRLUS was declared by the Minister for Planning pursuant to Section 30 of the LUPAA (former provisions) in October 2011.

Since adoption there have been three (3) amendments. The most recent of which was declared on the 9th May 2018. The recent amendment is relevant to the TPS as it inserted an addendum to the Strategy to ensure that both the SPPs and the Strategy were consistent with one another in both policy, function and general language. The amendments were not intended to be a complete policy change.

The STRLUS is a broad policy document that will facilitate and manage change, growth, and development within Southern Tasmania over the next 25 years (as of 2011). It provides comprehensive land use policies and strategies for the region based upon:

- The vision for the State as outlined by Tasmania Together;
- A more defined regional vision;
- Overarching strategic directions; and
- A comprehensive set of regional planning policies addressing the underlying social, economic, and environmental issues in Southern Tasmania.

Whilst this Land Use Strategy arises from a joint initiative between State and Local Government (the Regional Planning Initiative), it is intended that it be a permanent feature of the planning system, monitored, maintained and reviewed into the future. In other words, this document is the first iteration in an ongoing process of regional and use planning across the State that will ensure the policies and strategies remain relevant and responsive.

All new schemes, scheme amendments and local strategic planning is to be consistent with the regional strategy.

In preparing the draft LPS Council must ensure the content is consistent with the strategy per Section 34 (2).

4.5.2 Consistency with the STRLUS

The draft LPS is found to be consistent with the STRLUS per the series of compliance statements provided in the Table 4 below. Like most of the new draft LPSs in the state (and drafts still in preparation) the zoning, overlays, and codes are in most parts a “like for like” conversion from the interim scheme to the TPS. This should be given weight as the Interim Schemes in the South were found to be consistent with the STRLUS during the interim scheme process of 2014-2016.

Where there is a divergence from this basic conversion such as an overriding local provision or a “new” zone being applied to the land then the rationale (in detail) for such changes are provided in the Zones, Codes and SAPs, PPZs and SSQs sections of this report. Reference is to such changes is otherwise given where appropriate in the Table 4 below.

Biodiversity and Geodiversity Policy		
Policy Reference	Policy	Comments
BNV 1	Maintain and manage the region’s biodiversity and ecosystems and their resilience to the impacts of climate change.	See sub-clauses below
BNV 1.1	<p>Manage and protect significant native vegetation at the earliest possible stage of the land use planning process.</p> <p>Where possible, avoid applying zones that provide for intensive use or development to areas that retain biodiversity values that are</p>	<p>Significant native vegetation is managed through the “priority vegetation overlay” in the SPPs. However the Guideline No.1 and the SPPs do not allow for consideration of the Natural Assets Code in the Agriculture Zone - which on the whole is the dominant zone in the Southern Midlands.</p> <p>The overlay is applied per the Guideline No.1</p>

	<p>to be recognised and protected by the planning scheme.</p>	<p>using the Regional Ecosystem Model (REM) data. The mapping at a local level has, as far as possibly allowed under the SPPs and Guideline No.1, avoided applying the overlay to intensive use or development areas.</p> <p>The spatial application of the rural and agriculture zones have taken into consideration the existence of high priority vegetation communities as one of many factors in determining whether or not the land is constrained for agricultural uses.</p> <p>In such occasions the land has been zoned rural zone which thus affords consideration of the “priority vegetation overlay” in planning assessment.</p>
<p>BNV 1.2</p>	<p>Recognise and protect biodiversity values deemed significant at the local level and in the planning scheme:</p> <ul style="list-style-type: none"> a) specify the spatial area in which biodiversity values are to be recognised and protected; and b) implement an ‘avoid, minimise, mitigate’ hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values. 	<p>The priority vegetation area overlay in the draft LPS provides for protection of natural values at a local level with the REM data.</p> <p>The REM mapping specifically identifies habitat, communities and species that are of higher significance dependent on the local area. Thus deemed “significant” at a local level.</p> <p>No additional mapping to the REM has been prepared for the draft LPS and therefore no additional locally important natural values have been included in the Natural Assets Code.</p> <p>Local provisions such as the Chauncy Vale SAP and Scenic Protection Areas have been transitioned from the SMIPS2015. Such local provisions recognise and protect local biodiversity values as both direct and indirect outcome of planning decisions.</p>
<p>BNV 1.3</p>	<p>Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated.</p> <p>Biodiversity offsets:</p> <ul style="list-style-type: none"> a. are to be used only as a ‘last resort’; b. should provide for a net conservation benefit and security of the offset in perpetuity; 	<p>No local overriding provisions have been included in the draft LPS that provided for such offsets.</p>

	c. are to be based upon ‘like for like’ wherever possible	
BNV 1.4	Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.	<p>Controls and assessment of native vegetation clearance is provided through the SPPs. There is however significantly less controls associated with clearance of native vegetation from previous Planning Schemes. This is primarily an issue for the SPPs.</p> <p>The draft LPS has used the REM to map the priority vegetation overlay with the data supplied by Rod Knight.</p> <p>Other vegetation management controls are provided in transitioned local provisions (such as the Chauncy Vale SAP, Scenic Protection Areas).</p> <p>The application of the Open Space Zone and Low Density Residential Zone in Campania is a new and deliberate decision to recognize and manage native vegetation in the reserve and residential land west of the township. This is a departure from the previous mixture of Environmental Management Zone and Village Zoning. This matter is further assessed in the zoning section of this report.</p>
BNV 1.5	Where vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation.	<p>Clause 6.11(f) in the SPP’s allows for conditions to be applied regarding construction management.</p> <p>The waterways and coastal protection overlay in the SPPs also provides for consideration of vegetation, soil and water management in riparian areas.</p> <p>The Bagdad Unstable Land SAP (SOU-S3.0) also takes this policy into account.</p>
BNV 1.6	Include in the planning scheme, preserving climate refugia where there is scientifically accepted spatial data.	The draft LPS does not contain any provisions specific to the policy.
BNV 2	Protect threatened native vegetation communities, threatened flora and fauna species, significant habitat for threatened fauna species, and other native vegetation identified as being of local importance and places important for building resilience and adaptation to climate change for these.	See sub-clauses below
BNV 2.1	Avoid the clearance of threatened native vegetation communities except:	The priority vegetation area includes all areas of threatened native vegetation communities. The LPS is compliant with this policy to the

	<p>a. where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and</p> <p>b. where the clearance will not significantly detract from the conservation of that threatened native vegetation community.</p>	<p>fullest extent possible under the terms of the SPP. It is noted that the SPPs do not allow for the consideration of the priority vegetation overlay in the Agriculture Zone. This zone is the largest zone in the Southern Midlands draft LPS.</p>
BNV 2.2	<p>Minimise clearance of native vegetation communities that provide habitat for threatened species.</p>	<p>The REM incorporates habitat for threatened species as required by the TPS. This overlay however does not apply to the Agriculture Zone the largest zone in the Southern Midlands.</p>
BNV 2.3	<p>Advise potential applicants of the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999.</p>	<p>This matter is not captured in the draft LPS or TPS.</p> <p>Southern Midlands Council however endeavor to notify/advise applicants of these requirements where-ever possible.</p>
BNV 3	<p>Protect the biodiversity and conservation values of the Reserve Estate.</p>	<p>The draft LPS contains the reserve estate in the Environmental Management Zone as required by the Guidelines.</p>
BNV 4	<p>Recognise the importance of non land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.</p>	<p>The policy and objectives of the planning reform process have not explicitly recognised the relationship between the TPS and other bodies such as the Forest Practices Authority or Threatened Species Unit.</p> <p>This regional policy is not within the scope of each individual LPS and is more a regional/state matter.</p>
BNV 4.1	<p>Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy.</p>	<p>This policy is not directly applicable to the draft LPS.</p>
BNV 5	<p>Restrict the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.</p>	<p>Not expressly required, but such management can be achieved through Clause 6.11.2(f) in the SPPs which allows for conditions to be applied regarding construction management.</p> <p>The Southern Midlands Council is otherwise reliant on NRM organisations, Council's NRM unit and current Weed Management Officer.</p>
BNV 5.1	<p>Provide for construction management plans where vegetation clearance or soil disturbance is undertaken that include weed management actions where the site is known, or suspected, to contain declared weeds.</p>	<p>Such plans can be requested or conditioned through the planning assessment process. The SPPs allow for this.</p> <p>The draft LPS does not specifically require additional weed management during use/development.</p>

BNV 6	Geodiversity:	See sub-clauses below:
BNV 6.1	Improve knowledge of sites and landscapes with geological, geomorphological, soil or karst features and the value they hold at state or local level.	The draft LPS is not specifically relevant to this policy sub clause and does not include any advanced or new recognition of such significant sites in the Southern Midlands.
BNV 6.2	Progress appropriate actions to recognise and protect those values, through means commensurate with their level of significance (state or local).	See above.
Water Resources		
WR 1	Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries	See sub-clauses below
WR 1.1	Use and development is to be undertaken in accordance with the State Policy on Water Quality Management.	See the assessment under the <i>State Policy on Water Quality Management</i> in this report.
WR 1.2 I	Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers.	<p>The Stormwater Management Code addressed WSUD in SMIPS2015, but has not been transferred to the SPPs.</p> <p>Clause 6.11.2 (g) of the SPPs allow the planning authority to put conditions on permits regarding stormwater and volume controls but there are no tangible standards provided in the SPPs.</p> <p>The absence of a Stormwater Management Code will most likely lead to an inconsistent approach to WSUD across the State.</p>
WR 1.3	Include buffer requirements in the planning scheme to protect riparian areas relevant to their classification under the Forest Practices System.	The draft LPS contains the waterway and coastal protection area overlay which is aimed at protecting riparian areas.
WR 1.4	Where development that includes vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands.	<p>This is provided for in Clause 6.11.2(f) of the SPPs and the standards provided in the NAC for development in a waterways and coastal protection area.</p> <p>The Bagdad Unstable Land SAP also provides for management criteria and objectives.</p>
WR 2	Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.	See sub-clauses below

WR 2.1	Manage use and development adjacent to Hydro Lakes in accordance with their classification: Remote Wilderness Lake, Recreational Activity Lake or Multiple Use Lakes.	There are no Hydro Lakes in the Southern Midlands.
WR 2.2	Provide public access along waterways via tracks and trails where land tenure allows, where there is management capacity and where impacts on biodiversity, native vegetation and geology can be kept to acceptable levels.	The Environmental Management Zone has been applied to Lake Dulverton, Lake Tiberius and any other riparian reserves and waterways. This zoning would allow for development and per the purpose of the zone encourage public access to this land.
WR 2.3	Minimise clearance of native riparian vegetation.	The standards of the NAC for waterway and coastal protection areas aim to minimise clearance of such vegetation. The overlay is included in the draft LPS. The EMZ has been applied to the reserves where they are delineated by titles.
WR 2.4	Allow recreation and tourism developments adjacent to waterways where impacts on biodiversity and native vegetation can be kept to acceptable levels.	Most zones provided in the suite of zones in the TPS allow for some form of recreation and tourism use and development. These zones are provided in many areas adjacent to waterways in the Southern Midlands. The TPS zones however have minimal consideration of native vegetation in undertaking development unless within an overlay provided in the NAC (and only where such an overlay is applicable).
WR 3	Encourage the sustainable use of water to decrease pressure on water supplies and reduce long term cost of infrastructure provision	The SPPs provide exemptions for rainwater tanks.
WR 3.1	Reduce barriers in the planning system for the use of rainwater tanks in residential areas.	
The Coast		
C 1	Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.	The Southern Midlands does not contain any coastal land. The Policy is not applicable to the draft LPS.
C 1.1	Use and development is to avoid or minimise clearance of coastal native vegetation.	
C 1.2	Maximise growth within existing settlement boundaries through local area or structure planning for settlements in coastal areas.	
C 1.3	Prevent development on coastal mudflats, unless for the purposes of public access or facilities or for	

	minor infrastructure that requires access to the coast. Prevent development on actively mobile landforms in accordance with the State Coastal Policy 1996.	
C 1.4	Zone existing undeveloped land within the coastal area, Environmental Management, Recreation or Open Space unless: a. The land is utilised for rural resource purposes; or b. It is land identified for urban expansion through a strategic planning exercise consistent with this Regional Land Use Strategy.	
C 2	Use and development in coastal areas is to be responsive to the effects of climate change including sea level rise, coastal inundation and shoreline recession.	
C 2.1	Include provisions in the planning scheme relating to minimising risk from sea level rise, storm surge inundation and shoreline recession and identify those areas at high risk through the use of overlays.	
C 2.2	Growth is to be located in areas that avoid exacerbating current risk to the community through local area or structure planning for settlements and the Urban Growth Boundary for metropolitan area of Greater Hobart.	
C 2.3	Identify and protect areas that are likely to provide for the landward retreat of coastal habitats at risk from predicted sea level rise.	
Managing Risks And Hazards		
MRH 1	Minimise the risk of loss of life and property from bushfires.	See sub-clauses below
MRH 1.1	Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.	The TPS includes the Bushfire-Prone Area Code. The Code applies to land either within a Bushfire Prone Area overlay to be provided by the Tasmania Fire Service or as identified in the written provisions of the Code. The overlay is included in the Appendix Report prepared by TasFire Service.
MRH 1.2	Subdivision road layout designs are to provide for safe exit points in areas subject to bushfire	Implemented through the Bushfire Prone Areas Code in the SPP.

	hazard.	
MRH 1.3	Allow clearance of vegetation in areas adjacent to dwellings existing at the time that the planning scheme based on this Strategy come into effect, in order to implement bushfire management plans. Where such vegetation is subject to vegetation management provisions, the extent of clearing allowable is to be the minimum necessary to provide adequate bushfire hazard protection.	This policy is implemented through various exemptions and standards within the SPPs.
MRH 1.4	Include provisions in the planning scheme for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.	Implemented through the Bushfire Prone Areas Code in the SPP.
MRH 1.5	Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation.	The priority vegetation area will apply to some forms of buildings that are also subject to the SPP bushfire prone areas code.
MRH 1.6	Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners.	Not a consideration for the LPS
MRH 2	Minimise the risk of loss of life and property from flooding.	See sub-clauses below
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.	The flood prone hazard areas overlay is used in the draft LPS along the Jordan River, the Coal River, the Pass Creek and other lands/river areas identified in the current "Riverine Inundation Hazard Area" in the SMIPS2015.
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.	This policy is implemented through the Flood-Prone Hazard Areas Code in the SPP and associated overlay in the LPS.
MRH 3	Protect life and property from possible effects of land instability.	See sub-clauses below
MRH 3.1	Prevent further development in declared landslip zones.	There are no declared landslip zones within the Southern Midlands.
MRH 3.2	Require the design and layout of	The LPS adopts the landslip hazard area

	development to be responsive to the underlying risk of land instability.	mapping provided by DPAC through theList.tas.gov.au and as required by the Guideline No.1. Additionally, the Dispersive Soils SAP is included in the Green Valley Road, Huntingdon Tier area of Bagdad.
MRH 3.3	Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.	This policy is managed through the Landslip Hazard Code in the SPP and the application of the associated overlay and the Dispersive Soils SAP in the LPS.
MRH 4	Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.	The SPP includes a Potentially Contaminated Land Code. The LPS does not include an overlay of contaminated sites. This is an optional component and is not essential for the relevant SPP provisions to apply to any use or development proposal. It should be noted that the Code only considers land that has already been contaminated and there are no standards within the SPP or LPS to regulate contamination of land from a proposed use i.e. regulate a contaminating activity. This is considered to be a gap in the TPS. There is minimal and non-specific allowances in Part 6.11.2 (a) of the TPS which affords the Planning Authority the ability to require “specific acts be done to the satisfaction of the planning authority”. This may include consideration and conditioning of potentially contaminating activities and development – which is currently standard practice by a Council/Planning Authority. A typical example of which is the consideration of new onsite waste water treatment systems and the requirements for such systems to be considered as suitable before development can commence/progress. Another example would be the control of contaminated stormwaters associated with certain land uses such as fuel services, service industries etc.
MRH 4.1	Include provisions in the planning scheme requiring the consideration of site contamination issues.	See above.
MRH 5	Respond to the risk of soil erosion and dispersive and acid sulfate soils.	The LPS includes a specific Dispersive Soils SAP over parts of Bagdad.

		Acid sulfate soils are not addressed in the SPP or LPS. There is some capacity to address the issue through construction management plans.
MRH 5.1	Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.	See above.
MRH 5.2	Wherever possible, development is to avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is unavoidable then require management to be undertaken in accordance with the Acid Sulfate Soils Management Guidelines prepared by the Department of Primary Industries, Parks, Water and the Environment.	See above.
Cultural Values		
CV 1	Recognise, retain and protect Aboriginal 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.	<p>There are no aboriginal sites, places or values specifically provided in the TPS suite of zones, code and overlays.</p> <p>There are some minimal and non-specific allowances in Part 6.11.2 (a) of the TPS which affords the Planning Authority the ability to require "specific acts be done to the satisfaction of the planning authority" in any permit issued. This may include an Aboriginal Heritage Survey or Values reporting and assessment be provided before development or operations commence.</p> <p>Consistency with the policy could be better achieved through Part 6.1 "Application Requirements" of the TPS whereby such values and sites could be identified before assessment fully commences or through inclusion of a separate code and overlay that identifies such sites and places.</p>
CV 1.1	Support the completion of the review of the Aboriginal Relics Act 1975 including the assimilation of new Aboriginal heritage legislation with the RMPS.	Not relevant to LPS
CV 1.2	Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community.	The recognition of Aboriginal heritage values in Planning Schemes across the state would improve knowledge and awareness of such values.

CV 1.3	Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.	The spatial allocation of the zones and overlays is per the Guideline No.1. Most of which are “like for like” conversions of the SMIPS2015 zoning. There are therefore no new or expanded zones that put Aboriginal cultural heritage values at greater risk through the draft LPS.
CV 1.4	Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes.	No modelling of aboriginal heritage values has been undertaken for the TPS. Therefore the spatial application of the zones and overlays per the Guideline No.1 have not taken into account this policy.
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.	See sub-clauses below.
CV 2.1	Support the completion of the review of the Historic Cultural Heritage Act 1995.	Not relevant to LPS
CV 2.2	Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows: a. places of local significance are to be listed within the Local Historic Heritage Code, as determined by the local Council. b. places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council. c. places of national or international significance are listed through national mechanisms as determined by the Australian Government.	Places of local heritage significance and those listed on the Tasmanian Heritage Register are included in the LPS Local Heritage Places Table and have been mapped in the draft LPS.
CV 2.3	Provide for a system wherein the assessment and determination of applications for development affecting places of significance is undertaken at the level of government appropriate to the level of significance: a. Heritage places of local significance: by the local Council acting as a Planning Authority.	Assessment of heritage places with local significance will continue to be undertaken by the planning authority under the LPS.

	b. Heritage places of state significance: by the Tasmanian Heritage Council on behalf of the State Government with respect to heritage values, and by the local Council with respect to other land use planning considerations, with coordination and integration between the two.	
CV 2.4	Recognise and list heritage precincts within the Local Historic Heritage Code and spatially define them by associated overlays.	The LPS includes various heritage precincts which have been translated from the SMIPS2015 under the Schedule 6 transitional provisions. No new precincts are included in the draft LPS.
CV 2.5	Base heritage management upon the Burra Charter and the HERCON Criteria, with the Local Historic Heritage Code provisions in the planning scheme drafted to be consistent with relevant principles therein.	This is relevant to the SPP which provides the criteria to evaluate works to heritage places.
CV 2.6	Standardise statutory heritage management. a. Listings in the planning scheme should be based on a common inventory template, (recognising that not all listings will include all details due to knowledge gaps). b. The Local Historic Heritage Code provisions in the planning scheme should be consistent in structure and expression, whilst providing for individual statements in regard to heritage values and associated tailored development control.	As per transitional arrangements, heritage places can be listed without the full descriptions that are expected under the SPP.
CV 2.7	Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage buildings that might otherwise be prohibited.	This is provided in the TPS under Part 7.4 “Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place”. The same objectives are provided in the SMIPS2015.
CV 3	Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration.	The heritage tables in the LPS transition from SMIPS2015. Any future amendments will be open to public comment through the planning scheme amendment process. There is also scope to consider further additions through the public exhibition phase of the draft LPS assessment process.
CV 3.1	Heritage Studies or Inventories should be open to public comment and consultation prior to their finalisation.	Locally listed places and precincts have been previously subject to extensive public consultation in the preparing the IPS, the 1998 Scheme, previous scheme amendments and other heritage projects undertaken by the

		<p>Council.</p> <p>Such places and precincts included in the current SMIPS2015 have all been included in the draft LPS.</p>
CV 4	Recognise and manage significant local historic and scenic landscapes throughout the region to protect their key values.	The LPS includes various heritage precincts and scenic protection areas that are currently provided in the SMIPS2015 and transitioned to the draft LPS. No new precincts and landscapes are included in the draft LPS.
CV 4.1	State and local government, in consultation with the community, to determine an agreed set of criteria for determining the relative significance of important landscapes and key landscape values.	<p>Councils in the Southern Region are currently preparing more detailed landscape management objectives and documented scenic value descriptions in the draft LPSs.</p> <p>It is intended that Southern Midlands will undertake further work to current descriptions applying to the highway scenic protection areas and forward this material to the TPC when complete. This is ultimately a transition of the current highway scenic protection provisions into the new TPS format.</p>
CV 4.2	The key values of regionally significant landscapes are not to be significantly compromised by new development through appropriate provisions within the planning scheme.	<p>The TPS does not specifically allow for the recognition and management of regionally significant landscapes.</p> <p>The draft LPS does not include any overriding provisions related to this policy.</p>
CV 4.3	Protect existing identified key skylines and ridgelines around Greater Hobart by limited development potential and therefore clearance through the zones in the planning scheme.	This is not relevant to the Southern Midlands.
CV 5	Recognise and manage archaeological values throughout the region to preserve their key values.	<p>The draft LPS includes a list of places of archaeological potential. Such places were identified in the SMIPS2015 list of heritage listed places.</p> <p>A separate list of places of archaeological potential is included in the draft LPS. The reason for including this list in the draft LPS is that the TPS provisions and standards of for locally listed places does not allow any consideration of archaeological values. Such values can only be considered if listed separately under “Places or Precincts of Archaeological Potential”.</p>
CV 5.1	Known sites of archaeological	See above.

	potential to be considered for listing as places of either local or state significance within the Local Historic Heritage Code or on the State Heritage Register respectively, as appropriate.	
CV 5.2	Development that includes soil disturbance within an area of archaeological potential is to be undertaken in accordance with archaeological management plans to avoid values being lost, or provide for the values to be recorded, conserved and appropriately stored if no reasonable alternative to their removal exists.	See above.
Recreation and 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 well being, amenity, environmental sustainability and the economy.	See sub-clauses below.
ROS 1.1	Adopt an open space hierarchy consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows; a. Local b. District c. Sub-regional d. Regional e. State f. National	The preparation of the draft LPS and TPS reflects the hierarchy.
ROS 1.2	Adopt an open space classification system consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows; a. Parks; b. Outdoor Sports Venues; c. Landscape and Amenity; d. Linear and Linkage; e. Foreshore and waterway; f. Conservation and Heritage; g. Utilities and Services; and h. Proposed Open Space.	The preparation of the draft LPS and TPS reflects the hierarchy.
ROS 1.3	Undertake a regional open space study, including a gap analysis, to establish a regional hierarchy within a classification system for	This is a regional matter beyond the scope of the LPS.

	open space in accordance with the Tasmanian Open Space Policy and Planning Framework 2010.	
ROS 1.4	Undertake local open space planning projects through processes consistent with those outlined in the Tasmanian Open Space Policy and Planning Framework 2010 (Appendix 3).	<p>The preparation of the draft LPS did not include additional local open space planning projects and strategies. All existing open spaces, open space networks and connectivity are maintained through the draft LPS.</p> <p>Enhancements to future development of such spaces were made to Campania and Kempton through the strategic zoning of land to further concentrate commercial and community development into key development areas. Such changes are based on the <i>Campania Structure Plan 2015</i> and as otherwise allowed/encouraged in the Guideline No.1.</p>
ROS 1.5	Provide for residential areas, open spaces and other community destinations that are well connected with a network of high quality walking and cycling routes.	<p>The subdivision standards in the SPPs are inferior to the current interim schemes for provision of open space and connectivity. The interim schemes had subdivision standards specifically addressing ways and public open space.</p> <p>The General Residential Zone has replaced some areas of Village Zoning in the current SMIPS2015. This was only undertaken in Campania and Kempton. Per above the intention is to concentrate development in key development areas for future enhancement and to promote more orderly development in these townships.</p> <p>An expansion of the Rural Living Zone in the Mangalore area aims improve and expand existing recreation and community spaces and infrastructure through channeling population growth to a key node.</p>
ROS 1.5	Provide for residential areas, open spaces and other community destinations that are well connected with a network of high quality walking and cycling routes.	See above
ROS 1.6	Subdivision and development is to have regard to the principles outlined in 'Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania'.	<p>Primarily a matter for the SPPs.</p> <p>There are no new residential areas outside of existing settlements provided in the draft LPS and therefore no specific need to consider the policy.</p>
ROS 2	Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future	There are no new zones, overlays or plans to develop largescale recreation facilities through the draft LPS scheme provisions that would in any way conflict with the policy.

	facilities and minimise overall costs to the community.	
ROS 2.1	Avoid unnecessary duplication of recreational facilities across the region.	There are no new zones, overlays or plans to develop any largescale recreation facilities through the draft LPS scheme provisions that would in any way conflict with the policy.
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.	See sub-clauses below
SI 1.1	Recognise the significance of the Royal Hobart Hospital and support, through planning scheme provisions, its ongoing function and redevelopment in its current location.	Not applicable to the Southern Midlands draft LPS.
SI 1.2	Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.	There are no new residential areas outside of existing settlements provided in the draft LPS and therefore no specific need to consider this policy.
SI 1.3	Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.	Per above there are no new zones included in the draft LPS that encourage the development of social infrastructure outside the existing settlement areas.
SI 1.4	Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres.	All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1
SI 1.5	Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.	Per above.
SI 1.6	Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner consistent with the Activity Centre hierarchy.	All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1
SI 1.7	Provide flexibility in the planning scheme for the development of aged care and nursing home facilities in areas close to an Activity Centre and with access to public transport.	All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1

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 the planning scheme.	All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1
SI 1.9	Provide for the inclusion of Crime Prevention through Environmental Design principles in the planning scheme.	Crime prevention is given some consideration in the SPPs.
SI 1.10	Recognise the role of the building approvals processes in providing access for people with disabilities.	Not specifically a planning consideration.
SI 2	Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.	This is a matter for the SPPs. All residential land previously identified in the SMIPS2015 and has been translated correctly per the Guideline No.1
SI 2.1	Provide flexibility in the planning scheme for a variety of housing types (including alternative housing models) in residential areas.	The SPPs provide flexibility for a range of housing types in residential zones (e.g. multiple dwellings, group homes). All residential land previously identified in the SMIPS2015 has been translated correctly per the Guideline No.1, The draft LPS on the whole provides a range of residential type zones and therefore options for housing types.
SI 2.2	The planning scheme is not to prevent the establishment of social housing in residential areas.	The SPPs do not prevent social housing. All residential land previously identified in the SMIPS2015 has been translated correctly per the Guideline No.1
Physical Infrastructure		
PI 1	Maximise the efficiency of existing physical infrastructure.	See sub-clauses below.
PI 1.1	Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.	All residential land previously identified in the SMIPS2015 has been translated correctly per the Guideline No.1.
PI 1.2	Provide for small residential scale energy generation facilities in the planning scheme.	Small scale solar and wind energy facilities are provided for in SPPs.
PI 2	Plan, coordinate and deliver physical infrastructure and	See sub-clauses below

	servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.	
PI 2.1	Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.	<p>All utilities zones previously identified in the SMIPS2015 has been translated correctly per the Guideline No.1.</p> <p>A new Particular Purpose Zone – Future Road Corridor is provided in the draft LPS for the future Bagdad/Mangalore Bypass. The Particular Purpose Zone is a translation of the current zone under the SMIPS2015 under Schedule 6 transitional provisions. The use of a PPZ over the Utilities Zone is a deliberate and strategic decision to protect the highway corridor from adverse development and land use. This matter has been discussed with the Planning Policy Unit.</p>
PI 2.2	Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.	This is largely achieved through the translation of existing zones contained in the SMIPS2015.
PI 2.3	Identify, protect and manage existing and future infrastructure corridors and sites.	A new Particular Purpose Zone – Future Road Corridor is provided in the draft LPS for the future Bagdad/Mangalore Bypass. The Particular Purpose Zone is a translation of the current zone under the SMIPS2015 under Schedule 6 transitional provisions. The use of a PPZ over the Utilities Zone is a deliberate and strategic decision to protect the highway corridor from adverse development and land use. This matter has been discussed with the Planning Policy Unit.
PI 2.4	Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.	The STRLUS data is based on 2006 Census data and is out of date. It is generally agreed that significant changes socially and economically, as well as supply and demand, have occurred in Southern Tasmania since 2006.
PI 2.5	Develop a regionally consistent framework(s) for developer charges associated with infrastructure provision, with pricing signals associated with the provision of physical infrastructure (particularly water and sewerage) consistent with the Regional Land Use Strategy.	This matter is not within the scope of a draft LPS.

PI 2.6	Recognise and protect electricity generation and major transmission assets within the planning scheme to provide for continued electricity supply.	The LPS includes an overlay to protect transmission infrastructure and the Utilities zone has been provided where necessary.
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.	See sub-clauses below
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.	The preparation of a SAP for Tunbridge, Tunnack, Colebrook and the translation of the village zone to low density residential zone in Parattah is a deliberate decision to better conform with the settlement network and to maintain growth in these townships and to encourage growth in the larger activity centres i.e. Oatlands.
LUTI 1.2	Allow higher density residential and mixed use developments within 400 metres, and possibly up to 800 metres (subject to topographic and heritage constraints) of integrated transit corridors.	All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1.
LUTI 1.3	Encourage residential development above ground floor level in the Primary, Principal and Major Activity Centres.	All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1. This is only applicable to the General Business Zone located in Oatlands.
LUTI 1.4	Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met	All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1.
LUTI 1.5	Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.	Allowances for such use and development was previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1
LUTI 1.6	Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.	Provided for in SPPs. It is however noted that cul-de-sacs are not discouraged as they were in SMIPS2015.
LUTI 1.7	Protect major regional and urban transport corridors through the planning scheme as identified in Maps 3 & 4.	The Utilities zone is used in the LPS to major transport corridors. Ribbon development and additional accesses onto the highway are avoided as far as practical.

LUTI 1.8	Apply buffer distances for new development to regional transport corridors identified in Map 4 in accordance with the Road and Railway Assets Code to minimise further land use conflict.	Buffer distances are provided for in the SPPs
LUTI 1.9	Car parking requirements in the planning scheme and provision of public car parking is to be consistent with achieving increased usage of public transport.	A matter for the SPPs.
LUTI 1.10	Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes.	Not applicable to the Southern Midlands.
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 subdivision standards provided in the SPPs could be amended to be more consistent with this policy. Otherwise the application of the residential type zones to land is a direct translation of the SMIPS2015 and as allowable under the Guideline No.1 and Section 32 and Section 34(2). The intention is to enhance these areas as healthy living communities through consolidation of residential areas.
LUTI 1.12	Encourage end-of-trip facilities in employment generating developments that support active transport modes.	Not provided for in SPP or LPS.
Tourism		
T 1	Provide for innovative and sustainable tourism for the region	See sub-clauses below
T 1.1	Protect and enhance authentic and distinctive local features and landscapes throughout the region.	Scenic Protection areas are provided in the draft LPS as a translation of existing highway scenic protection areas. Local features and landscapes are otherwise protected through use of the Open Space, Zone and Environmental Management Zones and Heritage Code in the LPS.
T 1.2	Identify and protect regional landscapes, which contribute to the region's sense of place, through the planning scheme.	See above
T 1.3	Allow for tourism use in the Rural Zone and Agriculture Zone where it supports the use of the land for primary production.	Provided for in the SPPs. These are the largest zones in the Southern Midlands.

T 1.4	Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.	Provided for in SPPs
T 1.5	Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.	Provided for in SPPs
T 1.6	Recognise, that the planning scheme may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.	This policy is not relevant to the draft LPS as there are not sites/land identified for active rezonings to facilitate certain tourism development. Such sites are subject to a separate planning scheme amendment(s).
T 1.7	Allow for objective site suitability assessment of proposed tourism use and development through existing planning scheme amendment processes (section 40T application).	Provided for in LUPAA.
Strategic Economic Opportunities		
SEO 1	Support and protect strategic economic opportunities for Southern Tasmania.	See sub-clauses below
SEO 1.1	Protect the following key sites and areas from use and development which would compromise their strategic economic potential through the planning scheme provisions: a. Hobart Port (including Macquarie and Princes Wharves); b. Macquarie Point rail yards; and c. Princes of Wales Bay marine industry precinct.	Not applicable to the Southern Midlands
SEO 1.2	Include place specific provisions for the Sullivans Cove area in the planning scheme.	Not applicable to the Southern Midlands.
Productive Resources		
PR 1	Support agricultural production on land identified as significant for agricultural use by affording it the highest level of protection from fettering or conversion to non-agricultural uses.	
PR 1.1	Utilise the Agriculture Zone to identify land significant for agricultural production in the planning scheme and manage that land consistently across the region.	The Agriculture Zone is applied consistent with the Guideline No.1 and additional input from the regional project for the spatial application of the rural and agricultural zones. Further detail on this matter is provided in this

		report.
PR 1.2	Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Agriculture Zone, within which the planning scheme is to manage potential for land use conflict.	Provided for in the SPPs
PR 1.3	Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production.	Provided for in the SPPs. It is noted that the Agriculture Zone provides for a wider range of ancillary and/or subservient uses than the Significant Agriculture Zone in the interim schemes.
PR 1.4	Prevent further land fragmentation in the Agriculture Zone by restricting subdivision unless necessary to facilitate the use of the land for agriculture.	<p>Provided for in the SPPs.</p> <p>It is noted that the subdivision in the SPPs is more flexible than the interim schemes, particularly in regards to existing residential and visitor accommodation buildings which may lead to greater fragmentation than is currently allowed.</p>
PR 1.5	Minimise the use of prime agricultural land for plantation forestry.	<p>The SPPs provides a discretionary pathway for plantation forestry on prime agricultural land. The agricultural zone has been applied consistently to include the highest classes of land capability and land unconstrained and conducive for agriculture.</p> <p>Of note there is minimal prime agricultural land in the Southern Midlands. There is no identified class 1 or 2 land.</p>
PR 2	Manage and protect the value of non-significant agricultural land in a manner that recognises the potential and characteristics of the land.	
PR 2.1	Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.	<p>A minor expansion of the Rural Living Zone is included along Blackbrush Road Mangalore in the draft LPS.</p> <p>This land has been previously identified for rezoning in the <i>Bagdad Mangalore Structure Plan 2010</i>. The suitability of this change is explained and assessed under the Settlement Strategy Policies and in further detail under the Zoning section of this report.</p>
PR 2.2	Support opportunities for downstream processing of agricultural products in appropriate locations or 'on-farm' where appropriate supporting infrastructure exists and the use does not create off-	Provided for in the SPPs.

	site impacts.	
PR 2.3	Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.	Provided for in the SPPs.
PR 2.4	The introduction of sensitive uses not related to agricultural use, such as dwellings, are only to be allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.	Provided for in SPPs.
PR 3	Support and protect regionally significant extractive industries.	See sub-clause below
PR 3.1	Existing regionally significant extractive industry sites are to be appropriately zoned, such as the Rural Zone, and are protected by appropriate attenuation areas in which the establishment of new sensitive uses, such as dwellings, is restricted.	There are no identified regionally significant extractive industries in the Southern Midlands. All existing extractive industries are located in either the rural zone or agricultural zone. The rural zone however is the more appropriate zone. The draft LPS has included these sites in the Rural Zone per the Guideline No.1, and the Decision Tree and Guidelines produced for the region.
PR 4	Support the aquaculture industry.	All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1
PR 4.1	Provide appropriately zoned land on the coast in strategic locations, and in accordance with The Coast Regional Policies, for shore based aquaculture facilities necessary to support marine farming.	Not applicable to the Southern Midlands.
PR 4.2	Identify key marine farming areas to assist in reducing potential land use conflicts from an increasingly industrialised industry.	Not applicable to the Southern Midlands.
PR 5	Support the forest industry.	
PR 5.1	Working forests, including State Forests and Private Timber Reserves (for commercial forestry), are to be appropriately zoned, such as the Rural Zone.	Such land has been identified through the spatial application of the rural and agriculture zone. In most instances the land has been zoned as Rural Zone rather than agriculture zone. The decision to undertake such zoning is supported by the Guideline No.1, the Agricultural Land Mapping Project, and the Guidelines and Decision Tree for the Southern Region.
PR 5.2	Recognise the Forest Practices System as appropriate to evaluate	The Forest Practices System is triggered regardless of the content of the LPS.

	the clearance and conversion of native vegetation for commercial forestry purposes.	It is noted that the priority vegetation area overlay is used in the LPS, and to some extent, may duplicate some parts of the Forest Practices System if it applies to that land. This however has been radically minimized through the implementation of the SPPs and the exclusion of the priority vegetation layer from the Agriculture Zone.
PR 5.3	Control the establishment of new dwellings in proximity to State Forests, Private Timber Reserves or plantations so as to eliminate the potential for land use conflict.	A discretionary pathway is provided in the SPPs.
Industrial Activity		
IA 1	Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.	All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1
IA 1.1	Industrial land is to be relatively flat and enable easy access to major transport routes, and other physical infrastructure such as water, wastewater, electricity and telecommunications	All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1
IA 1.2	Locate new industrial areas away from sensitive land uses such as residentially zoned land.	There are no new industrial zones in the draft LPS.
IA 1.3	Provide for a 30-year supply of industrial land, protecting such land from use and development that would preclude its future conversion to industrial land use - in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.	An industrial land study has not been undertaken specifically for the Southern Midlands.
IA 1.4	Provide a 15-year supply of industrial land, zoned for industrial purposes within the planning scheme – in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.	See above
IA 1.5	Aim to provide a minimum 5-year supply of subdivided and fully serviced industrial land.	An industrial land study has not been undertaken specifically for the Southern Midlands.
IA 1.6	Take into account the impact on regional industrial land supply, using best available data, prior to rezoning existing industrial land to nonindustrial purposes.	An industrial land study has not been undertaken specifically for the Southern Midlands.
IA 2	Protect and manage existing	Existing export oriented industries are

	strategically located export orientated industries.	protected and managed through the zoning provided in the SMIPS2015. This is mostly agricultural produce located in the rural zones – which actively encourages such land use and development. All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1
IA 2.1	Identify significant industrial sites through zoning and avoid other industrial uses not related to its existing function from diminishing its strategic importance.	There are no significant industrial sites located in the Southern Midlands. Large scale industrial type activities however have been identified and are included in the Rural Zone. An example is the large scale composting facility located west of Oatlands.
IA 3	Industrial development is to occur in a manner that minimises regional environmental impacts and protects environmental values.	Largely a matter for the SPPs. No separate SAPs, SSQ or the like have been created to further regulate such development. There is also minimal scope for a Council to prepare any such provisions under the TPS. This is primarily because the TPS does not allow for each Council to prepare any “new” codes – which are typically the mechanism to which such development could be regulated under a planning scheme.
IA 3.1	Take into account environmental values and the potential environmental impacts of future industrial use and the ability to manage these in the identification of future industrial land.	See the above comment.
Activity Centres		
AC 1	Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.	All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1. The only relevant changes are the creation of SAPs for Tunnack, Tunbridge, Colebrook and the application of the Low Density Residential Zone in Parratah. The intent of these changes in the draft LPS is to foster and encourage growth in the higher level activity centres.
AC 1.1	Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.	See above.
AC 1.2	Utilise the Central Business, General Business, Local Business Zones as the main zones to deliver the activity centre	The General Business Zone is applied to Oatlands only.

	network through the planning scheme, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.	
AC 1.3	Discourage out-of-centre development by only providing for in-centre development within the planning scheme.	There are no new settlement areas provided in the draft LPS.
AC 1.4	Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.	This appears to be an inherent quality and objective of the STRLUS that has been previously implemented through the zoning provided in the SMIPS2015.
AC 1.5	Encourage high quality urban design and pedestrian amenity through the respective development standards.	There is capacity for improvements to the subdivision design standards in residential and commercial areas in the SPPs.
AC 1.6	Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.	There are no new settlement areas provided in the draft LPS. The change from village zone to low density residential zone in Parratah is as strategic decision to encourage higher growth in Oatlands and still allow a sufficient service level in Parratah.
AC 1.7	Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.	This is primarily a matter for the standards contained in the SPPs.
AC 1.8	Encourage new development and redevelopment in established urban areas to reinforce the strengths and individual character of the urban area in which the development occurs.	The SPP provides a uniform approach to development standards. The LPS includes Local Area Objectives to establish the character of the activity centres, but the way the TPS is structured, these only apply to discretionary uses.
AC 1.9	Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.	This is provided for in the SPPs
AC 1.10	Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.	The zones applied to activity centres in the draft LPS provide for a range of businesses that encourage local employment.
AC 1.11	Consolidate the Cambridge Park Specialist Activity Centre by restricting commercial land to all that land bound by Tasman	Not applicable to the Southern Midlands.

	Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing.	
AC 1.12	Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within the planning scheme.	<p>All such sites have been previously identified in the SMIPS2015 and have been translated correctly per the Guideline No.1.</p> <p>The expansion of the Rural Living Zone in Mangalore (Blackbrush Road) better conforms with the objectives and recommendations of the Bagdad Mangalore Structure Plan. This encourages a greater residential land supply for the area with flow on to Bagdad and Kempton.</p>
AC 2	Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.	Not applicable – there are no Primary and Principal Activity Centres in Southern Midlands.
AC 2.1	Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre.	Per above.
AC 2.2	Encourage high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres.	Per above.
AC 2.3	Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.	Per above.
AC 2.4	Encourage structure and economic development planning for lower level Activity Centres by local planning authorities.	<p>The draft LPS is a suitable mechanism to implement the recommendations of the <i>Campania Structure Plan 2015</i>, the outstanding recommendations of the <i>Bagdad Mangalore Structure Plan</i> and opportunity to review and amend zoning in the other settlements.</p> <p>The draft LPS includes a number of local changes that are detailed in the zoning part of this report.</p>
AC 3	Evolve Activity Centres focussing on people and their amenity and giving the highest	Partially achieved through various standards in the SPP and through the translation of most zones under the SMPS2015.

	priority to creation of pedestrian orientated environments.	
AC 3.1	Actively encourage people to walk, cycle and use public transport to access Activity Centres.	Mostly reflected through the existing settlement patters in the Southern Midlands.
AC 3.2	Support high frequency public transport options into Principal and Primary Activity Centres.	Not applicable to Southern Midlands.
AC 3.3	The minimum car parking requirements and associated 'discretion' in the planning scheme for use and development in the Principal and Primary Activity Centres are to encourage the use of alternative modes of transport other than private cars.	Not applicable to Southern Midlands.
AC 3.4	Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.	Not applicable to Southern Midlands.
AC 3.5	Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.	Provided for in SPPs through discretionary pathways for new use and development.
Settlement and Residential Development		
SRD 1	Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.	See sub-clauses below.
SRD 1.1	Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.	All settlements have been previously identified in the SMIPS2015 per the STRLUS. There are no new settlement areas provided in the draft LPS abeit a small expansion of the Rural Living Zone along Blackbrush Road Mangalore.
SRD 1.2	Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows: 1. Strategy (regional function & growth scenario); 2. Settlement Structure Plans (including identification of	The LPS zoning and standards in the SPP follow this planning process. The draft LPS is a suitable mechanism to implement the recommendations of the <i>Campania Structure Plan 2015</i> , the outstanding recommendations of the <i>Bagdad Mangalore Structure Plan</i> and opportunity to review and amend zoning in the other

	<p>settlement boundaries); 3. Subdivision Permit; 4. Use and Development Permit.</p>	<p>settlements to better conform with this policy.</p>
<p>SRD 1.3</p>	<p>Support the consolidation of existing settlements by restricting the application of the Rural Living Zone:</p> <ol style="list-style-type: none"> 1. to existing rural living communities; or 2. for the purposes of preparing a Local Provision Schedule, to land within an existing Environmental Living Zone in an interim planning scheme if consistent with the purpose of the Rural Living Zone. <p>Land not currently zoned for rural living or environmental living communities may only be zoned for such use where one or more of the following applies:</p> <p>a Recognition of existing rural living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to Rural Living provided:</p> <ol style="list-style-type: none"> 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. <p>b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agriculture with other land better suited for rural living purposes, in accordance with the following:</p> <ol style="list-style-type: none"> (i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use; (ii) the land rezoned to rural living use is adjacent to an existing rural living community; (iii) the land rezoned to rural 	<p>A minor expansion of the Rural Living Zone is included in the draft LPS for land located north of Blackbrush Road. As identified, in greater detail, under the “zoning” part of this report.</p> <p>The expansion of the rural living zone is applied to an existing rural living community and allows for limited subdivision potential. The land is also adjoining existing rural living zone.</p> <p>The land was previously identified in the <i>Bagdad Mangalore Structure Plan 2010</i> as suitable for rezoning to a rural residential/rural living zone whilst simultaneously backzoning rural residential/rural living zones on the Bagdad Valley floor. All but the land in question was successfully rezoning in 2014.</p> <p>The zoning of the land in Blackbrush Road as Rural Living A is consistent with the policy.</p>

	<p>living use is not designated as Significant Agriculture Land on Map 5 of this Strategy;</p> <p>(iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</p> <p>(v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</p> <p>c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:</p> <p>(i) the land must predominantly share common boundaries with:</p> <ul style="list-style-type: none"> • existing Rural Living zoned land; or • rural living communities which comply with SRD 1.3(a); <p>(ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;</p> <p>(iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;</p> <p>(iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;</p> <p>(v) the land rezoned to rural living use is not designated as Significant Agricultural Land on Map 5 of this Strategy;</p> <p>(vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</p> <p>(vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</p>	
SRD 1.4	Allow for increased densities in	The Environmental Living Zone in the

	existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.	<p>Bagdad/Green Valley Road/Huntingdon Tier area under the SMIPS2015 has been converted the Rural Living Zone C Zone (which is the closest comparable lot size).</p> <p>All other current Rural Living Zones have been converted to the Rural Living Zone A.</p> <p>The expansion of the Rural Living Zone in the Blackbrush Road area is the Rural Living Zone A. Consistent with the policy.</p>
SRD 1.5	Encourage land zoned General Residential to be developed at a minimum of 15 dwellings per hectare (net density).	Provided for in SPPs
SRD 2	Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.	The Southern Midlands is not located within the Greater Hobart area.
SRD 2.1	Residential growth for Greater Hobart is to occur through 50% infill development and 50% greenfield development.	See above.
SRD 2.2	Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.	See above
SRD 2.3	<p>SRD 2.3 Provide greenfield land for residential purposes across the following Greenfield Development Precincts:</p> <ul style="list-style-type: none"> • Bridgewater North • Brighton South • Droughty Point Corridor • Gagebrook/Old Beach • Granton (Upper Hilton Road up to and including Black Snake Village) • Midway Point North • Risdon Vale to Geilston Bay • Sorell Township East • Spring Farm/Huntingfield South 	See above
SRD 2.4	Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities,	See above

	hospitals, schools, major infrastructure, etc.	
SRD 2.5	Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows: 1. Strategy (greenfield targets within urban growth boundary); 2. Conceptual Sequencing Plan; 3. Precinct Structure Plans (for each Greenfield Development Precinct); 4. Subdivision Permit; and 5. Use and Development Permit.	See above
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.	See above
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)	See above
SRD 2.8	Aim for the residential zones in the planning scheme to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.	See above
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.	See above
SRD 2.10	Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.	See above
SRD 2.11	Increase the supply of affordable housing.	See above

Table 4 – Assessment of the draft LPS against the STRLUS

4.6 Southern Midlands Strategic Plan - Section 34(2) (f)

This section of the report will detail how the draft LPS is consistent with the strategic plan prepared under section 66 of the Local Government Act 1993. This is a requirement of Section 34(2) (f) of LUPAA.

As detailed in the body of this report the vast majority of the draft LPS content is a translation of the provisions contained in the current SMIPS2015. The zoning and overlays as applied are consistent with the Guideline No.1 which in most occasions makes reference to a “like for like” translation of the current SMIPS2015. The current Strategic Plan was in effect at the time of adopting the SMIPS2015.

On the whole the draft LPS has no apparent inconsistencies with the Strategic Plan. The Overriding Local Provisions have taken into account specific considerations in the Strategic Plan as did the application of zoning for any departures from the Guideline No.1. Assessment and reference to specific sections of the Plan are provided in Section 5.3 Introduced Zone Changes in the Draft LPS.

4.7 Consistency and coordination with adjacent municipal area - Section 34(g)

Section 34(g) of the LPS Criteria requires that the planning scheme “as far as practicable”, is consistent with and co-ordinated with and LPS’s that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates”.

The Southern Midlands Council shares borders with Brighton, Sorrel, Clarence, Glamorgan Spring Bay, Northern Midlands, Derwent Valley and Central Highlands Councils.

Clarence, Brighton and Glamorgan Spring Bay have all submitted a draft LPS to the TPC. Northern Midlands, Derwent Valley and Sorrell are still in preparing their draft. Central Highlands draft LPS will be prepared by Southern Midlands Council through a resource sharing agreement.

All land immediately adjoining the boundary is either a rural zone or an environmental management zone or environmental living zone. These are generally large parcels of land that, on the whole, are used for either farming, forestry, or a form of conservation. All zones in the draft LPS that adjoin these areas are consistent with one another and conform with the Guideline No.1 or as otherwise modified per the *Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones* (May 2018).

In preparing the Southern Midlands draft LPS the following steps were undertaken to ensure consistency and awareness of the adjoining Council’s LPS:

- Maps and correspondence were exchanged with Brighton and Glamorgan Spring Bay
- The draft Central Highlands map was prepared by the Southern Midlands Council in October 2017 through a resource sharing agreement
- Consultants working on behalf of Northern Midlands Council discussed the application of the Rural and Agriculture Zone to work toward a consistent approach
- The Southern Councils have worked in cooperation in preparing the draft LPSs through the Southern Technical Reference Group.

With these facts in mind there is also a strong likelihood that there are no inconsistencies for the following reasons:

- The strategic direction for each Council is reflected in the STRLUS and assessment of each of their reflective LPS's will need to demonstrate consistency with it;
- Each of the Councils are required to prepare LPS's that are consistent with the Guideline No.1;
- The respective Interim Schemes have demonstrated the required level of coordination and it is anticipated that, far as is practicable, the existing zone and code provisions will be translated on a "like for like" basis as; and
- Many of the Codes rely on mapping produced by the same source, which include the State, Tasnetworks and the Regional Ecosystem Model feeding into the Natural Assets Code.
- Use of the *Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones* (May 2018) as adopted by the Southern Technical Reference Group.

4.8 Gas Pipeline- Section 34(h)

The LPS is to have regard to the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*.

The Act and regulations provide for safety requirements, however these do not have any direct relationship to a planning scheme. More relevantly the Act includes a declared statutory notification corridor for use and development within proximity to the pipeline to ensure its safety and protection. Sections 70C and 70D of the Act require the planning authority to give notice to the pipeline licensee for development within the corridor. The licensee may provide advice to the planning authority as to safety conditions that are to be included on any permit issued. A planning authority cannot include on a permit condition that conflicts with any condition contained in the safety and operating plan for the affected pipeline.

The pipeline traverses the municipality from north to south. The zoning of land and application of overlays to land within in the vicinity of the pipeline and corridor is, aside from the Blackbrush Road expansion of the Rural Living Zone, a translation of the current zoning and overlays per the Guideline No.1 and as otherwise required by the SPPs.

Consideration of the pipeline, in regard to the Black Brush Road Rural Living Zone expansion is specifically made in Section 5.3 Introduced Zone Changes in the Draft LPS.

5. Zoning in Draft LPS

5.1 The Guideline No.1

The revised Guidelines were issued by the TPC in June 2018, with approval of the Minister, in accordance with section 8A of LUPAA. The purpose of the Guideline is to provide an easy reference guide for the application of all zones and codes for the preparation of draft LPS in accordance with LP1.0 of the SPP which sets out the LPS requirements. As mentioned earlier in the report, the Guidelines are the primary guiding document for Councils to acceptably apply zoning and overlays to the land.

The Guideline is also to be read in conjunction with the transitional provisions under Schedule 6 of LUPAA.

5.2 SMIPS2015- SPP Zone Conversions

For the most part, the Southern Midlands draft LPS carries through existing SMIPS2015 zoning, as these correlated with the Zone Application Guidelines. The associated changes in zone standards are generally minor and it is considered that the strategic intent underpinned by the STRLUS and local strategies are not compromised by the SPPs.

The process of LPS development has determined that despite the zone purpose and/or uses of the SPPs being the ‘best fit’ to achieve the primary objective, some associated standards of the zone did not result in sustainable outcomes, and in some areas tension or inconsistency with the STRLUS or in conflict with the requirements of Section 34. These points of conflict have resulted in the LPS including both new SAPs and the application of some new zones which are discussed in section 5.3 and section 7 of this report.

The following table (Table 5) captures the basic zone conversions as mandated by the Guideline No.1:

SPP Zone applied in draft LPS	Current Zone in SMIPS 2015	Comments
General Residential Zone	General Residential Zone	<p>The General Residential zone is currently used in Oatlands only. All land currently zoned General Residential in Oatlands has been transitioned to the draft LPS.</p> <p>NB: CHANGES Parcels of land and key development areas and precincts in Kempton and Campania have been translated from Village Zone to General Residential Zone. The reason and justification for the changes is provided in Section 5.3 of this report.</p>
Rural Living Zone	Rural Living Zone, & Environmental Living Zone	<p>The zone has been applied to all existing Rural Living Zones in Bagdad, Mangalore, and Campania.</p> <p>The zone has also been applied to the Environmental Living Zone in the Huntingdon Tier, Green Valley Road Area. This is a straight conversation of the zone per the Guideline No.1 under RLZ2 (b) as the Environmental Living Zone is no longer included in the suite of zones provided by the State Template.</p> <p>The Environmental Living Zone currently has a minimum lot size of 6ha. The closest minimum lot size provided by the SPPs under the Rural Living Zone is 5ha under the Rural Living Zone “C”. Accordingly this is the closest and best fit match.</p> <p>This is a straight conversion of the Rural Living and Environmental Living Zone</p>

		<p>zone per the Guideline No.1 under RLZ1 and RLZ2.</p> <p><i>NB: CHANGES</i> The only change is the expansion of the Rural Living Zone to the land north of Black Brush Road. The rationale and justification for the zone expansion is provided in Section 5.3 of this report.</p>
Village Zone	Village Zone	<p>The zone currently applies to the villages of Tunbridge, Parattah, Tunnack, Colebrook, Campania, Bagdad, and Kempton.</p> <p>This is a straight conversion per the Guideline No.1.</p> <p><i>NB: CHANGES</i> Kempton and Campania have however undergone some structured zoning whereby the Village Zone has been replaced in parts – the rationale and justification is provided in Section 5.3 of this report.</p>
Community Purpose Zone	Community Purpose Zone	<p>Straight conversion per the Guideline No.1.</p>
Recreation Zone	Recreation Zone	<p>Straight conversion per the Guideline No.1.</p> <p><i>NB: CHANGES</i> Additional land is included in the draft LPS - – the rationale and justification is provided in Section 5.3 of this report.</p>
General Business Zone	General Business Zone	<p>Straight conversion per the Guideline No.1.</p> <p>Applies to Oatlands only.</p>
Light Industrial Zone	Light Industrial Zone	<p>Straight conversion per the Guideline No.1.</p> <p>Applies to Oatlands only.</p>
Rural Zone	Rural Resource Zone	<p>Zoning has been applied per the Guideline No.1 with the data provided from the Agricultural Land Mapping Project and the <i>Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones</i>, AK Consultants (May 2018).</p> <p><i>NB: CHANGES</i> There are significant changes to the rural zoning in the Southern Midlands – the rationale and justification is provided in</p>

		Section 5.3 of this report.
Agriculture Zone	Rural Resource Zone and Significant Agricultural Zone	Zoning has been applied per the Guideline No.1 with the data provided from the Agricultural Land Mapping Project and the <i>Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones</i> , AK Consultants (May 2018) NB: CHANGES There are significant changes to the rural zoning in the Southern Midlands – the rationale and justification is provided in Section 5.3 of this report.
Environmental Management Zone	Environmental Management Zone	Straight conversion per the Guideline No.1. NB: CHANGES Some additional nature reserves, riparian reserves and other public reserves included per the Guideline No.1– the rationale and justification is provided in Section 5.3 of this report.
Utilities Zone	Utilities Zone	Straight conversion per the Guideline No.1. NB: CHANGES Some additional existing utilities were included per the Guideline No.1– the rationale and justification is provided in Section 5.3 of this report.
Future Urban Zone	Urban Growth Zone	Straight conversion per the Guideline No.1.

Table 5 – “Like for Like” Zone Conversions

5.3 Introduced Zone Changes in the Draft LPS

The following sections of the report details the changes provided in the draft LPS with detail and explanation of the justifiable departures from a straight “like for like” conversion of an existing SMIPS zone to a draft LPS Zone.

Each area/zone change is provided with an explanation and reason for the changes followed by justification under Section 34(2) (a) to (h) – that is:

- a) contains all the provisions that the SPPs specify must be contained in an LPS; and
- b) is in accordance with section 32;
- c) furthers the objectives set out in Schedule 1 ; and

- d) *is consistent with each State policy; and*
- e) *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; and*
- f) *is consistent with 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; and*
- 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; and*
- h) *has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000*

The following table (table 6) captures all the introduced changes (note: further details, where necessary, are provided in the following sub sections of the report and as indicated in the table):

ADDRESS	PID/CT	SMIPS2015 ZONE/S	DRAFT LPS ZONE/S	COMMENT
Kempton Township	Various	Village Zone	General Residential Zone	See Section 5.3.1 of this report for detail.
Campania Township	Various	Village Zone	General Residential Zone	See Section 5.3.2 of this report for detail.
15, 17 Kandara Court, 27 Native Corners road, and 21 Water Lane, Campania	CTs 162947/5, 162947/2, 162947/2, 162947/3	Village Zone	Low Density Residential Zone	See Section 5.3.2 of this report for detail.
Campania Cemetery and part of adjoining open space, Water Lane Campania	CTs 209344/16 209344/16 162947/5	Village Zone	Open Space Zone	See Section 5.3.2 of this report for detail.
TasWater Reservoir, 19 Kandara Court, Campania	162947/4	Village Zone	Utilities Zone	The town reservoir is currently zoned Village. The Utilities Zone is the more appropriate zone per Guideline No.1 UZ4.
Parattah Township	Various	Village Zone	Low Density Residential Zone	All residential lots converted to Low Density Residential Zone.
Parratah Recreation Ground, 645 Tunnack Road Parratah	5841183	Village Zone	Recreation Zone	The zoning is applied to the Parratah Recreation Ground per Guideline No. 1 RecZ 1

22 Russell Street, Parattah	CT 111403/1	Utilities Zone	Low Density Residential Zone	The land is an ordinary residential lot adjoining the railway corridor but with no association with the railway line. The current zoning is not the correct use of the zone. The Low Density Residential Zone is applied for consistency with the remainder of the town under the draft LPS.
Black Brush Road, Mangalore	CTs 152939/6, 123830/1, 14387/1, 47455/1, and 6519/1	Rural Resource Zone	Rural Living Zone "A"	See Section 5.3.4 of this report for detail.
Various riparian reserves on separate title	Various	Rural Resource Zone, Significant Agriculture Zone,	Environmental Management Zone	Per Guideline No.1 EMZ1, and EMZ3. Many of these parcels of land are currently absorbed into the surrounding zoning and not identified by separate zone.

Table 6 – Introduced Zone Changes and Justifiable Departures

5.3.1 Kempton Township

The Kempton Township is delineated by the village zone under the SMIPS2015.

The SMIPS2015 (and former 1998 Scheme) encourages commercial and community type use and development along the Main Street through providing a use qualification in the Use Table (Part 16.2). The use qualification gives a permitted pathway to such uses along the Main Street whilst remaining discretionary in other parts of the town. The standards for non-residential use (Part 16.3.1) also aim to reduce and discourage unreasonable impacts on residential amenity.

The Village Zone, as provided in the SPPs, does not actively encourage development along the main street of a township. Nor does the Schedule 6 transitional provisions allow for Council to carry forward the current qualifications. Advice from the Planning Policy Unit is that the TPS will not allow for site specific qualifications over a multitude of titles - Citing a site specific qualification needs to be specific to a particular parcel of land.

To continue the orderly progress of the Kempton Township a few simple zone changes from village zone to residential zone in key areas of the town would discourage land use that may conflict with the well-established residential amenity of areas or draw undue commercial or community usage away from a burgeoning town centre. Zone changes would achieve a more orderly development and future for the town and protect and enhance the existing settlement pattern of the town. The outcome is primarily to encourage community and commercial use and development into a more centralized area and along the Main Street. The changes are thus:

- Convert the land at the southern entrance to the town to the General Residential Zone recognising the dominant residential land use in this area. As shown on the map "Kempton 4a". This would also discourage any large scale highway services from developing at the entrance to the town and

drawing business activity away from the town centre.

- Convert the north/north western side of the town fronting Burnett Street, Louisa Street, part Erskine Street, part Sophia Street, part Elizabeth Street, Elizabeth Court and part of the Old Hunting Ground Road. As Shown on the map “Kempton 4a”.
- Maintain the village zone on the large parcels of land at:
 - CT 102388/1 at the southern end land recognising the land has an active distillery and cafe and a permit for a large scale distillery, tourist operation and bond stores. The land also has a complete frontage to the Midland Highway with some opportunity for a commercial operator to take advantage of the large volume of daily traffic.
 - CT 123249/1 at the north central end of the town has a live permit for a subdivision, however, the land is also adjacent to the recreation ground and has complete frontage to the Midland highway and frontage to Main Street. The land is in close proximity to established business and community use and exposed to large volume of highway traffic, local foot traffic, local vehicle traffic. It is therefore conceivable that a commercial operator may utilize part or all of this site to the benefit of the township.

The zone changes to the Kempton township are justifiable departures from a straight “like for like” conversion from the SMIPS2015 to the draft LPS per criteria (a) to (h) provided by Section 34(2) of LUPAA – in summary:

- The Residential Zone is a zone provided in the declared SPPs; and
- The use and application of the zone in the draft LPS is in accordance with Section 32. There are no points of conflict or tension or modifications of the zoning as provided by the SPPs.
- There are no apparent points of conflict with any State Policies.
- Per Council’ Strategic Plan 2014-2023:
 - Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme
 - Investigate and pursue innovative responses to residential developments whilst maintaining “village character”
- There are no apparent issues or points of conflict with adjacent municipal areas.
- The gas pipeline is not located in the vicinity of the zoning
- The Guideline No.1:
 - allow for the application of the General Residential zoning to land that is not currently zoned General Residential Zone under an IPS; and
 - should be applied to the main urban residential areas of a municipality where fully serviced and not targeted for high(er) residential development (as is in Kempton)
 - can be applied to land where there are no physical or natural values that would be an impediment to residential development.
- Local analysis demonstrates a clear pattern of community and commercial use and development along the Main Street and capacity for further development between Burnett Street to the north and Dysart House to the south.
- The changes are more consistent with STRLUS than the current IPS.
- The changes further the objectives of LUPAA by facilitating and encouraging orderly development and minimise pressure on service and infrastructure providers. This is achieved through consolidating residential settlement in key areas and consolidating the commercial and community development within a more centralised hub.

5.3.2 Campania Township

The Campania township is defined by the Village Zoning under the SMIPS2015.

Also, like the Kempton township, the current IPS actively encourages development along the

main streets, being Reeve Street and Climie Street through the use table qualifications (part 16.2) and discouraging non-residential use where it may impact residential amenity through the non-residential use standards (part 16.3.1). Again an SSQ for those areas of land is not appropriate per the advice from the PPU and therefore is not included in the draft LPS.

The draft zone changes in the LPS in Campania will continue to encourage commercial use along Climie and Reeve Street and implement the relevant recommendations of the *Campania Structure Plan 2015*. This document was subject to extensive public consultation in 2015. The document is consistent with the STRLUS, and Council's Strategic Plan and provides recommendations for changes based on local strategic analysis.

The changes are provided in "Map 9a" of the draft LPS and:

- Convert the zoning of land between Water Lane and Kandara Court to the west of the township from the Village Zone to the Low Density Residential Zone (CTs 162947/5, 162947/2, 162947/3).
- Convert the zoning of the Campania Cemetery (CT 209344/16) from Village Zone to Open Space Zone together with the adjoining public land CT 209344/16 and CT 162947/5.
- Convert the zoning of land between Water Lane, and lots adjacent to Water Lane along Climie Street ending at the railway line from Village Zone to General Residential Zone.
- Convert all Village Zoned land fronting Alexander Circle to the north of the town and those adjoining lots along Climie Street from Village Zone to General Residential Zone.
- Convert all residential lots between the southern boundary of the town and Campania Hall (CT 248243/5) from village zone to General Residential Zone.
- Convert all residential lots and balance fronting Villeneuve Street, Justitia Court, and end of Hall Street from Village Zone to General Residential Zone
- Convert those residential lots accessing Hall Street, Union Street, Lee Street and part Climie Street (east of Union Street only) from Village Zone to General Residential Zone.

The zone changes to the Campania township are a justifiable departures from a straight "like for like" conversion from the SMIPS2015 to the draft LPS per criteria (a) to (h) provided by Section 34(2) of LUPAA:

- The Low Density Residential Zone is a zone provided in the declared SPPs; and
- The use and application of the zone in the draft LPS is in accordance with Section 32. There are no points of conflict or tension or modifications of the zoning as provided by the SPPs.
- There are no apparent points of conflict with any State Policies.
- Per Council' Strategic Plan 2014-2023:
- Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme
- Investigate and pursue innovative responses to residential developments whilst maintaining "village character"
- Maintain and strengthen Communities in the Southern Midlands
- There are no apparent issues or points of conflict with adjacent municipal areas.
- The gas pipeline is not located in the vicinity of the zoning
- The Guideline No.1:

- allow for the application of the General Residential zoning to land that is not currently zoned General Residential Zone under an IPS; and
- should be applied to the main urban residential areas of a municipality where fully serviced and not targeted for high(er) residential development (as is in Campania)
- can be applied to land where there are no physical or natural values that would be an impediment to residential development.
- Local analysis demonstrates a clear pattern of community and commercial use and development along the central intersection of Climie Street and Reeve Street and further capacity of commercial usage on the former School Farm and the nearby lots; and
- That native vegetation within the recreation area and lots surrounding the cemetery (between Kandara Court and Water Lane and Native Corners Road) CTs 162947/5, 162947/2, 162947/2, 162947/3 presents both a bushfire hazard to nearby development and also contributes to the amenity/scenic values of the town with its natural values. The land is better suited to the Low Density Residential Zone than the much higher residential density and permissible uses in the village zone. The natural environmental values otherwise constrain development allowable in the village zone.
- The changes are more consistent with STRLUS than the current IPS.
- The changes further the objectives of LUPAA by facilitating and encouraging orderly development and minimise pressure on service and infrastructure providers. This is achieved through consolidating residential settlement in key areas and consolidating the commercial and community development within a more centralised hub.
- The changes in the draft LPS are a response to the recommendations of the *Campania Structure Plan 2015*.

5.3.3 Parattah Township

The Parattah township is defined by the Village Zoning under the SMIPS2015.

The draft LPS will convert the current Village Zone to the Low Density Residential Zone. The primary driver for the change is that the Village Zone under the SPPs allows for a significantly higher lot density than the current Village Zone.

The town is a small settlement with a main road, footpaths, a small recreation ground, a public hall, church, and a railway yard. The township has a population of approximately 159 people (2016 Census). There are approximately 80 lots in the township (developed and undeveloped).

The lots vary greatly in size along the main road (Tunnack Road). The smallest lots are located at the northern end of the town, with 5 lots between 480m² and 800m². In the south central part of the town, along Johnston Street, are 5 more small lots averaging 720m². The balance of residential lots (some 70 lots) in the township range between 1200m² and 4.3ha. There is no consistent lot size in the township. There has been only one subdivision (boundary adjustment) in the township in the past 20 years.

The current minimum lot size under the SMIPS2015 is 5000m². This lot size was used in the SMIPS2015 as carry over from the 1998 Scheme and to remain consistent with the STRLUS Activity Centre Network and the Settlement and Residential Development Strategy. The reason for this lot size is thus:

- To ensure adequate land is available for onsite wastewater disposal; and

- To avoid and reduce risk of overconcentration of onsite wastewater systems in close proximity;
- To create larger lots in a small country town to retain and promote the rural town amenity of gardens, paddocks, sheds, workshops, animal keeping and a generally low density of housing.
- To recognise the town's role as a small settlement (with a very low growth strategy), per the STRLUS, that will support the nearby larger township of Oatlands as the Rural Services Centre (with a moderate growth strategy);

The 600m² minimum lot size provided in the SPPs (Part 12.5.1) is a significant change and is inconsistent with the growth strategies of the STRLUS and past local planning objectives.

The Parattah township is approximately 66ha of village zoned land. A 5000m² minimum lot sizes would achieve a density of some 132 lots or 2 lots per hectare. However the SPP translation of Village Zone to Village Zone would allow for some 1,100 lots or approximately 16 lots per hectare (not allowing for roads, POS, etc).

The application of the Low Density Residential Zone would reflect the already smaller lots (already less than 5000m²) and allow for some 440 lots or 6 lots per hectare. This is a more reasonable middle ground between maintaining the status quo through a Specific Area Plan that enforces a 5000m² lot size and directly translating the SMIPS2015 village zone to SPP village zone.

The strategic aim in applying the Low Density Residential Zone is to find a balance between current lot sizes and the function of Parattah as a small regional settlement with limited services and very close to the larger township/service centre of Oatlands.

The zone changes to the Parattah township are a justifiable departure from a straight "like for like" zone translation from the SMIPS2015 to the draft LPS per criteria (a) to (h) provided by Section 34(2) of LUPAA:

- The Low Density Residential Zone is a zone provided in the declared SPPs; and
- The use and application of the zone in the draft LPS is in accordance with Section 32. There are no points of conflict or tension or modifications of the zoning as provided by the SPPs.
- The Guideline No.1 allow for the application of the Low Density Residential Zone:
- to land that cannot be developed to higher densities due to lack of availability or capacity for reticulated infrastructure services (per LDRZ1(a)(i))
- to small settlements without the full range of infrastructure services(per LDRZ1(b))
- to existing low density residential areas where there is strategic justification for or intent not to support higher densities (per LDRZ1 (c))
- Local analysis demonstrates very minor growth and development pressure on the township; and
- The changes are more consistent with STRLUS than the current IPS.
- The changes further the objectives of LUPAA by facilitating and encouraging orderly development in the Southern Midlands and minimise pressure on service and infrastructure providers to extend services to outlying areas. This is achieved through consolidating residential settlement in key areas and consolidating the commercial and community development within a more centralised hub.
- There are no inconsistencies or points of conflict with State Policies.

- There are no impacts on the adjacent municipal areas
- The gas pipeline is not located in the vicinity of the zoning.
- Per Council' Strategic Plan 2014-2023:
- Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme
- Investigate and pursue innovative responses to residential developments whilst maintaining “village character”
- Expand the concept of the Oatlands Integrated Development Strategy to provide for a municipality wide integrated development strategy
- Maintain and strengthen Communities in the Southern Midlands
- There has been only one (1) minor subdivision in the township in the past 20 years (per current digital Council records)

5.3.4 Expansion of the Mangalore Rural Living Zone

The draft LPS includes an expansion of the Rural Living Zone “A” for five (5) lots fronting Black Brush Road in Mangalore CTs 152939/6, 123830/1, 14387/1, 47455/1, and 6519/1. This represents a total area of approximately 55ha of land currently zoned Rural Resource Zone under the SMIPS2015.

The land is adjacent to the existing Mangalore Rural Living Zone which captures around 95ha of land in the Blackbrush Road, Midland Highway, Mountford Drive area.

This land was previously subject to both a request to rezone by the landowner in 2009 and a Council initiated rezoning in 2013. Both rezoning attempts were ultimately rejected by the Tasmanian Planning Commission. Given this previous history, additional descriptions and supporting information is provided in this section of the report (when compared to other zone changes in other parts of the Municipal Area).

The application of the Rural Living Zone, to this land is a departure from a straight “like for like” translation of the existing zoning under the SMIPS2015 to the draft LPS zoning.

The current zoning under the SMIPS2015 is the Rural Resource Zone so the “like for like” zoning would be either the Rural Zone or Agriculture Zone. The reason for the change to the Rural Living Zone are for the following reasons:

- Per Council' Strategic Plan 2014-2023:
 - Part 2.1.1 “Increase the resident, rate-paying population in the municipality”
 - Part 3.4.1.1 “Make use of the Joint Land Use Planning Initiative (JLUPI) outcomes to develop the local content for the new planning scheme”
 - Part 5.1.1 “Maintain and strengthen communities in the Southern Midlands” (Part 5.1 Retention [of population])
- To increase the population of the Bagdad Mangalore Valley in accordance with prior strategic plans i.e. Joint Land Use Planning Initiative, Bagdad Mangalore Structure Plan;
- To enhance an existing settlement node in the Bagdad Mangalore Valley through providing further residential development opportunity and promote a higher density population within the boundaries of an identified settlement area; that will
- Facilitate future growth of recreational facilities, further transport opportunities and infrastructure, and generally more attractive to service providers; and also
- Maintain and strengthen an existing community to retain and attract young people and retain elderly people
- Provide opportunity and incentive for business development within an existing settlement; and

aim to

- Provide a rural living area that is better serviced than most rural living land in Southern Tasmania that is:
 - Within walking distance of community and recreation facilities at the Mangalore recreation ground.
 - Within walking distance of the bus stop on the corner of the Midland Highway and Blackbrush Road.
 - A short drive to the Midland Highway - the main vehicle transport route in the State – where it is accessed via a safe junction that incorporates turning lanes.
 - A short drive north to the Bagdad school and Community Club.
 - A short drive south to the new Brighton Bypass section of the Midland Highway and from there access to Hobart is over some of the best highway roads in the State
- To continue the pattern and strategic intent to consolidate residential development (including rural-residential development) in nodes and retain the rural landscape between the nodes. In other words, the rural-residential sprawl that has occurred just south of the Bagdad Mangalore valley either side of the Brighton township is not to be repeated in Southern Midlands.
- To provide dedicated land for residential development in Mangalore that will not impact the long term agricultural use in the locality; and to identify such land through a local area study (strategic plan).
- The draft zoning is ultimately part of a much broader land use strategy to create distinct residential nodes based on existing settlement areas in the Bagdad Mangalore Valley. This in turn will retain and protect the more viable agricultural land. To date, this has been largely achieved through a series of rezonings undertaken in 2014 which “backzoned” a large area of Rural Living Zoning on the valley floor to the Significant Agriculture Zone and Rural Resource Zone under the SMIPS2015. The basis for these rezoning was distilled in the Bagdad Mangalore Structure Plan and then embodied in the objectives SMIPS2015. All such rezoning are also consistent with and supported by the STRLUS; and
- Note that the STRLUS, and the Agricultural Land Mapping Project provides additional and more definitive direction in this regard, particularly in respect of the spatial allocation of Agriculture Zone under the TPS.
- To zone new rural residential land on the sides of the valley adjacent to existing development, especially where not requiring new accesses on the Midland Highway, thereby consolidating and strengthening these rural living areas.
- New rural living opportunities are provided on the edges of the Bagdad-Mangalore Valley adjacent to existing clusters and where not reliant on direct access to the Midland Highway.
- To avoid creating rural living areas on land with high biodiversity and natural values or with potential bushfire, landslide or other natural hazards.
- By expanding a residential node in accordance with a strategic plan it should mitigate ad-hoc responses to future development pressure and residential land demand due to population growth (or other compelling reasons to move outside the greater Hobart area).

The application of the Rural Living Zone “A” to this land is an acceptable application of the zone and inclusion in the draft LPS per criteria (a) to (h) provided by Section 34(2) of LUPAA:

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

The Rural Living Zone “A” is a zone provided in the declared SPPs.

(b) is in accordance with section 32;

The use and application of the Rural Living Zone “A” in the draft LPS is in accordance with Section 32. There are no points of conflict or tension or modifications of the zoning as provided by the SPPs.

- *(c) furthers the objectives set out in Schedule 1 ; and*

The draft zoning is ultimately part of a much broader land use strategy to create and encourage distinctive residential nodes based on existing settlement patterns and areas in the Bagdad Mangalore Valley.

To date, this strategic planning, has been largely implemented through a series of rezonings undertaken in 2014 which “backzoned” a large area of Rural Living Zoning on the valley floor to the Significant Agriculture Zone and Rural Resource Zone under the SMIPS2015. The basis for these rezonings was distilled in the Bagdad Mangalore Structure Plan and then embodied in the objectives of the SMIPS2015. It is Council’s position that all such rezoning are (and were) consistent with and supported by the STRLUS.

The land in between these nodes will be preserved for predominately agricultural use and protection of the Midland Hwy. This will also preserve the rural landscape values of the valley and prevent rural-residential sprawl or ribbon development.

The overall plan, therefore, provides for the orderly development of the valley without adversely impacting on natural or cultural values and without creating excessive demand on services that cannot be met (and at risk of being stretched over vast areas). It is in accordance with relevant strategic planning documents and will lead to an enhancement of the social and economic well-being of the area.

The information contained in the Bagdad Mangalore Structure Plan, the JLUPI Settlement and Open Space Strategy and the JLUPI Land Use Strategy further demonstrate general compliance with the objectives of the Act.

- *(d) is consistent with each State policy; and*

On the whole, the draft LPS is consistent with the State Policies.

The information contained in the Bagdad Mangalore Structure Plan, the JLUPI Settlement and Open Space Strategy and the JLUPI Land Use Strategy demonstrate general compliance with the State’s few State Policies.

The State Policy most relevant to this land zoning is the Protection of Agricultural Land State Policy. The outcome of this zone change combined with previous, and related, zone changes in the Bagdad Mangalore Valley is to preserve large expanses of good agricultural land on the valley floor from development that would otherwise remove that land from agricultural production permanently or likely cause unplanned or adhoc residential development on otherwise quality farming land. The land is not otherwise prime agricultural land.

The allocation of a dedicated rural living zone (close to services) in the Mangalore Area away from the more productive and irrigated soils of the valley is a suitable means to meeting demand for growth without impacting long-term agricultural land use.

- *(e) 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; and*

On the whole, the draft LPS is consistent with the STRLUS.

The following policy statements are desired planning outcomes provided by the STRLUS that are directly relevant to the application of the Rural Living Zone “A” to this land – an assessment of each follows:

NB: The following statements have been selected by the Author as relevant to the application of the Rural Living Zone “A” to these parcels of land and are in addition to those comments and the assessment provided in Section 4.5.2 (Table 4) of this report.

Settlement and Residential Growth

SRD 1.1 Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.

All settlements in the Southern Midlands have been previously identified in the SMIPS2015 per the STRLUS. There are no new settlement areas provided in the draft LPS. This expansion of the Rural Living Zone in Mangalore is not considered the creation of a new settlement or in conflict with the growth management strategies.

Bagdad and Mangalore were considered as joint settlements under the Bagdad Mangalore Structure Plan. Bagdad is considered a ‘village’ with a low growth strategy per “Table 3: Growth Management Strategies” and Mangalore is best described as “other Small Settlement or Locality”.

The Joint Land Use Planning Initiative is directly cited in STRLUS. The Regional Settlement Strategy builds upon the Joint Land Use Planning Initiative as “... a whole of region level” (p85, STRLUS). The Bagdad Mangalore Structure Plan is then a bi-product of the Joint Land Use Planning Initiative.

It is clear that the purpose of the Bagdad Mangalore Structure Plan is to consolidate residential growth and settlement to a small defined area as opposed to sprawling or ribbon type development along the Midland Highway.

Given the whole of valley approach to these settlements through the Bagdad Mangalore Structure Plan and recognising that the STRLUS itself has a basis in the Joint Land Use Planning Initiative it is clear that the expansion of the Rural Living Area at Mangalore implements and accords with the Residential Settlement Strategy and associated management strategies.

SRD 1.3 Support the consolidation of existing settlements by restricting the application of the Rural Living Zone:

- 1. to existing rural living communities; or*
- 2. for the purposes of preparing a Local Provision Schedule, to land within an existing Environmental Living Zone in an interim planning scheme if consistent with the purpose of the Rural Living Zone.*

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

- a. Recognition of existing rural living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to Rural 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.**
- b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agriculture with other land better suited for rural living purposes, in accordance with the following:
 - i. the total area rezoned for rural living use does not exceed that which is**

- back-zoned to other use;*
 - ii. *the land rezoned to rural living use is adjacent to an existing rural living community;*
 - iii. *the land rezoned to rural living use is not designated as Significant Agriculture Land on Map 5 of this Strategy;*
 - iv. *the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and*
 - v. *the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.*
- c. *Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:*
- i. *the land must predominantly share common boundaries with:*
 - *existing Rural Living zoned land; or*
 - *rural living communities which comply with SRD 1.3(a);*
 - ii. *the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;*
 - iii. *development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;*
 - iv. *such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;*
 - v. *the land rezoned to rural living use is not designated as Significant Agricultural Land on Map 5 of this Strategy;*
 - vi. *the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and*
 - vii. *the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.*

The expansion of the rural living zone is applied to an existing rural living community and allows for limited subdivision potential. The land is also adjoining an existing rural living zone and Community Purpose Zone.

The land was previously identified in the Bagdad Mangalore Structure Plan 2010 as suitable for rezoning to a rural residential/rural living zone whilst simultaneously backzoning rural residential/rural living zones on the Bagdad Valley floor. All but the land in question was successfully rezoned in 2014.

The land adjoins current Rural Resource Zone and Agriculture Zone under the draft LPS. Appropriate lot design and housing design coupled with the Development Standards for Buildings for a sensitive use under the SPPs should not increase the potential for land use conflict with nearby agricultural land use.

The zoning of the land in Blackbrush Road as Rural Living “A” is consistent with the policy.

SRD 1.4 Allow for increased densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.

The Rural Living Zone “A” will allow for a minimum 1 hectare lot size. This would then equate to 1 dwelling per hectare.

The expansion of the Rural Living Zone in the Blackbrush Road area is the Rural Living

Zone A. Consistent with the policy.

PR 2.1 Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.

This land has been previously identified for rezoning in the Bagdad Mangalore Structure Plan 2010.

The settlement strategy has a basis in the Joint Land Use Planning Initiative. The settlement strategy is a primary consideration and driver for consolidating residential development into existing settlements and should counter the need for ad-hoc future rezonings of agricultural land.

Productive Resources

PR 1.2 Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Agriculture Zone, within which the planning scheme is to manage potential for land use conflict.

Provided for in the SPPs.

The Rural Living Zone is considered suitable for this land given the provisions for setback contained in the SPPs and given the 1ha lot size. Ultimately the Rural Living Zone allow for some flexibility in subdivision design to avoid conflict with adjoining or nearby agricultural and farming practices. A zone with a much higher residential density may not otherwise be suitable for this land. The Zone Purpose (Part 11.1) states “To provide for compatible agricultural use and development that does not adversely impact on residential amenity”. In other words the purpose of the Rural Living Zone is to create a balance between small scale agricultural uses and residential use. This makes the Rural Living Zone an appropriate zone to abut the adjoining Rural Zone and Agriculture Zone. Residents and Council would acknowledge the rural environment in considering Development Applications and day to day use of the land.

PR 1.1 Utilise the Agriculture Zone to identify land significant for agricultural production in the planning scheme and manage that land consistently across the region.

The Agriculture Zone is applied consistent with the Guideline No.1 and additional input from the regional project for the spatial application of the rural and agricultural zones.

The Guideline No.1 allow for consideration of local strategy in applying either the Rural Zone or the Agriculture Zone and does not mandate the Agriculture Zone or Rural Zone must be applied without due consideration of local planning and Council objectives.

Tourism

T 1.1 Protect and enhance authentic and distinctive local features and landscapes throughout the region.

The nearby Midland Highway is a high use transport and tourism route in Tasmania.

Desired outcomes in the Bagdad Mangalore Structure Plan is to enhance and maintain the rural landscape of the Bagdad Mangalore Valley through directing residential development and associated infrastructure away from the valley floor. Also to avoid as far as practical ribbon development along the Midland Highway.

The implementation of the settlement strategy, coupled with local strategy, will help to protect and enhance the scenic landscape, rural and natural values that characterize the Southern Midlands.

T 1.2 Identify and protect regional landscapes, which contribute to the region's sense of place, through the planning scheme.

See previous comment to T1.1.

Land Use and Transport Integration

LUTI 1.4 Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.

A primary driver for the application of zoning for this land. Increasing the population in a small cluster should result in improved infrastructure and access to nearby services.

Physical Infrastructure

PI 2.1 Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.

One of the desired outcomes in applying the rural living zone to this land is to cluster and encourage residential development into a small node with existing access to the Midland Highway from Black Brush Road. Encouraging residential growth in this area should also encourage greater service provision such as further transport options that can easily access the area and the population within.

Recreation and 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 well being, amenity, environmental sustainability and the economy.

In general terms the application of the Rural Living Zone is consistent with this clause and the sub-clauses of the Recreation and Open Space Policy in STRLUS for the following reasons:

- to consolidate rural living development in the Bagdad Mangalore Valley into distinct nodes; and
- to increase the local population of such areas; and
- encourage use and further enhancement of the Mangalore recreation ground; and
- to improve access to the recreation ground and nearby bus stop/corner of Midland Highway and Black Brush Road; and
- attract further investment in the community from Council, business and other

service providers.

Further Comment on STRLUS:

It is noted that the rejection of the Rezoning of this land by the TPC in 2014 was for the following reasons:

- a) The draft amendments are inconsistent with SRD1.3 and the Growth Management Strategy of Southern Tasmania Regional Land Use Strategy
- b) The draft amendments are contrary to principles 1, 5 and 7 of the State Policy on the Protection of Agricultural Land.
- c) The draft amendments are contrary to the strategy and relevant zone intents of the Scheme
- d) The draft amendments are not strategically sound and are contrary to objectives contained within Schedule 1 of Act [LUPAA].

In brief the application of the Rural Living Zone “A” in the draft LPS is suitable despite the previous decision of the TPC for the following reasons:

- The Regional Policies of the STRLUS were amended per the Addendum dated 9th May 2018. This included revision of SRD1.3
- The Agricultural Land Mapping Project together with the Guideline No.1 makes allowances for local planning and local desired planning outcomes in regard to the application of the Rural Zone and the Agriculture Zone.
- The zone intents and purpose statements (and the provisions within) are no longer relevant (as in 2014 the rezoning was considered under the 1998 Scheme).
- The Schedule 1 objectives should be reconsidered in light of the state-wide planning objectives and the preparation of the SPPs. Also in light of population growth in the Greater Hobart Area and the improvements to the Midland Highway.
- *(f) is consistent with 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; and*

The changes are supported by Council’s Strategic Plan. In Particular:

- Part 2.1.1 “Increase the resident, rate-paying population in the municipality”
- Part 3.4.1.1 “Make use of the Joint Land Use Planning Initiative (JLUPI) outcomes to develop the local content for the new planning scheme”
- Part 5.1.1 “Maintain and strengthen communities in the Southern Midlands” (Part 5.1 Retention [of population])
- *(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; and*

The application of the Rural Living Zone “A” to this land has not obvious tangible impact on the adjacent municipal area. The zoning is an outcome of the Joint Land Use Planning Initiative to which the adjacent Councils both endorsed.

- *(h) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

The high pressure north-south gas main runs along the western boundary of CT 152939/6 also known as Lot 6 Black Brush Road owned by Hunter Heritage Developments Pty Ltd (38ha parcel of land). The gas pipeline is indicated by an easement on the title. Previous subdivision lay out plans for the land have shown the gas pipeline would form the rear of the lots.

The gas pipeline operator has previously advised (in the Section 43A Application 2010) that it does not oppose the subdivision of the land but points out that conditions will apply to development close the pipeline, pursuant to existing legislative requirements.

Regardless of the previous advice the current gas pipeline operator will be consulted during the public exhibition of the draft LPS.

5.3.5 Rural and Agriculture Zone

The LPS is required to zone rural land that is currently under the Rural Resource Zone and the Significant Agriculture Zone into the Rural Zone (RZ) and the Agriculture Zone (AZ).

These zones were created to recalibrate the Rural Resource Zone and the Significant Agriculture Zone which were inconsistently used and applied in interim schemes across the State.

The State Government commissioned a State-wide Agricultural Land Mapping Project (ALMP) with the primary aim of identifying Tasmania's existing and potential agricultural land, and to provide guidance to local planning authorities on the spatial application of the Agriculture Zone within their municipal area.

The ALMP identified that the Rural Resource Zone and the Significant Agriculture Zone were not fit for purpose. The Significant Agriculture Zone was too narrow in its scope in and was limited to "land for higher productivity value agriculture dependent on soils as a growth medium".

The Rural Resource Zone then had to capture all other agricultural land that was not deemed as having 'higher productivity value'.

The new AZ is intended to provide a much broader scope for the identification and protection of agricultural land in Tasmania, with priority given to agricultural uses. The ALMP uses the term "Agricultural Estate" to describe the land as an economic asset to Tasmania that should be protected through Planning Scheme provisions.

The RZ provides for the remaining rural land where there is limited or no potential for agriculture. The Rural Zone provides for all agricultural uses to occur in conjunction with a range of rural businesses and industries.

It should be noted that the Project excluded certain land uses such as forestry in their analysis, which was better suited to the RZ as a strategically important naturally occurring resource.

The Mapping

The Project produced two mapping layers that were made available on the LIST website, which included:

1. Potential Agricultural Land Initial Analysis (Layer 1)
2. Land Potentially Suitable For Agriculture (Layer 2)

Layer 2 included a constraints analysis and shows land that is:

- Unconstrained agricultural land
- Potentially Constrained agricultural land (Criteria 2A)
- Potentially Constrained agricultural land (Criteria 2B)
- Potentially Constrained (Criteria 3)

The constraints analysis is based on the table below:

Unconstrained	Potentially Constrained (Criteria 2A)	Potentially Constrained (Criteria 2B)	Potentially Constrained (Criteria 3)
<ul style="list-style-type: none"> - an area greater than the Criteria 1 size thresholds; or - an area less than the Criteria 1 thresholds, but adjoining another title with an area greater than the Criteria 1 size thresholds and a capital value of less than \$50,000/ha. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of greater than \$50,000/ha; and - not adjoining a residential zone. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of less than \$50,000/ha; - not adjoining a title with an area greater than the Criteria 1 size thresholds; and - not adjoining a residential zone. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of less than \$50,000/ha, or not adjoining a title with an area greater than the Criteria 1 size thresholds; and - adjoining a residential zone.

Zone Application

The Guideline No.1 required the application of the Agriculture Zone to be based on the land identified in Layer 2, but provides for any analysis at a local level that:

- *Incorporates more recent or detailed analysis or mapping;*
- *Better aligns with on-ground features; or*
- *addresses any anomalies or inaccuracies in the layer,*
- *alterations based on further identified constraints to agriculture*

In particular, Guideline AZ3 identifies that titles highlighted as Potentially Constrained Criteria 2A, 2B or 3 in Layer 2 may require further investigation as to their suitability in the Agriculture Zone.

Guideline AZ 5 provides for titles to be split-zoned to align with areas potentially suitable for agriculture, and areas on the same title where agriculture is constrained.

Guideline AZ 6 provides for alternative zoning of land identified in Layer 2 to be considered if further analysis is done and identifies the following:

- *strategically important natural occurring resources;*
- *protection of significant natural values, such as priority vegetation areas;*
- *strategically important uses; and*
- *the land has limited or no potential for agricultural use.*
- *It can be demonstrated that there are significant constraints to agricultural use*

The Southern Group of Councils, through the Technical Reference Group, engaged AK Consulting to assist with the Agriculture Zone Application. The first output was the “Guidelines for Identifying Areas of Interest” which provided a tool for Council’s to do a “first sweep” of Layer 2.

The second output was the “Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones” which provided a tool for Council’s to do further analysis of the “areas of interest” (attached with this report). This was necessary to maintain a consistent approach between Councils and a consistent interpretation of constraints to agriculture.

The decision by the Minister, through the SPPs, to not to allow the priority vegetation area overlay to apply to the Agriculture Zone is particularly problematic for allocating the AZ and seems at odds with the

objectives of the Act and the STRLUS. The Guideline No.1 provide very little guidance of how this important issue should be dealt with and there is no explanation about why this decision was made and why both agriculture and protection of priority vegetation cannot exist.

The feedback from AK Consulting in a number of instances is that clearing of priority vegetation will still be covered under the Forest Practices Code. However, the forest practices Code does not consider vegetation clearing that is ancillary to agriculture, such as Visitor Accommodation, Tourist Operation, etc.).

Generally a split between the RZ and the AZ has occurred where there is a distinct split between large areas of continuous vegetation, on steeper slopes with poor land capability. Such titles are usually vacant of development and agricultural activity.

The Agriculture Zone is the largest zone in the Southern Midlands, followed by the Rural Zone. In applying the zoning to the draft LPS Council used the ALMP mapping and then refined using the AK consultants Decision Tree and Guidelines.

It is anticipated that some further refinement of the zoning will occur after the public exhibition of the draft LPS.

6. Codes

This section of the report will detail all the Codes applicable to the Southern Midlands and as required by the declared SPPs.

6.1 Signs Code

The Signs Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Parking and Signs Code.

There is no scope in the TPS for additional overlays, tables or other local provisions relating to the Signs Code other than some consideration to the implications of applying zoning. Whereby the standards in the Code differ from zone to zone. The Signs Code was not taken into account in allocating the zones the in the draft LPS.

The Code is applied through the SPPs.

6.2 Parking and Sustainable Transport Code

The Parking and Sustainable Transport Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Parking and Sustainable Transport Code.

No local overlays have been created or applied to the LPS mapping.

The Code is applied through the SPPs.

6.3 Road and Railway Assets Code

The Road and Railway Assets Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Road and Railway Assets Code.

No local “Major Roads” are tabled in the draft LPS. No overlay mapping of attenuation areas for roads or railways is provided in the draft LPS. Operation of the Code in relation to the attenuation areas is reliant on the written ordinance.

The Code is applied through the SPPs.

6.4 Electricity Transmission Infrastructure Code

The Electricity Transmission Infrastructure Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Electricity Transmission Infrastructure Code.

The Electricity Transmission Infrastructure Protection Code Overlays have been produced by TasNetworks as statewide overlays for the Electricity Transmission Infrastructure Protection Code in the Tasmanian Planning Scheme. The mapping is dated 25th May 2017.

The Electricity Transmission Infrastructure Protection Code applies to land within the:

- electricity transmission corridor overlay;
- communications station buffer area overlay; or
- substation facility buffer area overlay.

The electricity transmission corridor overlay covers land within:

- a specified distance either side of existing overhead transmission lines;
- a specified distance either side of existing underground cabling for electricity transmission; or
- a specified distance from the edge of an easement established by unregistered wayleave agreement under the *Electricity Wayleaves and Easements Act 2000* and regardless of whether containing existing infrastructure or not, whichever is the greater.

The mapped overlay currently applies to the Waddamana to Risdon transmission line corridor in the SMIPS2015. The mapping provided by TasNetworks (via the PPU), and as required by Guideline No.1 ETIPC 1 is expanded and includes an overlay to cover an additional corridor in the Elderslie area. Further details on this corridor were not provided by TasNetworks or PPU.

The Code is otherwise applied through the SPPs.

6.5 Telecommunications Code

The Telecommunications Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Telecommunications Code.

There is no scope in the TPS for overlays, tables or local provisions relating to the Telecommunications Code.

The Code is applied through the SPPs.

6.6 Local Historic Heritage Code

The Local Historic Heritage Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Local Historic Heritage Code.

The operation of the Code is reliant on the LPS as the Code only applies to a site, place, precinct, tree, landscape, or archaeological site provided in the LPS. The Code does not apply to a registered place entered on the Tasmanian Heritage Register under the *Historic Cultural Heritage Act 1995*. Further to this, Council and the TPC should note that Part C6.2.3 of the Code states:

“This Code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code”

An issue with this provision is that Council has no scope for assessing the impact of the works on a heritage precinct or landscape. The issue being the heritage values of the place may well differ from the heritage

values of the precinct (which is common) i.e. heritage listed Californian Bungalow in a Georgian Heritage Precinct. The SPPs exclude Council entirely from the assessment process.

The Guideline No.1 allow for the listing of places entered on the Tasmanian Heritage Register in the draft LPS. This is consistent with the current SMIPS2015 and former 1998 Scheme. Many Councils list both state and local places in their Planning Scheme. The draft LPS retains all places currently listed in the Heritage Code.

All current written descriptions, values, statements of significance etc provided in the draft LPS are transitioned under the Schedule 6 transitional arrangements from the SMIPS2015. Some minor administrative changes have been made and are footnoted in the draft LPS. These changes included corrections of addressing or correction of description errors.

Details for the contents of local places, precincts, landscapes are as follows:

Heritage Listed Places

No additional places are listed in the draft LPS.

Some additional places may be entered in the draft LPS after the draft is revised post exhibition. This will likely be in response to representations provided by the community and other stakeholders.

It is noted that one member of the community has written to Council in the lead up to preparing the draft LPS and expressed interest in having a place entered on the local heritage places list – that is 92 Stanley Street, Oatlands. However, given there maybe additional places added or possibly removed from the register post public exhibition it is decided that all changes should be considered in a single suite. This is also a fairer and more equitable approach to dealing with submissions from the community.

Further mapping work, either pre or post exhibition, will likely be undertaken as Council resources allow to accurately map the spatial extent of listed places. The mapping work is refined to reducing the mapped spatial extent of heritage places. This matter was previously identified in the hearings into the SMIPS2015 (in 2016).

In total there are 418 places listed on the Local Heritage Places Table SOU-TableC6.1. Of this amount 255 places are listed on the Tasmanian Heritage Register.

Local Heritage Precincts

The SMIPS2015 has the following precincts:

- Oatlands Township Precinct
- Callington Mill Precinct
- Kempton Township Precinct
- Campania Heritage Precinct

All details provided in the SMIPS2015 TableE13.2 have been translated into the draft LPS format Table SOU-C6.2.

A minor change was made to a word in the design criteria which has been footnoted in the draft.

Local Historic Landscape Precincts

The SMIPS2015 has the following landscape precincts which are described “Cultural Landscape Precincts under Table E13.3:

- Heritage Mile Cultural Landscape Precinct
- Colebrook Cultural Landscape Precinct
- Oatlands Cultural Landscape Precinct

All details provided in the SMIPS2015 Table E13.2 have been translated into the draft LPS format Table SOU-C6.3.

Places of Archaeological Potential

The SMIPS2015 has 23 places listed as having archaeological potential (the list is not reproduced in the body of this report).

All places currently listed as having archaeological potential are separately tabled under SOU-Table C6.4. The details provided in the table are those details currently provided in the SMIPS2015 Table E13.1 translated to the draft LPS format.

The primary driver for capturing these places in the SOU-Table C6.4 is that the standards for a heritage listed place do not consider the archaeological potential of a place and the standards for assessing impacts on archaeological potential are only effective where such a place is listed in the LPS table.

6.7 Natural Assets Code

The Natural Assets Code is utilised in the draft LPS. The equivalent Codes under the SMIPS2015 is the Biodiversity Code and the Waterway and Coastal Protection Code.

The Natural Asset Code comprises of three mapped overlays:

- The waterway and coastal protection area;
- Future coastal refugia area; and
- The priority vegetation area.

The Future Coastal Refugia Area does not apply to the Southern Midlands as we have no coastal land. The term ‘waterway and coastal protection area’ is an all-encompassing term regardless of the location of the land.

The LPS Requirements at Section LP1.7.5 of the SPP’s, specifies the requirements for the Natural Assets Code and each other respective overlays.

6.7.1 Waterway and coastal protection area

The waterway and coastal protection overlay map was derived from the LIST’s ‘Waterway and Coastal Protection Area Guidance Map’ and at this time remains unmodified. It is however acknowledged that future amendments are likely to be required consistent with those envisaged under Guideline NAC 3 which provides for:

- Correction of any identified mapping inaccuracies;
- Recognition of piped water courses; and
- Potentially the removal of the overlay from established urban environments.

6.5.2 Priority Vegetation Area

Section LP1.7.5(c) of the SPP requires that each LPS must contain an overlay map showing priority vegetation areas that:

- include threatened native vegetation communities as identified on TASVEG Version 3 published by DPIPW;

- be derived from threatened flora data from the Natural Values Atlas published by DPIPWE;
- be derived from threatened fauna data from the Natural Values Atlas for the identification of significant habitat for threatened fauna species, published by DPIPWE.

Section LP1.7.5(d) allows a planning authority to modify the priority vegetation area derived from the above listed datasets, if field verification, analysis or mapping undertaken at a local or regional level by the planning authority, or a suitably qualified person on behalf of the planning authority:

- finds any anomalies or inaccuracies in the State data,
- provides more recent or detailed local assessment of the mapping and data; or
- identifies native vegetation or habitat of local importance.

The mapping prescribed in section LP1.7.5 of the SPP was of a high level and does not necessarily include vegetation and habitat of 'local importance', which may also contribute to the protection of the State's biodiversity. The mapping also had many identified inaccuracies and in effect covered most of the state.

To that end, the planning authorities across the Southern, Northern & North-West Region engaged Rod Knight of Natural Resource Management Pty Ltd to undertake an analysis based on his 'Regional Ecosystem Model' (REM) and prepare the priority vegetation areas to be mapped as part of the LPSs. Natural Resource Management Pty Ltd is widely regarded as a suitably qualified person to undertake such mapping work on behalf of the Planning Authority. A detailed explanation of the REM and how it relates to the priority vegetation overlay is included in the Appendix.

This approach provides for consistency across all municipal areas that is well-informed and directly comparable when assessing not only the LPS's, but also when assessing future development applications.

The REM is a complex layering of biodiversity values that refines the focus on areas of importance. In summary, the model:

- Integrates spatial data on the distribution of the major components of biodiversity, and the factors affecting them;
- Models key biodiversity attributes that derive from multiple inputs;
- Analyses the relationships among the components of biodiversity and the environment; and
- Spatially identifies areas which have immediate or potential conservation concerns, and provides indicators of their relative importance, to inform approaches and priorities for management.

One challenge with implementing the REM, and the SPP more generally, is that it is not possible to expressively prioritise or preference higher biodiversity values over others.

The current interim planning scheme allows a low, medium and high category to apply to values which correspond to a hierarchy of planning regulation consistent with an minimise, mitigate or avoid outcome focus. In contrast, all priority vegetation is equally important under the SPP framework.

Similarly, the REM also recognises that some biodiversity values are more important than others and assigns each Issue a 'Level of concern' and a Biodiversity Management Priority. The more detailed information provided in the REM may provide planning authorities the ability to create internal policies about how each type of biodiversity value should be managed.

The Guidelines provide very little guidance where there are competing agricultural and priority vegetation values. For the Southern Midlands, previous scheme objectives, sub-regional, and local planning strategy acknowledges both the value of agriculture and the right to farm whilst also acknowledging the importance of the municipalities natural values. This is also captured in Council's Strategic Plan.

The mapped overlay applied to the draft LPS is that map provided through the Southern Regional Technical Reference Group (TRG) without additional variation other than removal of the overlay from the following zones:

- Agriculture Zone. The overlay will be displayed over the Zone through public exhibition as an informal layer to inform the community of the location of the natural values. This deemed necessary as the overlay, to some extent, informed the application of the Agriculture zone and depending on the development of the Agricultural Zone the overlay may be re-applied to land post exhibition (or any further changes). The removal of the layer from the zone is otherwise a requirement of the Guideline No.1 NAC 13 (j)
- General Business Zone in Oatlands per Guideline No.1 NAC 13
- Local Business Zone in Oatlands per Guideline No.1 NAC 13
- Utilities Zone. Removal of the overlay from this zone is a strategic decision to ensure works by on behalf of Council, State Government and other service providers can proceed with minimal or no permit requirements. The removal of the overlay also conforms well with the Zone Purpose (Part 26.1 of the SPPs)
- Light Industrial Zone per Guideline No.1 NAC 13
- Village Zone per Guideline No.1 NAC 13

6.8 Scenic Protection Code

The Scenic Protection Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Scenic Protection Code.

Additional management objectives and value statements will be provided by Council in the LPS in due course. There was limited scope to provide such detail in the SMIPS2015. The work will be completed once a regional approach is adopted.

The overlay map applied to the draft LPS is a transition of the current overlay in the SMIPS2015.

The Code is applied through the SPPs.

6.9 Attenuation Code

The Attenuation Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Attenuation Code.

The overlay mapping applied in the draft LPS is a translation of the currently mapped areas in the SMIPS2015. No additional activities are mapped in draft LPS. Two attenuation areas were not transitioned from the SMIPS 2015:

- Former Department of Main Roads quarry located on the Tasman Highway at Orierton PID 5894373 owned by The Crown. This quarry is no longer in use and has otherwise been rehabilitated.
- Former stone works at 8 Stanley Street, Oatlands CT 126301/4. This land was formerly a sandstone works (stone cutting, storage, manufacturing stone products and retail etc) and was closed in approximately 2013. The land has since undergone a change of use to retail only and is currently operated as a Roberts farming equipment store. The attenuation area is no longer necessary.

The reason for retaining all current Attenuation areas is to take into account those that have been modified due to permit conditions, site topography, nature of activity or other reason for reducing, enlarging or modifying the standard recommended attenuation distance (SRAD).

The Attenuation Code is therefore operative through a combination of the mapped overlays and per the Tables C9.1 and C9.2 and as otherwise required by C9.2 of the SPPs.

6.10 Flood-Prone Areas Hazard Code

The Flood-Prone Areas Hazard Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Flood-Prone Areas Hazard Code.

The Code applies to:

- Development of land with a flood-prone hazard area; that is:
 - Land within a mapped flood prone area shown on an overlay map or has been identified in a report accompanying a Development Application (where the Council reasonably believes land is subject to risk from flood or potential to cause increased risk from flood)
- Change of use of a building or part of a building to a habitable use

The overlays in the draft LPS is a transition of the existing overlays provided in the SMIPS2015. There is currently no statewide mapping available to Councils.

The use of the current overlay in the draft LPS is acceptable per Guideline No.1 FPHAZ2.

6.11 Bushfire-Prone Areas Code

The Bushfire-Prone Areas Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Bushfire-Prone Areas Code.

The Code is applied by reference to:

- The bushfire-prone area overlay; or
- In the absence of an overlay to land within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.

The overlay applied to the draft LPS is that provided by the Tasmanian Fire Service. Officer level consultation with Tasmanian Fire Service was undertaken in preparing the overlay. The overlay map is provided in the draft LPS mapping and the report on the preparation of the map, prepared by the Tasmanian Fire Service (September 2018) is included in the Appendix with this report.

The application of the map and use of the mapping data accords with the Guideline No.1 BPAC1.

6.12 Potentially Contaminated Land Code

The Potentially Contaminated Land Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Potentially Contaminated Land Code.

The Code is applied to land:

- Identified in overlay
- Where the Planning Authority knows has been used for a potentially contaminated activity; or
- Suspects has been used for a potentially contaminated activity; or
- Otherwise impacted by such activities i.e. contamination has migrated; or
- Has been identified in a report lodged with a Development Application

No overlay has been applied to the draft LPS that identifies such sites. Council is currently reliant on data, records and knowledge held within Council to identify such sites in applying the Code under the SMIPS2015.

6.13 Landslip Hazard Code

The Landslip Hazard Code is utilised in the draft LPS. The equivalent Code under the SMIPS2015 is the Landslide Code.

The overlay Mapping is derived from the land slip hazard bands depicted on the Landslip Planning Map – Hazard Bands 20131022 layer published on TheList and is a direct translation of the mapping contained within the current CIPS2015 consistent with the Guideline No.1.

7. Local Overriding Provisions - SAPs, PPZs and SSQs

7.1 Brief

Particular Purpose Zones (PPZs), Specific Area Plans (SAPs), and Site Specific Qualifications (SSQs) are described as “Local Overriding Provisions” as:

- They are local provisions that only apply to a specific spatially defined area of land within the particular municipality i.e. only applicable to an area of land in the Southern Midlands.
- They effectively override related or applicable provisions of the SPPs i.e. a use standard within a SAP may override a use standard in a zone, or are in addition to the standards of a zone.

A number of these provisions are currently used in the SMIPS2015 and were in effect through a separate schedule under the former 1998 Scheme.

LUPAA requires that any SAP, PPZ or SSQ that applied to a planning scheme immediately before the commencement date of 17 December 2015 (when the Act was amended to provide for the TPS) must be included in the LPS [Schedule 6, clause (8)(1)]. In effect Section 32(4) of LUPAA does not apply to these PPZs, SAPs and SSQs and therefore no consideration of their existence is warranted in preparing or endorsing the LPS by Council or in declaration by the Minister.

The Minister can declare that a SAP, PPZ or SSQ is not subject to this requirement after consultation with the Commission. The effect of doing so provides that the SAP, PPZ or SSQ is not automatically contained in the LPS.

To assist Councils in the preparation their LPSs, and in anticipation of the Minister releasing an appropriate advisory statement, the Department of Justice's Planning Policy Unit (PPU) completed an audit of SMIPS2015 local overriding provisions. The PPU audit forms the basis of the transitional arrangements (or otherwise) discussed below.

In circumstances where a PPZ, SAP or SSQ did not apply in a planning scheme prior to 17 December 2015, or alternatively a planning authority proposes the inclusion of a new PPZ, SAP or SSQ they may be included provided they are capable of meeting section 32(4) of LUPAA.

Section 32(4) essentially requires demonstration that an overriding provision will provide significant benefit or is required to cater for unique site qualities.

This section of the report will detail all the SAPs, PPZs or SSQs that were in existence prior to 17th December 2015 and those introduced post the date and those introduced to the draft LPS.

7.2 SAPs

7.2.1 Transitioning SAPs

The SMIPS2015 has two (2) SAPs which have been transitioned under Schedule 6 Clause 8 of LUPAA:

- SOU-S1.0 Oatlands Equestrian Precinct Specific Area Plan
- SOU-S2.0 Chauncy Vale Specific Area Plan.

The two (2) transitioning SAPs have been modified to the extent necessary to meet the TPS format with minor word alterations which have been footnoted in the draft LPS document.

7.2.2 Introduced SAPs

The draft LPS contains 5 introduced SAPs. These are:

- SOU-S3.0 Bagdad Unstable Land Specific Area Plan
- SOU-S4.0 Tunbridge Township Specific Area Plan
- SOU-S5.0 Tunnack Township Specific Area Plan
- SOU-S6.0 Colebrook Township Specific Area Plan
- SOU-S7.0 Water Catchment Specific Area Plan

Advice received from the TPC and PPU to date is that all introduced SAPS must satisfy Section 32 (3) and (4) that is:

(3) Without limiting subsection (2) but subject to subsection (4), an LPS may, if permitted to do so by the SPPs, include –

(a) a particular purpose zone, being a group of provisions consisting of –

- (i) a zone that is particular to an area of land; and
- (ii) the provisions that are to apply in relation to that zone; or

(b) a specific area plan, being a plan consisting of –

- (i) a map or overlay that delineates a particular area of land; and
- (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs; or

(c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.

(4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –

(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or

(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

The explanation of the introduced SAPs and the justification under Section 32 is as follows:

SOU-S3.0 Bagdad Unstable Land Specific Area Plan

The equivalent planning provisions in the SMIPS2015 is the Dispersive Soils Code (E21.0) which is applied to the same area of land as the Bagdad Unstable Land Specific Area Plan. That is, an area of land in the Bagdad, Hungtingdon Tier, Green Valley Road area.

The Dispersive Soils Code was used in the interim planning schemes, but not in the SPPs.

The SAP description in the draft LPS is taken from the previous 1998 scheme.

The land is unusually susceptible to various forms of erosion. The dispersive soils can cause tunnel erosion, which occurs when soil is worn away and can manifest as a loss of topsoil, formation of gullies or tunnel formation. Tunnel formation poses a significant risk to infrastructure as it forms underground and is not generally observed until significant soil movement has taken place. This soil movement can result in underground cavities and tunnel that can undermine roads and buildings and destabilise infrastructure associated with development.

The SAP is included in the Draft LPS to minimise risk to homes and infrastructure and ongoing financial risks to Council which result from development on dispersive soils. Management of tunnel erosion once it occurs is costly, difficult and has limited success. The best way to manage development in these areas is by identifying the soils and their risks prior to development occurring and designing the development appropriately.

It is therefore critical that dispersive soils be addressed at the Development Application stage. The SAP also provides landowners and prospective buyers with the knowledge that land is subject to dispersive soils.

The SAP clearly satisfies Section 32(4) (b) of the Act as the land has particular environmental qualities

that require provisions that are unique to the area of land that require an addition to the provisions of the SPPs. There are no equivalent provisions provided in the SPPs.

SOU-S4.0 Tunbridge Township Specific Area Plan

The purpose of the SAP is to maintain the historic settlement pattern, amenity and density of the township of Tunbridge. The SAP gives regard to the town being an un-sewered low density settlement and ensures waste water management is sustainable in the long term through encouraging a “larger” lot size.

In detail, the town is currently zoned Village under the SMIPS2015. The minimum lot size is currently 5000m². This was also the minimum lot size under the 1998 Scheme.

The current lot size was deemed suitably consistent with the STRLUS as the low density aligned well with the settlement strategy with a very low growth strategy that aimed to support and encourage growth in the nearby town of Oatlands as the Rural Services Centre.

The SPPs do not provide a zone that reflects the historic settlement pattern and amenity of the township and nor the strategic intent of maintaining a low density. The closest matched zones under the SPPs are: the Village Zone, which would allow for a minimum lot size of 600m²; and the Low Density Residential Zone which would allow for a minimum lot size of 1200m² (per 10.6.1 P1). The Low Density Residential Zone would also limit the current commercial uses and potential commercial uses along the main road.

These zones are not appropriate for the following reasons:

- Subdivision standards encourage a higher density of residential development in the town; and
- In turn the potential to increase the population of the township beyond capacity; and
- Contrary to the STRLUS Settlement and Residential Development Policies
- Higher density lots would alter the open space and rural village amenity without any strategic basis for such changes
- Higher density lots risk the sustainable future of onsite waste water treatment; as
- There is currently no data or qualified advice provided to Council(s) through the planning reform process that ensures increasing the density of an unsewered township is suitable in all soil types and environments.
- The zones do not provide a means to encourage commercial or community development in a logical and centralized location.

Per Section 34 (a) the SAP supports the local economy through maintaining a lot density that facilitates the sustainable growth of a small rural settlement and supports the township of Oatlands as the nearest township and Rural Service Centre. This aligns well with both current local and regional objectives. The social and economic qualities of the township are captured in the Local Area Objectives of the SAP and through the use qualifications in table SOU-S5.5.

Per Section 34 (b) the SAP recognises the environmental constraints to onsite waste water treatment by requiring a 5000m² lot size that is historically considered sustainable best practice.

SOU-S5.0 Tunnack Township Specific Area Plan

Much like the previous Tunbridge SAP, the purpose of the Tunnack Township SAP is to maintain the historic settlement pattern, amenity and density of the town. The SAP gives regard to the town being an un-sewered low density settlement and ensures waste water management is sustainable in the long term through encouraging a “larger” lot size. The SAP also encourages commercial and community use and development along the Tunnack Main Road through providing a use qualification in the Use Table SOU-

S5.5.

In detail, the town is currently zoned Village under the SMIPS2015. The minimum lot size is currently 5000m². This was also the minimum lot size under the 1998 Scheme.

The current lot size standards was deemed suitably consistent with the STRLUS as the low density aligned well with the settlement strategy with a very low growth strategy that aimed to support and encourage growth in the nearby town of Oatlands as the Rural Services Centre.

The SPPs do not provide a zone that reflects the historic settlement pattern and amenity of the township and nor the strategic intent of maintaining a low density. The closest matched zones under the SPPs are:

- the Village Zone, which would allow for a minimum lot size of 600m²; and
- the Low Density Residential Zone which would allow for a minimum lot size of 1200m² (per 10.6.1 P1). The Low Density Residential Zone would also limit the current commercial uses and potential commercial uses along the main road.

These zones are not appropriate for the following reasons:

- Subdivision standards encourage a higher density of residential development in the town; and
- In turn the potential to increase the population of the township beyond capacity; and
- Contrary to the STRLUS Settlement and Residential Development Policies
- Higher density lots would alter the open space and rural village amenity without any strategic basis for such changes
- Higher density lots risk the sustainable future of onsite waste water treatment; as
- There is currently no data or qualified advice provided to Council(s) through the planning reform process that ensures increasing the density of an unsewered township is suitable in all soil types and environments.
- The zones do not provide a means to encourage commercial or community development in a logical and centralized location.

Per Section 34 (a) the SAP supports the local economy through maintaining a lot density that facilitates the sustainable growth of a small rural settlement and supports the township of Oatlands as the nearest township and service centre. This aligns well with both current local planning objectives and regional objectives. The social and economic qualities of the township are captured in the Local Area Objectives of the SAP and through the use qualifications in table SOU-S5.5.

Per Section 34 (b) the SAP recognises the environmental constraints to onsite waste water treatment by requiring a 5000m² lot size that is historically considered sustainable best practice.

SOU-S6.0 Colebrook Township Specific Area Plan

The purpose of the SAP is to maintain the historic settlement pattern, amenity and density of the town and ensure adequate land is available for the primary treatment and holding of wastewater per the requirements of the Regulated Entity (TasWater).

In detail, the town is currently zoned Village under the SMIPS2015. The minimum lot size is currently 800m².

The SPPs do not provide a zone that reflects the current lot sizing and need for a minimum 800m² for sewerage treatment. Nor do the SPPs adequately reflect the strategic intent of maintaining a low density (and low growth) and maintaining the amenity of the township. The closest matched zones under the SPPs are:

- the Village Zone, which would allow for a minimum lot size of 600m²; and
- the Low Density Residential Zone which would allow for a minimum lot size of 1200m² (per 10.6.1 P1). The Low Density Residential Zone would also limit the current commercial uses and potential commercial uses along the main road.

These zones are not appropriate for the following reasons:

- Subdivision standards encourage a higher density of residential development in the town; and do not take into account the unique septic requirements
- TasWater have previously required the minimum 800m² lot size to ensure adequate land availability for the onsite septic holding tank; and
- SPP zones do not specifically require consideration of the regulated entity
- Contrary to the STRLUS Settlement and Residential Development Policies
- Higher density lots would alter the open space and rural village amenity without any strategic basis for such changes
- Higher density lots risk the sustainable future of onsite waste water treatment; as
- There is currently no data or qualified advice provided to Council(s) through the planning reform process that ensures increasing the density of an unsewered township is suitable in all soil types and environments; and

Per Section 34 (a) the SAP supports the local and regional economy through maintaining a lot density that facilitates the sustainable growth of small rural settlement through consistency with the STRLUS settlement network. This aligns well with both current local planning objectives and regional objectives.

Per Section 34 (b) the SAP recognises the environmental constraints to onsite waste water treatment by requiring a 800m² lot size that applies only to a unique area of land in the Southern Midlands. The larger lot size (relative to the 600m² of the Village Zone) is historically considered sustainable best practice for these septic systems. The SAP introduces subdivision standards that specifically consider the advice of the Regulated Entity (TasWater).

SOU-S7.0 Water Catchment Specific Area Plan

The purpose of the SAP is to protect town water supply catchment areas by maintaining and increasing the water holding capacity of the vegetative cover and by preventing soil erosion and other forms of soil degradation. The SAP ensures development that may cause soil erosion, transport of sediments or other soil degradation is managed and assessed by both the Planning Authority and the Regulated Entity (TasWater) at the Development Application stage of development. The objective is to minimise and avoid negative impact on water quality in potable water supply catchment areas.

The SAP only applies to those catchment areas identified on the overlay maps provided in the draft LPS, that is, Colebrook and land north/north west of Oatlands.

In detail, the potable water supply catchment areas are currently identified by an overlay in the SMIPS2015. Use and development of land within this overlay is regulated and assessed through the standards of the Waterway and Coastal Protection Code (Part E11.0). The Code provides the following standards in regard to assessment of applicable development within the overlay:

E11.7.1 Buildings and Works

Objective:

To ensure that buildings and works in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values.

A3

Buildings and works within a Potable Water Supply Area must be within a building area on a plan of subdivision approved under this planning scheme.

P3

Buildings and works within a Potable Water Supply Area must satisfy all of the following:

- (a) ensure no detriment to potable water supplies;*
- (b) be in accordance with the requirements of the water and sewer authority.*

AND

E11.8.1 Subdivision

Objective:

To ensure that:

- (a) works associated with subdivision in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values;*
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural values.*

A1

Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area must comply with one or more of the following:

- (a) be for the purpose of separation of existing dwellings;*
- (b) be for the creation of a lot for public open space, public reserve or utility;*
- (c) no works, other than boundary fencing works, are within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area;*
- (d) the building area, bushfire hazard management area, services and vehicular access driveway are outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area.*

P1

Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area, must satisfy all of the following:

- (a) minimise impact on natural values;*
- (b) provide for any building area and any associated bushfire hazard management area to be either:*
 - (i) outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; or*
 - (ii) able to accommodate development capable of satisfying this code.*

(c) if within a Potable Water Supply Area, be in accordance with the requirements of the water and sewer authority.

A2

Subdivision is not prohibited by the relevant zone standards.

P2

No performance criteria.

The SPPs do not provide any provisions that allow the Planning Authority to assess or consider impacts on town water supply catchment areas.

The SAP is the most appropriate mechanism to recognise this land and to provide assessment provisions in relation to development on such land. The protection of the water supply through the planning scheme clearly furthers the objectives of the RMPS.

Per Section 34 (b) the SAP the area of land has particular environmental, economic, social and spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

7.3 Site Specific Qualifications

The draft LPS includes five (5) Site Specific Qualifications. All five (5) are currently located in the SMIPS2015 and are subject to the transitional provisions under Schedule 6, Clause 8 of LUPAA. The advice and recommendations of the PPU (included as an Appendix) affirms this position.

The five (5) SSQs are tabled below (Table 7):

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
SOU-20.1	3001 Midland Highway, Kempton	37224/1	Vehicle Fuel Sales and Hire is a discretionary use in addition to the State Planning Provisions.	20.2
SOU-20.2	1172 Midland Highway, Mangalore	112712/1 138003/1	Vehicle Fuel Sales and Hire is a discretionary use in addition to the State Planning Provisions.	20.2
SOU-20.3	21 Blackwell Road, Melton Mowbray	35615/1	Hotel Industry is a discretionary use in addition to the State Planning Provisions.	20.2
SOU-20.4	2120 Mudwalls Road, Colebrook	25976/1	Hotel Industry is a discretionary use in addition to the State Planning	20.2

			Provisions.	
SOU-20.5	Whynyates Street, Oatlands	31884/1 32323/12	Service Industry is a discretionary use in addition to the State Planning Provisions.	20.2

Table 7: Site Specific Qualifications in LPS

7.3 Particular Purpose Zones

The SMIPS2015 has two (2) Particular Purpose Zones (PPZ)

- 32.0 Particular Purpose Zone 1 - Urban Growth Zone
- 33.0 Particular Purpose Zone 2 - Future Road Corridor

Only the “Future Road Corridor” PPZ is included in the draft LPS that is:

- SOU-P1.0 Particular Purpose Zone-Future Road Corridor Zone

This PPZ has been transitioned under Schedule 6 Clause 8 from the SMIPS2015.

The “Particular Purpose Zone 1 - Urban Growth Zone” was not transitioned from SMIPS2015 as an equivalent zone is provided in the SPPs (Future Urban Zone).

Southern Midlands Council Local Provisions Schedule

SOU Local Provisions Schedule Title

SOU 1.1 This Local Provisions Schedule is called the Southern Midlands Council Local Provisions Schedule and comprises all the land within the municipal area.

SOU Effective Date

SOU 1.2 The effective date for this Local Provisions Schedule is <insert date>.

SOU Local Area Objectives

This clause is not used in this Local Provisions Schedule.

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SOU-P1.0 Particular Purpose Zone - Future Road Corridor Zone

SOU-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Future Road Corridor Zone is:

- SOU-P1.1.1 To identify land that may be required for a road corridor in the future.
- SOU-P1.1.2 To protect the corridor from use or development, including on adjacent land, which may affect the future safety, efficiency and amenity of the road corridor or the use or development on adjoining land.
- SOU-P1.1.3 To ensure that a future corridor is not compromised by use or development that prevents the road being constructed through its chosen route as a result of an increase in social or economic costs.

SOU-P1.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

SOU-P1.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

SOU-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and cultural values management	
Permitted	
Passive Recreation	
Resource Development	Only if agricultural use except for controlled environment agriculture, tree farming and plantation forestry.
Utilities	Only if minor utilities or road infrastructure.
Discretionary	
Resource Development	Except if permitted.
Utilities	Except if permitted.
Prohibited	
All other uses	

SOU-P1.5 Use Standards

This sub-clause is not used in this particular purpose zone.

SOU-P1.6 Development Standards for Buildings and Works

SOU-P1.6.1 Buildings and Works

Objective:	To ensure that buildings and works are for road infrastructure or do not prejudice the future use and development of land for road infrastructure.	
Acceptable Solutions	Performance Criteria	
A1 Buildings or works are for the development of a road by, or under the direction of, the Road Authority.	P1 Buildings or work must not preclude the future use and development of land for road infrastructure.	
A2 Buildings and other permanent improvements must comply with the consent of the Minister pursuant to S.9A(5) of the <i>Roads and Jetties Act 1935</i> , where the land is declared to be the intended line of a state highway or subsidiary road.	P2 No Performance Criteria.	

SOU-P1.7 Development Standards for Subdivision

SOU-P1.7.1 Lot design

Objective:	To ensure that the subdivision of land does not prejudice the future use of land for road infrastructure.	
Acceptable Solutions	Performance Criteria	
A1 Subdivision is for the purposes of creating a lot for the development of a road by, or under the direction of, the Road Authority.	P1 No Performance Criteria.	
A2 Subdivision must comply with the consent of the Minister pursuant to S.9A(5) of the Roads and Jetties Act 1935 , where the land is declared to be the intended line of a state highway or subsidiary road .	P2 No Performance Criteria.	

SOU-P1.8 Tables

This sub-clause is not used in this particular purpose zone.

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SOU-S1.0 Oatlands Equestrian Precinct Specific Area Plan

SOU-S1.1 Plan Purpose

The purpose of the Oatlands Equestrian Precinct Specific Area Plan is:

- SOU-S1.1.1 Facilitate the development and use of the former Oatlands Racecourse as a multi-use equestrian centre accommodating shared race horse training facilities and other compatible horse-oriented uses and facilities, fulfilling the need for a central Tasmanian facility providing services on a region-wide and state-wide basis.
- SOU-S1.1.2 Identify land in the vicinity of the former Oatlands Racecourse as the preferred location for private stables, other horse oriented development and use and associated residential use, with ready access to shared facilities on the racecourse land taking advantage of the network of public ways and reserved roads to access those facilities.
- SOU-S1.1.2 Minimise potential for use conflict with residential use not associated with equestrian use on land in the vicinity of the former Oatlands Racecourse by encouraging residents oriented towards horse use and discouraging others.

SOU-S1.2 Application of this Plan

- SOU-S1.2.1 The specific area plan applies to the area of land designated as Oatlands Equestrian Precinct Specific Area Plan on the overlay maps.

SOU-S1.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan.

SOU-S1.4 Definition of Terms

This sub-clause is not used in this Specific Area Plan.

SOU-S1.5 Use Table

This sub-clause is not used in this Specific Area Plan.

SOU-S1.6 Use Standards

SOU-S1.6.1 Equestrian Oriented Use

Objective:	To ensure that use of land within the Specific Area Plan is either oriented towards horse-related activity or does not conflict with such activity.
Acceptable Solutions	Performance Criteria
A1 Use is for, or associated with, horse-related activity, including horse stables, training and/or breeding, and an associated single dwelling.	P1 Use must not conflict with horse-related activities in the area, including residential use by persons not willing to accept a degree of impact on amenity from the presence of horses.

SOU-S1.7 Development Standards for Buildings and Works

This sub-clause is not used in this Specific Area Plan.

SOU-S1.8 Development Standards for Subdivision

This sub-clause is not used in this Specific Area Plan.

SOU-S1.9 Tables

This sub-clause is not used in this particular purpose zone.

SOU-S2.0 Chauncy Vale Specific Area Plan

SOU-S2.1 Plan Purpose

The purpose of the Chauncy Vale Specific Area Plan is:

SOU-S2.1.1 The purpose of this Specific Area Plan is to ensure that development in and around the Chauncy Vale Wildlife Sanctuary maintains the natural heritage values and cultural heritage values of the sanctuary.

SOU-S2.2 Application of this Plan

SOU-S2.2.1 The specific area plan applies to the area of land designated as Chauncy Vale Specific Area Plan on the overlay maps.

SOU-S2.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan.

SOU-S2.4 Definition of Terms¹

SOU-S2.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Bushland	means land which is dominated by native vegetation.

¹ IPS wording amended - New Definition "Bushland" added– definition was previously used in IPS scenic protection code

SOU-S2.5 Use Table

This sub-clause is not used in this Specific Area Plan.

SOU-S2.6 Use Standards

This sub-clause is not used in this Specific Area Plan.

SOU-S2.7 Development Standards for Buildings and Works

SOU-S 2.7.1 Clearance of Bushland

Objective:	To ensure that removal or disturbance of bushland does not cause an unreasonable change to, or have an unreasonable adverse impact on, the natural landscape setting of the Chauncy Vale Wildlife Sanctuary.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Removal or disturbance of bushland within the Chauncy Vale Specific Area Plan must be minimised and must satisfy all of the following: (a) be consistent with the values of the reserve management plan; (b) result in only negligible change to the silhouette of skylines; (c) maintain the landscape setting of the Sanctuary which is dominated by hills and valleys that retain an almost unbroken native forest cover.

SOU-S 2.7.2 Buildings and Works

Objective:	To ensure that buildings and works do not cause an unreasonable change to, or have an unreasonable adverse impact on, the natural landscape setting of the Chauncy Vale Wildlife Sanctuary.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Buildings within the Chauncy Vale Specific Area Plan must not be visible from land within the Chauncy Vale Wildlife Sanctuary.</p>	<p>P1</p> <p>Buildings within the Chauncy Vale Specific Area Plan visible from land within the Chauncy Vale Wildlife Sanctuary must maintain the landscape setting of the Sanctuary, which is dominated by hills and valleys that retain an almost unbroken native forest cover, by satisfying one or more of the following, as necessary:</p> <ul style="list-style-type: none"> (a) have external finishes that are non-reflective and coloured to blend with the landscape; (b) be designed to: <ul style="list-style-type: none"> (i) incorporate low roof lines that follow the natural form of the land; (ii) minimise visual impact in height and bulk; (iii) minimise cut and fill; (c) be located below skylines; (d) be located to take advantage of any existing native vegetation or exotic vegetation for visual screening purposes.
<p>A2</p> <p>Works within the Chauncy Vale Specific Area Plan must not be visible from land within the Chauncy Vale Wildlife Sanctuary</p>	<p>P2</p> <p>Works within the Chauncy Vale Specific Area Plan visible from land within the Chauncy Vale Wildlife Sanctuary must maintain the landscape setting of the Sanctuary, which is dominated by hills and valleys that retain an almost unbroken native forest cover, by satisfying one or more of the following, as necessary:</p>

	<p>(a) driveways and access tracks are as close as practical to running parallel with contours and are surfaced with dark materials;</p> <p>(b) cut and fill is minimised;</p> <p>(c) surfaces of retaining walls and batters are finished with a natural appearance;</p> <p>(d) fences are post & wire or other designed of a similarly transparent appearance.</p>
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SOU-S 2.7.3 Natural Values: Clearance and Conversion of native vegetation²

Objective:	To ensure that development involving clearance and conversion or disturbance of native vegetation within the Chauncy Vale Specific Area Plan does not result in unnecessary or unacceptable loss of natural values in the Chauncy Vale Wildlife Sanctuary.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Clearance and conversion or disturbance of native vegetation must be within a Building Area on a plan of subdivision approved under this planning scheme</p>	<p>P1</p> <p>Clearance and conversion or disturbance of native vegetation must satisfy all of the following:</p> <p>(a) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;</p> <p>(b) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;</p> <p>(c) remaining natural values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values.</p>

² IPS wording amended - Technical change – include “of native vegetation” to proceed wording “Clearance and conversion or disturbance” – to provide better scope of standards and slight departure from SPP definition of “Clearance and Conversion” which only includes “threatened native vegetation”.

SOU-S2.9 Tables

This clause is not used in this Specific Area Plan.

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SOU-S 3.0 Bagdad Unstable Land Specific Area Plan

SOU-S3.1 Plan Purpose

The purpose of the Bagdad Unstable Land Specific Area Plan is:

- SOU-S3.1.1.1 Recognise land in the Bagdad Area as containing soils that are unusually susceptible to erosion
- SOU-S3.1.1.2 To minimise and/or mitigate adverse impacts from development occurring on land that contains potential dispersive soils.

SOU-S3.2 Application of this Plan

- SOU-S3.2.1.1 This specific area plan applies to an area of land designated as the Potential Dispersive Soils Specific Area Plan on the overlay maps.

SOU-S3.3 Local Area Objectives

This sub-clause is not used in this Specific Area Plan.

SOU-S3.4 Definition of Terms

- SOU-S3.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
dispersive soil	means soil or sediment with an Exchangeable Sodium Percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.
dispersive soil management plan	means a report acceptable to the planning authority that details: (a) the dispersive potential of soils in the vicinity of the proposed development; (b) the potential for the development to cause or contribute to gully or tunnel erosion; (c) an analysis of the level of risk to the development and the level of risk to users of the development; (d) proposed management measures to reduce risk to an acceptable level where necessary, prepared by a suitably qualified person in accordance with the best practice guidelines. ¹

SOU-S3.5 Use Table

This sub-clause is not used in this specific area plan.

SOU-S3.6 Use Standards

This sub-clause is not used in this specific area plan.

SOU-S3.7 Development Standards for Buildings and Works

SOU-S3.7.1 Development on Potential Dispersive Soils

Objective:	To ensure that development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be for:</p> <ul style="list-style-type: none">(a) works not involving the release of concentrated water or the disturbance of soils;(b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m²; or(c) forestry operations in accordance with a certified Forest Practices Plan.	<p>P1</p> <p>Development must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment having regard to the following, as appropriate:</p> <ul style="list-style-type: none">(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;(b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas;(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;(e) management measures that would reduce risk to an acceptable level; <p>the advice contained in a dispersive soil management plan.</p>

SOU-S3.8 Development Standards for Subdivision

SOU-S3.8.1 Subdivision on Potential Dispersive Soils

Objective:	To ensure that development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>Subdivision must minimise the risks associated with dispersive soil to property and the environment having regard to the following, as appropriate:</p> <ul style="list-style-type: none"> (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally; (b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; (f) the advice contained in a dispersive soil management plan.

SOU –S3.9 Tables

This sub-clause is not used in this specific area plan.

Footnotes:

- 1: The *Dispersive Soils and their Management: Technical Reference Manual* (DPIW, 2009) is considered best practice guidelines.

SOU-S4.0 Tunbridge Township Specific Area Plan

SOU-S4.1 Plan Purpose

The purpose of the Tunbridge Township Specific Area Plan is:

- SOU-S5.1.1 To maintain the historic settlement pattern and density of Tunbridge.
- SOU-S5.1.2 To encourage a mixture of residential, commercial and community development in an un-sewered township.
- SOU-S5.1.3 To ensure sustainable onsite wastewater management for new lots.
- SOU-S5.1.4 To ensure residential, commercial and community development does not place undue burden on the Council and infrastructure providers, and service providers.
- SOU-S5.1.5 To maintain the amenity of a rural village through low density lot sizes.
- SOU-S5.1.6 To ensure business and community services are accessible by walking and cycling.
- SOU-S5.1.7 To encourage the development of commercial and community services in the Main Road and in close proximity to existing commercial and community use and development.
- SOU-S5.1.8 To ensure the growth of Tunbridge is consistent with the Growth Management Strategies of the Southern Tasmanian Regional Land Use Strategy.

SOU-S4.2 Application of this Plan

- SOU-S4.2.1 The specific area plan applies to the area of land designated as Tunbridge Township Specific Area Plan on the overlay maps.

SOU-S4.3 Local Area Objectives

SOU-S4.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
SOU-S4.3.1	All the land within the overlay maps as described in clause SOU-S4.3.1	<p>To develop the Tunbridge village at a lower density than other villages in the Southern Midlands through allowing larger lot sizes that maintain the rural amenity of the village and continue to provide sufficient area for onsite waste water treatment. Specifically the larger lots are intended to:</p> <ul style="list-style-type: none">(a) create a sense of privacy and open space associated with a rural lifestyle; and(b) recognise the proximity of the township to the surrounding agricultural land and

		<p>provide a suitable separation distance between dwellings and adjoining agricultural land use; and</p> <p>(c) to provide lot sizes that meet the needs of the rural and agricultural sector workforce living in Tunbridge.</p> <p>(d) to ensure that development or use requiring onsite wastewater management will have access to sufficient land area necessary for the satisfactory and sustainable onsite treatment of that wastewater.</p>
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SOU-S4.4 Definition of Terms

This sub-clause is not used in this specific area plan.

SOU-S4.5 Use Table

SOU-S4.5.1 Use Table - Tunbridge Township Specific Area Plan

This clause is a substitution for Village Zone – 12.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling or home-based business.
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	Only if fronting Main Road
Community Meeting and Entertainment	Only if fronting Main Road
Educational and Occasional Care	

Emergency Services	
Food Services	Only if fronting Main Road
General Retail and Hire	Only if fronting Main Road
Residential	If not listed as No Permit Required.
Service Industry	If not for motor repairs or panel beating.
Sports and Recreation	
Storage	If not for liquid fuel depot or solid fuel depot.
Visitor Accommodation	
Discretionary	
Bulky Goods Sales	
Business and Professional Services	Except if Permitted.
Community Meeting and Entertainment	Except if Permitted.
Crematoria and Cemeteries	If for a cemetery.
Custodial Facility	If for a remand centre.
Domestic Animal Breeding, Boarding or Training	
Equipment and Machinery Sales and Hire	
Food Services	Except if Permitted.
General Retail and Hire	Except if Permitted.
Hotel Industry	
Manufacturing and Processing	If for: (a) a craft industry or an artist's studio; or (b) alterations or extensions to existing Manufacturing and Processing.
Pleasure Boat Facility	

Research and Development	
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Service Industry	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Prohibited	
All other uses	

SOU-S4.6 Use Standards

This sub-clause is not used in this specific area plan.

SOU-S4.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

SOU-S4.8 Development Standards for Subdivision

SOU-S4.8.1 Lot Size

This clause is a substitution for Village Zone – Clause 12.5.1 A1/P1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives; (b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values; are capable of
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	<p>providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;</p> <p>(c) are provided in a manner that provides for the efficient and ordered provision of infrastructure.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 5000m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of:</p> <p style="padding-left: 40px;">a. all setbacks required by clause 12.4.3 A1 and A2; and</p> <p style="padding-left: 40px;">b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or</p> <p>(b) be required for public use by the Crown, a council or a State authority; or</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of existing buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area.</p> <p>(g) be consistent with the Zone Purpose and any relevant Local Area Objectives.</p>

SOU-S5.0 Tunnack Township Specific Area Plan

SOU-S5.1 Plan Purpose

The purpose of the Tunnack Township Specific Area Plan is:

- SOU-S5.1.1 To maintain the historic settlement pattern and density of Tunnack.
- SOU-S5.1.2 To encourage a mixture of residential, commercial and community development in an un-sewered township.
- SOU-S5.1.3 To ensure sustainable onsite wastewater management for new lots.
- SOU-S5.1.4 To ensure residential, commercial and community development does not place undue burden on the Council and infrastructure providers, and service providers.
- SOU-S5.1.5 To maintain the amenity of a rural village through low density lot sizes.
- SOU-S5.1.6 To ensure business and community services are accessible by walking and cycling.
- SOU-S5.1.7 To encourage the development of commercial and community services in the Main Road and in close proximity to existing commercial and community use and development.
- SOU-S5.1.8 To ensure the growth of Tunnack is consistent with the Growth Management Strategies of the Southern Tasmanian Regional Land Use Strategy.

SOU-S5.2 Application of this Plan

- SOU-S5.2.1 The specific area plan applies to the area of land designated as Tunnack Township Specific Area Plan on the overlay maps.

SOU-S5.3 Local Area Objectives

SOU-S5.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
SOU-S5.3.1	All the land within the overlay maps as described in clause SOU-S5.3.1	<p>To develop the Tunnack village at a lower density than other villages in the Southern Midlands through allowing larger lot sizes that maintain the rural amenity of the village and continue to provide sufficient area for onsite waste water treatment. Specifically the larger lots are intended to:</p> <ul style="list-style-type: none">(e) create a sense of privacy and open space associated with a rural lifestyle; and(f) recognise the proximity of the township to the surrounding agricultural land and provide a suitable separation distance

		<p>between dwellings and adjoining agricultural land use; and</p> <p>(g) to provide lot sizes that meet the needs of the rural and agricultural sector workforce living in Tunnack.</p> <p>(h) to ensure that development or use requiring onsite wastewater management will have access to sufficient land area necessary for the satisfactory and sustainable onsite treatment of that wastewater.</p>
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SOU-S5.4 Definition of Terms

This sub-clause is not used in this specific area plan.

SOU-S5.5 Use Table

SOU-S5.5.1 Use Table - Tunbridge Township Specific Area Plan

This clause is a substitution for Village Zone – 12.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling or home-based business.
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	Only if fronting Tunnack Main Road
Community Meeting and Entertainment	Only if fronting Tunnack Main Road
Educational and Occasional Care	

Emergency Services	
Food Services	Only if fronting Main Road
General Retail and Hire	Only if fronting Main Road
Residential	If not listed as No Permit Required.
Service Industry	If not for motor repairs or panel beating.
Sports and Recreation	
Storage	If not for liquid fuel depot or solid fuel depot.
Visitor Accommodation	
Discretionary	
Bulky Goods Sales	
Business and Professional Services	Except if Permitted.
Community Meeting and Entertainment	Except if Permitted.
Crematoria and Cemeteries	If for a cemetery.
Custodial Facility	If for a remand centre.
Domestic Animal Breeding, Boarding or Training	
Equipment and Machinery Sales and Hire	
Food Services	Except if Permitted.
General Retail and Hire	Except if Permitted.
Hotel Industry	
Manufacturing and Processing	If for: (a) a craft industry or an artist's studio; or (b) alterations or extensions to existing Manufacturing and Processing.
Pleasure Boat Facility	

Research and Development	
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Service Industry	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Prohibited	
All other uses	

SOU-S5.6 Use Standards

This sub-clause is not used in this specific area plan.

SOU-S5.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

SOU-S5.8 Development Standards for Subdivision

SOU-S5.8.1 Lot Size

This clause is a substitution for Village Zone – Clause 12.5.1 A1/P1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> (d) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives; (e) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values; are capable of
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	<p>providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;</p> <p>(f) are provided in a manner that provides for the efficient and ordered provision of infrastructure.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(e) have an area of not less than 5000m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of:</p> <p style="padding-left: 40px;">a. all setbacks required by clause 12.4.3 A1 and A2; and</p> <p style="padding-left: 40px;">b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or</p> <p>(f) be required for public use by the Crown, a council or a State authority; or</p> <p>(g) be required for the provision of Utilities; or</p> <p>(h) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of existing buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area.</p> <p>(g) be consistent with the Zone Purpose and any relevant Local Area Objectives.</p>

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SOU-S6.0 Colebrook Township Specific Area Plan

SOU-S6.1 Plan Purpose

The purpose of the Colebrook Township Specific Area Plan is:

- SOU-S6.1.1 To maintain the historic settlement pattern and density of Colebrook.
- SOU-S6.1.2 To encourage a mixture of residential, commercial and community development in a township with specific requirements for treatment of sewerage by the Regulated Entity.
- SOU-S6.1.3 To ensure residential, commercial and community development does not place undue burden on the Council and infrastructure providers.
- SOU-S6.1.4 To ensure the growth of Colebrook is consistent with the Growth Management Strategies of the Southern Tasmanian Regional Land Use Strategy.

SOU-S6.2 Application of this Plan

- SOU-S6.2.1 The specific area plan applies to the area of land designated as Colebrook Township Specific Area Plan on the overlay maps.

SOU-S6.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

SOU-S6.4 Definition of Terms

This sub-clause is not used in this specific area plan.

SOU-S6.5 Use Table

This sub-clause is not used in this specific area plan.

SOU-S6.6 Use Standards

This sub-clause is not used in this specific area plan.

SOU-S6.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

SOU-S6.8 Development Standards for Subdivision

- SOU-S5.8.1 Lot Size

This clause is a substitution for Village Zone – Clause 12.5.1 A1/P1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives; (b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values; are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces; (c) the size of a new lot is capable of meeting the requirements of the Regulated Entity for Sewer and Water for the treatment of sewerage.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (i) have an area of not less than 800m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 12.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or (j) be required for public use by the Crown, a council or a State authority; or (k) be required for the provision of Utilities; or (l) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area. (g) be consistent with the Zone Purpose and any relevant Local Area Objectives. (h) the advice of the Regulated Entity for Sewer and Water.

SOU-S6.8.2 Services

This clause is a substitution for Village Zone – Clause 12.5.3 A2/P2 Services

Objective:	That each lot is capable of meeting the requirements of the regulated entity for provision of sewerage services.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be connected to a reticulated sewerage system in accordance with the requirements of the regulated entity.</p>	<p>P1</p> <p>No Performance Criterion.</p>

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SOU-S7.0 Water Catchment Specific Area Plan

SOU-S7.1 Plan Purpose

The purpose of the Water Catchment Specific Area Plan is:

- SOU-S7.1.1 To protect town water supply catchment areas by maintaining and increasing the water holding capacity of the vegetative cover and by preventing soil erosion and other forms of soil degradation.
- SOU-S7.1.2 To ensure development that may cause soil erosion, transport of sediments or other soil degradation is managed by both the Planning Authority and the Regulated Entity.
- SOU-7.1.3 To minimise impact on water quality in potable water supply catchment areas

SOU-S7.2 Application of this Plan

- SOU-S7.2.1 The specific area plan applies to the area of land designated as Water Catchment Specific Area Plan on the overlay maps.

SOU-S7.3 Local Area Objectives

This sub-clause is not used in this specific area plan

SOU-S7.4 Definition of Terms

This sub-clause is not used in this specific area plan.

SOU-S7.5 Use Table

This sub-clause is not used in this specific area plan.

SOU-S7.6 Use Standards

This sub-clause is not used in this specific area plan

SOU-S7.7 Development Standards for Buildings and Works

SOU7.7.1

Objective:	To ensure that buildings and works within the Water Catchment Specific Area Plan will not have an unnecessary or unacceptable impact on natural values and the quality of the potable water supply.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Buildings and works within the Water Catchment Specific Area Plan must be within a building area on a plan of subdivision approved under this planning scheme.</p>	<p>P1</p> <p>Buildings and works within a Water Catchment Specific Area Plan must satisfy all of the following:</p> <ul style="list-style-type: none">a) ensure no detriment to potable water supplies;b) be in accordance with the requirements of the regulated entity.
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SOU-S7.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

SOU-S7.9 Tables

This sub-clause is not used in this specific area plan.

SOU-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
SOU-20.1	3001 Midland Highway, Kempton	37224/1	Vehicle Fuel Sales and Hire is a discretionary use in addition to the State Planning Provisions.	20.2
SOU-20.2	1172 Midland Highway, Mangalore	112712/1 138003/1	Vehicle Fuel Sales and Hire is a discretionary use in addition to the State Planning Provisions.	20.2
SOU-20.3	21 Blackwell Road, Melton Mowbray	35615/1	Hotel Industry is a discretionary use in addition to the State Planning Provisions.	20.2
SOU-20.4	2120 Mudwalls Road, Colebrook	25976/1	Hotel Industry is a discretionary use in addition to the State Planning Provisions.	20.2
SOU-20.5	Whynyates Street, Oatlands	31884/1 32323/12	Service Industry is a discretionary use in addition to the State Planning Provisions.	20.2

SOU-Code Lists

SOU-Table C3.1 Other Major Roads

Road	From	To
This table is not used in the Local Provisions Schedule		

SOU-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
ANDOVER						
1.	5371	Andover	180 Inglewood Road	Hilly Park	23/1565 47194/1 50167/1 50167/2 110162/1 110163/2 110164/3 110165/1 210874/1 218259/1 219431/1 233751/1 247408/1 247889/6 247889/7	Group of farm buildings and structures.
2.	5369	Andover	877 Inglewood Road	Ashgrove	112841/2	Sandstone house with prominent gabled roof and timber barn.
3.	5370	Andover	1031 Inglewood Road	Wash Cottage	111170/1	Single storey sandstone Old Colonial Georgian residence with attic and dormer windows. With external chimney and double hung sash windows.
4.	5372	Andover	1332 Inglewood Road	Inglewood	104292/6	Single storey brick Victorian Georgian farm homestead with attic. Circa 1848

5.	9864	Andover	1091 Inglewood Road	Inglewood School	112953/1 112953/2	Victorian Georgian former school house.
6.	9864	Andover	1091 Inglewood Road	Privet Hedge (in road reserve)	112953/1 112953/2 166970/1 ³	Hedge in road reserve in vicinity of the former Inglewood School. ⁴
BADEN						
7.	5375	Baden	Tunnack Road	Rose Cottage	149811/1 & 29384/2	Old sandstone cottage with verandah and timber outbuildings.
8.	5376	Baden	1648 Tunnack Road	Woodside	148630/2	Weatherboard Cottage.
9.		Baden	3402 Woodsdale Road	Residence	134413/1	Weatherboard Cottage.
10.		Baden	3540 Woodsdale Road	Baden Church 'St Mary's Chapel'	22272/1	St Mary's Chapel. Weatherboard Federation Carpenter Gothic Church.
BAGDAD						
11.	5377	Bagdad	76 Goodwins Road	Milford	136058/1 & 136059/1	Complex of Old Colonial farm buildings including residence.
12.		Bagdad	1712 Midland Highway	Tin shed	162470/1	Old shed from Great Depression Era clad in kerosene cans.
13.	5380	Bagdad	2 Chauncy Vale Road	Congregational Church and Cemetery	134435/1	Congregational Church and Cemetery.
14.	1708	Bagdad	1708 Midland Highway	Milford House	10438/12	Two storey sandstone house.

³ CT of adjoining land added that includes part of Inglewood Road and the location of heritage listed hedge

⁴ Added words "...in vicinity of the former Inglewood School." To better identify location of heritage listed hedge.

15.	5379	Bagdad	1546 Midland Highway	Sayes Court	167141/1 & 149490/1 ⁵ 52/4706 & 139367/1	Homestead with various extensions and remains of an old building, and former quarry. Listing includes the sandstone stables with living area.
16.	5381	Bagdad	1811 Midland Highway	Bangalor	149592/1	Timber homestead with bakehouse, brick barn and wooden stables.
17.	5383	Bagdad	1657 Midland Highway	Sunnyside	8448/1	Timber homestead with attic and dormers with rear additions.
18.		Bagdad	41 Quarrytown Road	Bagdad Post Office	226107/1	Weatherboard single storey Federation building with decorative external features.
19.	5384	Bagdad	11 Eddington Road	House	52519/1	Weatherboard cottage with verandah.
20.	5385	Bagdad	345 Chauncy Vale Road	Chauncy Vale	104734/1 57365/1 128453/2 211509/1 212963/1	'Day Dawn Cottage' and wildlife sanctuary.
21.	5386	Bagdad	42 School Road	St Michael's and All Angels' Church	125270/1	Weatherboard church with a bell cote, lancet windows, iron buttresses and a lean-too chancel. The roof is a gable with timber barge boards.
22.		Bagdad	15 Quarrytown Road	Hilton Cottage	39584/1	Small timber cottage.

⁵ Added CTs that are included on the Heritage Tasmania Datasheet and altered since IPS list was declared

23.		Bagdad	1661 Midland Highway	Bagdad Community Centre	108882/1 & 51272/1	Federation era Weatherboard buildings with strong community value.
24.		Bagdad	23 Winstead Road	Winstead	19705/3	Single storey weatherboard homestead with a mixture of Georgian, Victorian and Federation Queen Anne extensions and alterations.
25.		Bagdad	44 Gangells Lane	Residence	249770/1	Single storey weatherboard Victorian Georgian cottage in prominent position over-looking Midland Highway. Specific extent: 25m radius of residence within property boundary. Exclusions: 20th Century outbuildings.
26.		Bagdad	67 Gangells Lane	Residence	100544/1	Single storey weatherboard Victorian Georgian cottage. Victorian Georgian cottage. Specific extent: 25m radius of residence within property boundary. Exclusions: 20th Century outbuildings.
27.		Bagdad	1689 Midland Highway	Residence	111048/1	Single storey weatherboard cottage.

						Specific extent: 25m radius of residence within property boundary.
28.		Bagdad	1755 Midland Highway	Residence	236674/1	Weatherboard Cottage. Specific extent: 25m radius of residence within property boundary. Exclusions: 20th Century outbuildings.
29.		Bagdad	19 Quarrytown Road	Residence	36778/1	Weatherboard Cottage. Exclusions: 20th Century outbuildings and rear extensions.
30.		Bagdad	26 School Road	Elston Cottage	11034/1	Weatherboard Cottage. Exclusions: Outbuildings.
31.		Bagdad	17 Swan Street	Residence	32497/1	Weatherboard Cottage. Exclusions: Outbuildings.
32.		Bagdad	1799 Midland Highway	Residence	245498/1	Weatherboard Federation Queen Anne residence.
33.		Bagdad	60 Gangells Lane	Residence	54126/1	Weatherboard Federation Queen Anne residence. Specific extent: Within fenced area

						around house and sheds.
34.		Bagdad	30 Swan Street	Residence	18192/1	Weatherboard Federation Queen Anne residence. Exclusions: Outbuildings and rear extensions.
35.		Bagdad	50 Swan Street	Residence	14891/9	Weatherboard Federation Queen Anne residence. Exclusions: Outbuildings.
36.		Bagdad	11 Quarrytown Road	Residence	6765/1	Weatherboard Federation Queen Anne residence.
37.		Bagdad	27 Chauncy Vale Road	Riposo	131817/1	Timber homestead in established garden setting on sandstone foundations with some original parts possibly dating back to 1860s.
38.		Bagdad	1415 Midland Highway	Residence	100687/1	Weatherboard Victorian Georgian Cottage. Exclusions: Outbuildings.
39.		Bagdad	1448 Midland Highway	Residence	246919/1	Weatherboard Victorian Georgian Farmhouse. Specific extent: Within fenced area around the residence.

						Exclusions: Outbuildings and agricultural sheds.
40.		Bagdad	1419 Midland Highway	Residence	244963/1	Weatherboard Federation Queen Anne residence. Exclusions: Outbuildings.
BROADMARSH						
41.	5427	Broadmarsh	Ravendell ⁶ 37 Andersons Rd	Ravendell	7444/2	Two storey sandstone building, house, brick building remains on site with archaeological potential. Possibly site of a Convict probation station (though not confirmed). Site may also have archaeological potential
		Broadmarsh	Arndell and Ridges ⁷ 54 Andersons Rd Broadmarsh	Arndell and Ridges	142484/1	Possibly site of a Convict probation station (though not confirmed). Site may also have archaeological potential. Site is linked to the adjoining "Ravendell" property at 37 Andersons Road.
42.	5428	Broadmarsh	558 Blackbrush Road	Blackbrush	32289/1	Single storey sandstone Old Colonial Georgian rural cottage with its associated timber shearing shed.
43.	5388	Broadmarsh	622 Elderslie Road	Jordan House	145659/1 38319/1 51112/1	Old Colonial Georgian two storey brick house and stables.
44.	5389	Broadmarsh	592 Elderslie Road	Former Black Brush School	211997/1	Old Colonial sandstone former school building.

⁶ Replace the SMIPS2015 address listing for "Arndell and Ridges" with "Ravendell". Reason- these properties are adjoining and descriptions did not match the addresses. This was an error in SMIPS2015.

⁷ See foot note 6 above.

45.	5390	Broadmarsh	974 Elderslie Road	Strathelie Strathlea – name on THR	142756/1	Two storey sandstone house with substantial outbuildings, including barn, stables and shearing shed.
46.	5392	Broadmarsh	1175 Elderslie Road	Stoneyhurst	12627/1	Sandstone gothic building with steeply pitched gabled roofs and sandstone barn following the same detailing as the main house.
47.		Broadmarsh	1199 Elderslie Road	Willowbank	100932/1	Two storey Georgian Victorian building (C.1843) formerly the 'Prince of Wales' Inn. The building includes post-war timber additions. The property is an important part of Broadmarsh's history and evolution.
48.	5393	Broadmarsh	1497 Elderslie Road	Broadmarsh Uniting Church	149630/4	Sandstone Church.
49.	5394	Broadmarsh	2 Grahams Creek Road	St Augustine's Anglican Church and Cemetery	141732/1	Sandstone Church.
50.	5395	Broadmarsh	1290 Elderslie Road	Broadmarsh Probation Station Invercarron	161765/3	Sandstone former probation station, stable and well.
51.	5396	Broadmarsh	756 Elderslie Road	Former Bush Inn	49777/1	Rare complex of buildings.
52.		Broadmarsh	1439 Elderslie Road	Corleen	245252/1	Victorian Rustic Gothic sandstone residence.

53.	5400	Broadmarsh	1240 Elderslie Road	Somerset	5350/1	Victorian Georgian residence with extensions, outbuildings and early sandstone stables.
CAMPANIA						
54.		Campania	6 Lee Street	St George's Church	96537/8	Weatherboard Victorian Carpenter Gothic Ecclesiastical church.
55.		Campania	Water Lane	Campania Cemetery	209344/16	Cemetery Exemptions: Any expansion of the site.
56+.		Campania	1530 Colebrook Road	Former residence and ruins	152053/1	Gabled roofed residence and ruins only.
57.	7054	Campania	62 Reeve Street	Former shop	103093/2	Old Colonial Georgian weatherboard commercial/retail building
58.		Campania	45 Reeve Street	Campania Hall	248243/5	Weatherboard Community Hall Specific extent: Hall building only
59.		Campania	30-34 Reeve Street	War Memorial Hall	216031/1	War Memorial Hall Specific extent: 10m radius of hall building.
60.		Campania	38 Reeve Street	The Mill House	149970/1	Timber Building (C.1884) with some additions predominately in the Federation Queen Anne Style contributing to the historic character of Campania with links to the Flour Mill.

61.	5404	Campania	409 White Kangaroo Road	Roslyn	138951/1	
62.	5405	Campania	1029 Colebrook Road	Woodreef (Former Bird in Hand Inn)	106747/1	Old Colonial Georgian homestead and outbuilding.
63.	5406	Campania	1480 Colebrook Road	Colebrookdale	155931/2	
64.	5409	Campania	261 Estate Road	Campania House	123626/1	Old Colonial Georgian residence.
65.		Campania	700 White Kangaroo Road	Torrieburn House	10806/1	Homestead and outbuildings. Exclusions: 20th Century outbuildings. Exemptions: Any works or extensions to mid-late 20th Century outbuildings.
66.	5412	Campania	58 Reeve Street	General Store	247531/1	Two storey Old Colonial Georgian Commercial Building demonstrating the evolution of the township and the dominant building style and materials of the era.
67.	5403	Campania	55 Stratford Road	Stratford Mill Site	144944/2	Complex of 19th Century Buildings on land with archaeological potential and building/structural remains and development
68.	10391	Campania	68 Stratford Road	Stratford	144944/1	Complex of 19th Century Buildings, including homestead and outbuildings on land with

						archaeological potential and building/structural remains and development.
69.		Campania	706 Native Corners Road	Braebourn	10301/1	Old Colonial Georgian Residence. Specific extent: 150m radius of residence. Exclusions: Mid-late 20th Century outbuildings. Exemptions: Any works or extensions to mid-late 20th Century outbuildings.
70.		Campania	53 Reeve Street	Campania Mill	-	Two storey sandstone Victorian Georgian former flour mill building.
71.		Campania	92 Bartonvale Road	Bartonvale	152053/2	Farmhouse and stonewall. Specific extent: 150m radius of farmhouse. Exclusions: Mid-late 20th Century outbuildings. Exemptions: Any works or extensions to mid-late 20th Century outbuildings.
72.		Campania	39 Climie Street	Residence	21455/2	Weatherboard Cottage occupying prominent position in the streetscape. Specific extent: 10m radius of house. Exclusions: Outbuildings.
73.		Campania	1396 Colebrook Road	Lymbrae	161956/1	Early Victorian Georgian house and outbuilding.

						Specific extent: 20m radius of house and outbuildings.
74.		Campania	21 Howletts Road	Residence	226978/1	Farm homestead. Specific extent: 20m radius of homestead.
75.		Campania	456 Native Corners Road	Residence	40052/1	Farm homestead. Specific extent: 20m radius of homestead.
76.		Campania	68 Reeve Street	Residence	103093/1	Modest Victorian Georgian weatherboard house. Exclusions: Outbuildings. Exemptions: Rear extensions or rear outbuildings.
77.		Campania	70 Reeve Street	Residence	26911/1	Weatherboard Residence. Specific extent: House only.
78.		Campania	157 Weavers Lane	Residence	246987/2	Weatherboard House. Specific extent: 10m radius of house.
79.		Campania	1748 Colebrook Road	Residence	122437/1	Modest Federation Queen Anne Residence Specific extent: House only.
80.		Campania	39 Reeve Street	Residence	101235/2	Federation Queen Anne Residence. Specific extent: 10m radius of house. Exclusions: Rear works and buildings. Exemptions: Rear works, rear extensions and rear outbuildings.

CLIFTON VALE

81.		Clifton Vale	102 Clifton Park Road	Residence	227242/5	Stone farm house, possibly convict built (C.1845).
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COLEBROOK

82.	3626	Colebrook	322 Mud Walls Road	Sunnyside	157386/1	Victorian Georgian homestead and outbuildings.
83.		Colebrook	185 Mud Walls Road	Residence	132422/1	Victorian Georgian Residence Specific extent: 10m radius of residence.
84.		Colebrook	6 Richmond Street	Residence	119215/1	Weatherboard cottage.
85.		Colebrook	61 Richmond Street	Residence	13688/1	Timber Victorian/Federation home. Exclusions: Mid-late 20th Century outbuildings. Exemptions: Works or extensions to excluded buildings and any rear outbuildings.
86.		Colebrook	149 Spring Hill Bottom Road	Residence	48504/1	Timber Victorian Home. Specific extent: 10m radius of residence.
87.		Colebrook	10 Richmond Street	Residence	229855/1	Weatherboard Queen Anne Federation home.
88.		Colebrook	12 Richmond Street	Residence	68024/1	Weatherboard Queen Anne Federation home.
89.		Colebrook	36 Spring Hill Bottom Road	Residence	123677/1	Weatherboard Queen Anne Federation home.

						Specific extent: House only.
90.		Colebrook	45 Richmond Street	Memorial Hall	149451/1	Brick Memorial Community Hall.
91.	5414	Colebrook	Arthur Street	Anglican Cemetery	247248/2	Anglican Cemetery.
92.	7047	Colebrook	729 Mud Walls Road	Darlington	132420/1	Sandstone Cottage.
93.		Colebrook	324 Springhill Bottom Road	Timber cottage	45129/1	Very early timber hut. Possibly built/lived in by early settler or convict on ticket-of-leave. Very rare example of this type of building. Specific extent: 30m radius of timber hut near road.
94.	11309	Colebrook	26 Yarlington Road	Warrawoona	138204/1	Rare and unique sandstone Queen Anne Federation style building displaying a prominent façade and a high degree of workmanship.
95.	5417	Colebrook	Richmond Street, Maconochie Street, Franklin Street	Jerusalem Probation Site (Consolidated Listing)	226907/1 120733/1 134483/1 122885/2 123710/4 251550/1	Consolidated listing of historic buildings and sites including – ‘The Chimneys’, Colebrook Court House, 30-32 Maconochie St, Hospital/Surgeons House, Chapel/Barn and Jerusalem Rd Station Site. Listing includes buildings and archaeological remains.

96.	5414	Colebrook	7 Richmond Street	St. James' Anglican Church	247248/1	Church - A Victorian Academic Gothic ecclesiastical building.
97.	5416	Colebrook	2495 Colebrook Road	Hardwick House (Former Brooklyn Mill)	123549/1	Two storey ashlar sandstone building with tiled roof. Listing includes associated works and outbuildings.
98.	5418	Colebrook	34 Richmond Street	Nichols' Store	113080/1	Old Colonial brick store and associated buildings.
99.	5420	Colebrook	2 Arthur Street	St Patrick's Catholic Church & Cemetery	-	Pugin designed church with cemetery occupying prominent position in township.
100.	5407	Colebrook	1719 Colebrook Road	Stockdale	110340/4 124014/1	Complex of buildings. Including two storey Georgian house and outbuildings including barn and smaller stable.
101.	5422	Colebrook	16 Franklin Street	Waterdale	154300/1	Waterdale is a two-storey symmetrical stuccoed residence with corrugated iron hipped roof, boxed eaves and four tall simple chimneys with association with the probation station.
DYSART						
102.		Dysart	126 Dysart Drive & Road Reserve	Culvert and quarry	236870/4	Convict built culvert and quarry site located on part private land and road reserve. Specific extent: Applies to culvert and quarry site only.

103.		Dysart	50 Fosters Road	The Basin	169546/7 ⁸	<p>Early Colonial homestead and 19th century outbuildings.</p> <p>Specific extent: 10m radius of house and any 19th and early 20th century outbuildings and sheds.</p> <p>Exclusions: Mid-late 20th Century outbuildings.</p>
104.		Dysart	2391 Clifton Vale Road	Dysart Park	148951/1 147891/1	<p>Early Colonial Homestead and associated outbuildings including stone barn. Listing also includes free-standing barn on Folio of the Register 147891/1.</p> <p>House and land once owned by Gamaliel Butler.</p> <p>Specific extent: 20m radius of homestead. Stone barn on 148951/1 (barn only). Free-standing barn on 147891/1 (barn only).</p>
105.		Dysart	12 Dysart Drive	Residence	111064/1	<p>Relatively intact Victorian Georgian early settlement house with dry-stone walling. May have association with the neighbouring church.</p> <p>Specific extent: 20m radius of house.</p>
106.	5425	Dysart	5 Church Lane	St Anne's Anglican Church and Cemetery	214270/1	Sandstone Church and cemetery.

⁸ Removed CT "228883/1" and replaced with new CT "169546/7" – property has changed titles since SMIPS2015

107.	5433	Dysart	1049 Clifton Vale Road	Clifton Vale	154596/2	Local landmark. Victorian Georgian house, former school and school masters house. Listing includes homestead and outbuildings.
108.	5426	Dysart	10 Dysart Drive	Former Baptist Church	32558/1	Sandstone Church.
109.		Dysart	16 Clifton Vale Road	Former church, sheds, cottage, trees and graves	118961/1	Brick former church building with a gabled roof, timber cottage, timber sheds, graves and old Eucalypts. The buildings, graves and trees occupy a prominent position and contribute significantly to the local landscape.
110.		Dysart	Roblin Road	Avenue of Trees	-	The avenue of trees contributes significantly to the local landscape.
111.		Dysart	80 Mauriceton Lane	Mauriceton	116432/1	Two storey sandstone Victorian Georgian homestead.
112.		Dysart	1270 Clifton Vale Road	Sunny Side Cottage	116736/1	A rare example of a sandstone Victorian Georgian cottage in a rural setting.
ELDERSLIE						
113.	5398	Elderslie	1206 Elderslie Road	Brooklyn	30/456 122863/1	Victorian Georgian weatherboard cottage.
114.	5429	Elderslie	58 Royden Road	Royden	128932/1 128933/1	Sandstone house and barn with associated small early outbuildings.
115.	5430	Elderslie	212 Clifton Vale Road	Kellie	51135/1	Sandstone house and early farm buildings.

116.	5431	Elderslie	11 Pelham Road	Allwright family vault	203936/1	Sandstone Vault with raised casket next to smaller vault.
ELDON						
117.	10492	Eldon	810 Eldon Road	Former Eldon School	141727/1 ⁹	Weatherboard turn of the century school building with steeply pitched roof.
JERICOHO						
118.	5436	Jericho	39 Lower Marshes Road	Roe's Cottage (Brooklyn ruin)	152459/1	Two storey red brick Georgian house on land of the Former Spring Hill Convict Probation site. Land has archaeological potential.
119.	5438	Jericho	470 Jericho Road	Former School House	213393/1	Old Colonial Georgian Sandstone former school building.
120.	5440	Jericho	Jericho Road	Jordan River Road bridge	-	Jordan River Bridge in Jericho.
121.	5441	Jericho	187 Ellesmere Road	Ellesmere	156492/1	Grand two storey homestead, outbuildings, extensions and gardens.
122.	5442	Jericho	405 Jericho Road	Grove House	158219/1	Complex of Old Colonial buildings including former hotel (C.1820), cottage and Stable.
123.	5443	Jericho	405 Jericho Road	Jericho Probation Station ruins	158827/1	Ruins of a former Convict Probation Station.
124.		Jericho	121 Jericho Road	Former Superintendent's quarters	115472/3	Colonial Georgian Residence.

⁹ Removed CT "141788/2" replaced with CT "141727/1" the SMIPS2015 was incorrect.

125.	5444	Jericho	458 Jericho Road	St James Church of England	125269/1	Victorian Carpenter Gothic Ecclesiastical church and cemetery grounds.
126.	5445	Jericho	400 Jericho Road	Northumbria	124039/3	Highly in-tact Old Colonial and Victorian Farm Complex of buildings. Significant use of sandstone and workmanship with a notable history.
127.	5446	Jericho	140 Lower Marshes Road	Sandhill	171527/1	Old Colonial complex of farm buildings.
128.	5447	Jericho	140 Lower Marshes Road	Cottage	171527/1	Isolated Old Colonial Georgian sandstone cottage with well located on property.
129.	5448	Jericho	123 Jericho Road	Park Farm	154150/1 154146/1 ¹⁰	Old Colonial homestead.
130.	5449	Jericho	1741 Mud Walls Road	Bowsden	226623/1 52661/1	Complex of early farm buildings.
131.	5450	Jericho	42 Stonor Road	Huntworth	112062/3	Complex of early farm buildings displaying notable past uses such as a Blacksmith.
132.		Jericho	Jericho Road	Culvert	-	Early Road Culvert
KEMPTON						
133.	10344	Kempton	Main St/ Memorial Avenue	Memorial Avenue	Road Reserve	Row of Pine Trees on either side of the road.

¹⁰ Deleted CT "52528/1, 98580/1, 52527/1, 243972/1, 52529/1" replace with CT "154150/1, 154146/1" corrected CT from SMIPS2015

134.	11303	Kempton	147 Main Street	Goodwin's Cottage	167411/3	Sandstone Old Colonial Georgian Cottage.
135.		Kempton	87 Main Street	Police Station and residence	-	Federation Queen Anne Residence.
136.	8745	Kempton	Main Street	Kempton Bridge	-	Sandstone Bridge on Main Street over Little Quoin Creek
137.	11307	Kempton	97 Main Street	Kempton Post Office and Post Master's Residence	200827/1	Victorian Rustic Gothic Residence and former shop and post office with barn at rear.
138.	11310	Kempton	35 Main Street	Former shop	27818/1	Two Storey Sandstone Old Colonial Georgian Building.
139.	11311	Kempton	64 Main Street	Waltham Abbey	237466/1	Single storey stone building with attic (C.1832).
140.	11312	Kempton	86 Main Street	Highfield House	35292/1	Two storey painted convict brick Victorian Georgian building with strong contribution to the streetscape.
141.	5451	Kempton	85 Main Street	Court House & Offices	251632/1	Complex of Sandstone Old Colonial Georgian buildings including the former courthouse, offices and Gaol. The site also includes a large sandstone clock fronting Main St.
142.	5452	Kempton	107 Main Street	Glebe House	139205/1 139206/1	Two storey Old Colonial Regency Building.
143.	5453	Kempton	Louisa Street	St Peter's Catholic Cemetery	36471/3 154649/2	Cemetery.

144.	5454	Kempton	29 Main Street	Congregational Church Manse	42380/1	Convict brick homestead.
145.	5455	Kempton	195 Main Street	Oakmore (Royal Oak Inn)	170990/1 ¹¹	Sandstone Old Colonial Georgian Residence and outbuildings.
146.	5456	Kempton	37 Main Street	Green Ponds Store (Ellis' Store)	124232/2 124232/1	Victorian Georgian Shop Building with Barn/Stable. There are also Sandstone stairs and road culvert on the property
147.	5457	Kempton	122 Main Street	St Mary's Anglican Church & Cemetery	125274/1	Sandstone Old Colonial Gothick Picturesque Ecclesiastical Church and cemetery.
148.		Kempton	2656 Midland Highway	Glenfern	108567/7 108567/6	Complex of Farm buildings including cottage, barn and outbuildings. Property has notable local history. Home of Green Ponds first Police Officer George Ashton.
149.	5458	Kempton	120 Main Street	Wilmot Arms Inn	94629/2	Sandstone Old Colonial Hotel/Inn Building with strong contribution to streetscape.
150.	11315	Kempton	88 Main Street	Former Kempton Presbyterian Church	32861/1	Weatherboard Victorian Carpenter Gothic ecclesiastical church.
151.	11316	Kempton	111 Main Street	St Peter's Catholic Church	154650/1	Red Brick Federation Romanesque Church.
152.	11317	Kempton	121 Main Street	Former Shop	229587/1 28004/1	Two storey brick Victorian Georgian

¹¹ Deleted CT" 131827/1" replaced with CT "170990/1" corrected CT in SMIPS2015

						commercial premises.
153.	11318	Kempton	79 Main Street	Former Church of England Rectory	10730/2	Unique Federation Queen Anne Residence with prominent bay windows with tall corbelled chimneys.
154.	5459	Kempton	54 Main Street	Former Congregational Church & cemetery	39265/2 39265/1	Modest Sandstone Romanesque ecclesiastical church and cemetery at rear.
155.	5460	Kempton	27 Main Street	Grangeside House (formally known as 'The Cottage')	-	Single Storey sandstone Victorian Georgian residence with attic. The garden and fence complement the elegance of the place.
156.	5461	Kempton	26 Main Street	Dysart House	102388/1	Two storey Old Colonial Grecian Residence with outbuildings including large brick barn and walling. The building contributes greatly to the streetscape.
157.	10998	Kempton	125 Main Street	Speed's Cottage and Shop	63680/2	Victorian Georgian Cottage
158.	5462	Kempton	76 Main Street	Fernleigh	39791/1 203455/1	Elegant single storey homestead with attic. Fencing and garden contribute to the significance of the place.
159.	5463	Kempton	55 Lonsdale Lane	Lonsdale	137953/1	Homestead and Gardens.
160.		Kempton	9 Erskine Street	Residence	16235/1	Weatherboard Victorian Georgian Cottage. Specific extent: Original Cottage only.

161.		Kempton	3 Louisa Street	Residence	102763/2	Single storey Victorian Georgian Residence with attic and dormer windows. Exclusions: Sheds and outbuildings.
162.		Kempton	46 Louisa Street	Residence	164185/1	Old ruinous brick colonial cottage with shingle roof. The building contributes to the streetscape and the historic township of Kempton. There is possibly an old Dorothy Perkins Rose that grows around the cottage. Specific extent: 20m radius of cottage.
163.		Kempton	57 Louisa Street	Residence	219938/18	Weatherboard Victorian Georgian Cottage. Specific extent: Original old cottage only.
164.		Kempton	61 Louisa Street	Residence	144564/1	Weatherboard Victorian Georgian Cottage and weatherboard extensions. Specific extent: 10m radius of cottage.
165.		Kempton	105 Main Street	Residence	21289/1	Small weatherboard cottage/shop. Specific extent: 10m radius of building.
166.		Kempton	11 Main Street	Residence	140755/1	Victorian Georgian Cottage. Specific extent: 10m radius of cottage.

167.		Kempton	131 Main Street	Residence	220439/1	Victorian Georgian residence contributing to the streetscape. Exclusions: Mid-late 20th Century outbuildings.
168.		Kempton	134 Memorial Avenue	Residence	27832/1	Victorian Georgian Cottage. Specific extent: Cottage only.
169.		Kempton	135 Main Street	Residence	18157/1	One of the oldest convict brick cottages in Kempton. Possibly a former bakery. Specific extent: 10m radius of cottage.
170.		Kempton	143 Main Street	Residence	214404/1	Victorian Georgian Cottage with extensions and matching fence. Building occupies prominent position in the streetscape. Specific extent: Cottage and extensions only.
171.		Kempton	17 Main Street	Residence	107228/1	Victorian Georgian Cottage. Specific extent: Original cottage only.
172.		Kempton	22 Main Street	Residence	210822/1	Victorian Georgian Cottage. Specific extent: Original cottage only.
173.		Kempton	25 Main Street	Residence	44388/1	Victorian Georgian Cottage. Exclusions: Outbuilding and mid-late 20th Century extensions.

174.		Kempton	41 Main Street	Residence	111904/1	Original Victorian Georgian Cottage with rear skillion. Specific extent: 10m radius of cottage.
175.		Kempton	48 Main Street	Residence	161424/3	Federation Queen Anne Residence. Exclusions: Outbuilding and mid-late 20th Century extensions.
176.		Kempton	7 Main Street	Residence	145987/1	Victorian Georgian Cottage with rear skillion. Specific extent: 10m radius of cottage. Exclusions: Outbuilding and mid-late 20th Century extensions.
177.		Kempton	74 Main Street	Residence	165391/1	Victorian Georgian Cottage. Exclusions: Rear carport/shed.
178.		Kempton	84 Main Street	Residence	19473/1	Single Storey Inter-War Californian Bungalow with tapered concrete posts. Specific extent: Original residence. Exemptions: Rear outbuildings.
179.		Kempton	89 Main Street	Victoria Memorial Hall	153043/1	Federation Weatherboard Hall on Sandstone Foundations. Exclusions: Rear Public Toilet Block.
180.		Kempton	92 Main Street	Former Station Masters Cottage	246753/1	Weatherboard Victorian Georgian and

						Former Station Masters Cottage.
181.		Kempton	29 Sophia Street	Residence	139586/7	Victorian Georgian Cottage. Specific extent: 10m radius of cottage. Exclusions: Outbuildings.
182.		Kempton	110 Memorial Avenue	Residence	15934/1	Brick Federation/Queen Anne Residence and Brick Stables possibly pre-dating the house. Specific extent: 10m radius of house and 10m radius of stables. Exclusions: Mid-late 20th Century outbuildings and structures.
183.		Kempton	15 Sugarloaf Road	Lauriston Lodge	123854/1	Farm homestead predominately in the federation Queen Anne style. The same family has been the owners of the house since it was built. The property also has links to notable early settlers and links to some surviving and former houses in the area.
LEMONT						
184.	5465	Lemont	1025 Lemont Road	Fonthill	135471/1 248563/1 248563/2 51506/1	Two storey Old Colonial Gothick Picturesque stone homestead on farming property with outbuildings and rare example of a timber cabin (C.1834). The main dwelling is

surrounded by established plantings.

LEVENDALE

185.		Levendale	1145 Woodsdale Road	St Chad's Anglican Church	207228/1	Federation Carpenter Gothic Church with prominent bellcote and spire.
186.		Levendale	1313 Woodsdale Road	Residence	105940/1	Unusual Federation weatherboard farm house with gables flanking either side of the main entrance. Property occupies a prominent position over-looking the road. Specific extent: House only.

LOWER MARSHES

187.	5467	Lower Marshes	954 Lower Marshes Road	Lynwood barn	105469/1	Sandstone barn of rubble construction.
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MANGALORE

188.	6578	Mangalore	1358 Midland Highway	Cornelian Hill	50430/1	Two storey Old Colonial Georgian style sandstone homestead with verandah and aviary at the rear.
189.		Mangalore	257 Blackbrush Road	Oakford	169785/10	Single storey weatherboard residence in the Victorian style with stone chimney on eastern side.
190.	5472	Mangalore	38 Hopevale Road	Hopevale	136778/1 30795/1	Weatherboard homestead with unique architectural features and sandstone barn.

191.	5476	Mangalore	1091 Midland Highway	Wybra Hall	52652/1	Two storey brick building in the Federation Queen Anne Style.
192.	5477	Mangalore	1125 Midland Highway	Oakwood	119147/2	Two storey sandstone house in the Old Colonial Georgian style.
193.	5471	Mangalore	292 Blackbrush Road	Mangalore Farm	158980/1	Complex of farm buildings.
194.	5475	Mangalore	1063 Midland Highway	Marlbrook	37089/1	Old Colonial Georgian sandstone building and outbuildings with sandstone gates and gardens.
MELTON MOWBRAY						
195.	5559	Melton Mowbray	24 Tedworth Drive	London Inn (Tedworth Hall)	116566/1	Two Storey Sandstone Old Colonial Victorian/Georgian Homestead.
196.	5560	Melton Mowbray	5 Tedworth Drive	Guard House	42060/1	Sandstone Old Colonial building with notable history and ability to demonstrate the Van Diemen's land penal system.
197.		Melton Mowbray	3121 Midland Highway	Belgrove	104486/1	Two-storey Stone Old Colonial Georgian/Victorian homestead, stables, established gardens and outbuildings.
198.	5479	Melton Mowbray	Blackwell Road	Stone Bridge	Road Reserve.	Early Convict constructed sandstone bridge.
199.	5480	Melton Mowbray	9 Blackwell Road	Former Congregational School	252096/1 214313/1	Single storey Victorian

						Romanesque building.
200.		Melton Mowbray	3353 Midland Highway	Kelvin Grove	44969/1 221317/1 131268/1 145104/1	Old Colonial Georgian Victorian farm complex, including sandstone homestead and outbuildings and decorative entrance gates. Place has a notable history with research potential.
201.		Melton Mowbray	1231 Lovely Banks Road	Lovely Banks property, including probation station and stone bridge	171524/3 ¹²	Highly significant complex of buildings and works displaying the evolution of pastoralism and the convict system in Tasmania. The property occupies a prominent position on the old Midlands Highway. There are varying types of Old Colonial architectural styles and use of materials on the land.
202.	5483	Melton Mowbray	21 Blackwell Road	Melton Mowbray Hotel	35615/1	Stone Old Colonial Inn with Victorian extensions and rear barn.
203.	5484	Melton Mowbray	21 Blackwell Road	Stone trough at Melton Mowbray Hotel	Road Reserve	Sandstone Trough located in the road reserve/car park area.
204.	5485	Melton Mowbray	3241 Midland Highway	Mount Vernon	137742/1 137743/1	Old Colonial Georgian Homestead, established gardens and outbuildings occupying a prominent position in a largely intact Colonial landscape.

¹² Deleted CT "130838/3" and replaced with CT "171524/3" corrected CT from SMIPS2015

205.	5486	Melton Mowbray	3452 Midland Highway	Woodlands	167395/1 ¹³	Old Colonial Georgian Sandstone Residence and outbuildings.
206.	5487	Melton Mowbray	9 Blackwell Road	All Saints Chapel/School	125421/1	Modest weatherboard Victorian Carpenter Gothic building and cemetery that contributes to the Melton Mowbray setting with connection to other buildings in the vicinity.
207.		Melton Mowbray	638 Muddy Plains Road	Hutton Park	125965/1	Old Colonial Farm Complex and established gardens.
MT SEYMOUR						
208.	5489	Mt Seymour	1418 Tunnack Road	Former Schoolhouse	127597/1	Sandstone former school house.
209.	5490	Mt Seymour	526 Crichton Road	Crichton	123998/1 ¹⁴	Modest sandstone Georgian Victorian Residence.
210.	5493	Mt Seymour	123 Ceres Road	Ceres	116422/1	Grand sandstone Victorian homestead (replacement of a previous homestead) with outbuildings.
OATLANDS						
211.		Oatlands	98 High Street	Residence	145905/1 145906/1	Single storey sandstone Georgian residence with four prominent tall chimneys. The residence includes a modern front porch, garage and render, but still retains its

¹³ Deleted CT "133873/1" and replaced with CT "167395/1" corrected CT from SMIPS2015

¹⁴ Deleted CT "26512/1, 28999/7" and replaced with CT "123998/1" corrected CT from SMIPS2015

						Georgian symmetrical features. Exclusions: The render, garage and front entrance porch are not listed.
212.	11031	Oatlands	1 Albert Street	Former Watch House and Former Constables Cottage (Part of Military Complex)	207752/36 215656/37	The watch house forms part of the Military Complex. The building and walls are incorporated into the Ex-Service men and women's club (c.1956).
213.	11031	Oatlands	7 Campbell Street	Former Courthouse (Part of Military Complex)	223500/1	Single storey sandstone building with hall and outbuilding (lockup) to the rear on site with archaeological potential.
214.	11031	Oatlands	5 Campbell Street	Road office site (Part of Military Complex)	222228/29	Site contains the remains of the former Road Office and Blacksmith's Shop with archaeological potential.
215.	11031	Oatlands	63A High Street	Commandant's house outbuilding site (Part of Military Complex)	140359/2	Site contains the remains of the former Commandant's House outbuildings with archaeological potential.
216.	11031	Oatlands	69 High Street	Commandant's house (Part of Military Complex)	172075/2 ¹⁵	Single storey sandstone residence (c.1828) with weatherboard Federation extension.

¹⁵ Deleted CT "24756/15" replaced with CT "172075/2" from SMIPS 2015

217.	11031	Oatlands	75 High Street	Well site (Part of Military Complex)	22832/2 238853/38	Site contains the former town well with very high archaeological potential and significance.
218.	11031	Oatlands	1 Stutzer Street	Military huts site (Part of Military Complex)	-	Site contains the remains of former military huts with high archaeological potential.
219.	11031	Oatlands	2 Stutzer Street	1836 Barracks Site (Part of Military Complex)	217415/25	Site contains the remains of the 1836 Barracks with high archaeological potential.
220.	11031	Oatlands	3 Stutzer Street	Military stables site (part of Military Complex)	21443/27	Site contains the remains of the former military stables in the vicinity of the 1850 cottage with possible links to military complex.
221.	11031	Oatlands	4 Stutzer Street	Superintendent's cottage (part of Military Complex)	207345/28	Likely to be the oldest timber building in Oatlands. Listing includes single storey weatherboard building with stone and weatherboard skillion addition. There are also archaeological remains.
222.	11031	Oatlands	Mason Street	Former Gaol Walls (Part of Military Complex)	152631/1	Sandstone Walls and site with archaeological potential (Former Gaol Complex).
223.	11031	Oatlands	3 Mason Street	Former Gaoler's Residence (part of Military Complex)	152632/1	Two storey sandstone Penal building and site with archaeological potential.

224.	11034	Oatlands	3 and 5 Albert Street	Stone cottages (Consolidated Listing)	113152/1 113152/2	Consolidated Entry of two cottages. Almost identical single storey sandstone Georgian Cottages with sandstone barns.
225.	11034	Oatlands	3 Albert Street	Albertine Cottage	113152/1	Single storey sandstone Georgian Cottage with sandstone barn.
226.	11034	Oatlands	5 Albert Street	Residence	113152/2	Single storey sandstone Georgian Cottage with sandstone barn.
227.	11041	Oatlands	64 High Street	Residence (Former Commercial Bank)	27796/1	Weatherboard former bank building.
228.	11042	Oatlands	66 High Street	Former Shop and Residence	24028/1	Single storey Victorian Georgian Residence with attic dormer and shop façade extension.
229.	11043	Oatlands	86 High Street	Oatlands Emporium	22264/1	Single storey Victorian Georgian Residence with two tall corbelled chimneys.
230.	11044	Oatlands	108 High Street	Former shop	60399/1	Single storey sandstone Georgian shop with sandstone barn with attic to the rear.
231.	11047	Oatlands	96 High Street	Hayward House	27969/1	Two-storey Old Colonial Georgian sandstone building with a medium pitched hipped roof clad in corrugated iron, with boxed eaves and simple chimneys.
232.	11048	Oatlands	110 High Street	Bailey's Shop and Residence	103769/1	Two storey sandstone building

						with symmetrical chimneys.
233.	11049	Oatlands	116-118 High Street	Conjoined shop and cottage	48240/1	Conjoined brick Georgian residence.
234.	11055	Oatlands	112 High Street	Stone cottage	16845/1	Two storey Georgian sandstone residence. Original front window has been modified. The rear yard has potential to yield archaeological information.
235.	11058	Oatlands	2 Mason Street	Dixon's Cottage	134819/1	Single storey sandstone Georgian residence. Exclusions: Any 20 th Century outbuildings.
236.	11065	Oatlands	39 Stanley Street	Residence	53332/1	Single storey sandstone Georgian residence with added front verandah, stone outbuilding and multiple weatherboard extensions.
237.	11066	Oatlands	40 Stanley Street	Stone Cottage on stone outcrop	18669/1	Single storey sandstone Georgian residence built into natural stone outcrop.
238.	11067	Oatlands	43 Stanley Street	Newman's Cottage	111491/1	Old Colonial Georgian single-storey rendered brick cottage with a medium-pitched broken-backed hipped roof clad in corrugated iron, and with boxed eaves. At either end of the building is an external simple chimney with corbelling at the top. The facade of the

						cottage is symmetrical, with a central six-panelled timber door with rectangular transom light. Either side is twelve-paned double-hung sash window with stone sill. To the rear of the cottage is a brick rendered skillion.
239.	11068	Oatlands	74 Stanley Street	Cottage	48820/4	Old Colonial Georgian single-storey sandstone cottage with a medium-pitched hipped roof clad in corrugated iron, and with boxed eaves. There is a single simple chimney at the rear on each side of the roof; both feature single flues and a single row of corbelling close to the top. Rear stone skillion addition.
240.	11069	Oatlands	75 Stanley Street	Langtree's Cottage	173640/1	Victorian Georgian single-storey sandstone cottage with a medium-pitched hipped roof clad in corrugated iron, and with boxed eaves. It features simple chimneys to the left side.
241.	11070	Oatlands	77 Stanley Street	Stone Cottage	25347/1	Stone Cottage
242.	11071	Oatlands	103 High Street	Residence	45412/1	Single-storey rendered brick Georgian cottage with a hipped roof clad in corrugated iron, and with boxed eaves. Two external simple chimneys are

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						<p>featured at either end of the building . The building has a symmetrical facade, with a six-panel timber front door, over which there is a three-paned rectangular transom light. Either side is a twelve-pane double-hung sash window with stone sill and lintel. To the rear of the building is a rendered brick skillion extension. The cottage is set behind a timber picket fence.</p> <p>Exclusions: Any 20th Century outbuildings.</p>
243.		Oatlands	259 Bowhill Road	Spring Valley	164840/1	<p>Sandstone building of a storey and a half, with a gabled roof, timber barge boards and a central door, flanking windows and a later verandah.</p>
244.	5498	Oatlands	654 Bowhill Road	Waverley	150772/4	<p>Waverley is a group of farm buildings consisting of a main house and several out buildings. The main house features a central door and fanlight and two bays of French windows both sides. There is a raised verandah with a flagstone base. There is a modern conservatory addition to one end that replaces an earlier Victorian addition. The farm outbuildings are early and constructed from timber.</p>

245.	5499	Oatlands	500 Bowhill Road	Waverley Cottages	150772/3 & 131384/1	A group of three Victorian Rustic Gothic buildings featuring steeply pitched gabled roofs, mullioned casement windows and dormers in the roofs. One of the buildings is the main residence, the other is a cottage and the remaining was a stable.
246.		Oatlands	103 Interlaken Road	Drayton	101046/1	Complex of early farm buildings.
247.	5502	Oatlands	5 Interlaken Road	Dulverton Park	44806/1	Weatherboard cottage with a projecting gabled section and verandah over the front door and double hung windows to the side of the door. There are a series of skillion additions to the rear and an attic with a dormer. There is also a sandstone barn on the site that is a storey and a half high with a gabled roof.
248.	5503	Oatlands	284 Interlaken Road	Wallace	144985/1	Two storey sandstone building with a central door and flanking double hung windows on either side, a gabled roof with stone chimney both ends. Listing includes associated outbuildings.
249.	5504	Oatlands	5705 Midland Highway	Lemon Springs	137860/1	Complex of Old Colonial Georgian farm buildings including homestead.

250.	5505	Oatlands	High Street	Weedington	100163/1	Complex of Old Colonial Georgian farm buildings including homestead.
251.	5506	Oatlands	6820 Midland Highway	Kenmore Arms (aka Pass House)	104898/15	Old Colonial Georgian two-storey sandstone inn with a medium-pitched hipped roof clad in corrugated iron, with boxed eaves and single-storey additions to the rear. There are two wide simple chimneys to the two-storey part of the building. Includes associated outbuildings.
252.	5507	Oatlands	Midland Highway	St Peters Pass	135459/1	Complex of early farm buildings.
253.	5508	Oatlands	203 Birmingham Arms Road	Former Birmingham Arms Inn	13858/1	Former Birmingham Arms Inn is a two storey Victorian Georgian stone building with a hipped roof , simple chimneys and boxed eaves. The windows are double hung sashes, some with multiple panes. To the façade is an elaborate two storey timber filigree verandah, which was added c1890-1900. An attached single storey stone stable, storeroom and dairy also feature. The stables have an attached timber lean-to on the east elevation. Timber outbuildings also feature.

254.		Oatlands	291 Tunnack Road	Belle Vue	41/9760	Old Colonial Georgian Residence and Outbuildings.
255.	11031	Oatlands	79 High Street	Former Commissariat and Guard House (Part of Military Complex)	42692/1	Single-storey sandstone, Old Colonial Georgian building with a symmetrical three-bay facade with central entry. The sash windows are nine-paned with stone sills. The hipped roof is of medium pitch and is clad in corrugated iron. There are two simple chimneys. There is a stone and brick-nogged timber skillion at the rear of the building. Site with archaeological potential and location of guard house building.
256.	5514	Oatlands	7 Gay Street	The Square	132131/2	Single-storey Victorian Georgian sandstone cottage with a medium-pitched corrugated iron hipped roof with boxed eaves and a simple chimney. There is a centrally located four-panel front door with narrow transom light. It is flanked by two double-hung sash windows with single panes. To the side of the cottage is a weatherboard addition with a corrugated iron gabled roof and with finials atop the bargeboards. There

						are other historic weatherboard buildings on the flat block, which is separated from the Gay Street by a white picket fence.
257.	5515	Oatlands	Gay Street	St Paul's Catholic Church	-	Pugin designed Victorian Academic Gothic sandstone Church. Exclusions: Any 20th Century outbuildings.
258.	5516	Oatlands	1 Gay Street	Community Hall	148232/1	Former Rechabite Hall. Sandstone Victorian Romanesque building.
259.	5518	Oatlands	1 High Street	Wardour Castle	241399/14	Two storey Victorian Georgian sandstone residence with rear stone skillion, barn and outbuildings.
260.	5519	Oatlands	28 High Street	Campbell Memorial Church (Uniting Church and Manse)	4/8656 134502/1 134502/2 134502/3	Sandstone Victorian Academic Gothic Church and Two Storey Sandstone Residence with outbuildings.
261.	5520	Oatlands	32 High Street	Manse	109812/1 109812/2	Single storey Old Colonial Georgian sandstone residence using bedrock for house foundations with stone fence and timber outbuilding.
262.	5521	Oatlands	40 High Street	Holyrood House	46685/1	Two-storey Victorian Regency painted stucco residence with a medium -pitched hipped roof clad in corrugated iron. It has boxed eaves and a simple chimney and timber picket fence on sandstone

						foundations. Also sandstone outbuilding.
263.	5522	Oatlands	44 High Street	Presbyterian Parish Hall	104052/1	Single storey sandstone Victorian Georgian hall buildings.
264.	5523	Oatlands	48 High Street	Residence	28517/1	Single storey sandstone residence and outbuilding
265.	5524	Oatlands	50 High Street	Residence, bank & stables	50758/1	Sandstone Bank and Two Storey sandstone residence and sandstone stable with timber lean-to at the rear.
266.	5525	Oatlands	54 High Street	Shop - Former Picture Theatre	104815/6	Single Storey weatherboard shop (Former Picture Theatre) with ornate stone façade
267.	5527	Oatlands	71 High Street	Town Hall	214293/14	Two storey sandstone Victorian Georgian Town Hall.
268.	5528	Oatlands	73 High Street	Former School	127381/1	Single storey Victorian Rustic Gothic sandstone building. This site is considered to be significant and potentially the most archaeologically rich site in the Military Complex.
269.	5529	Oatlands	78 High Street	Inglis Store	10419/2	Single storey weatherboard shop with sandstone barn at the rear.
270.	5530	Oatlands	82 High Street	Elm Cottage	53008/3	Single-storey Victorian Georgian sandstone cottage with an attic set behind a stone wall.

271.	5531	Oatlands	87 Street	High	Residence	22980/2	Single storey sandstone residence with attic and rear skillion addition.
272.	5533	Oatlands	92 Street	High	Oatlands Lodge	18165/1	Two-storey sandstone Old Colonial Georgian building with a medium pitched roof clad in corrugated iron with boxed eaves.
273.	5534	Oatlands	99 Street	High	Former Lake Frederick Inn	240022/1	Two storey Colonial Georgian sandstone Inn with sandstone barn.
274.	5534	Oatlands	101 Street	High	Thimble Cottage	23240/1	Single storey Georgian sandstone residence with attic.
275.	5536	Oatlands	104 Street	High	Amelia Cottage	14547/1	Sandstone and brick two-storey Old Colonial Georgian Cottage, with the upper storey contained in an attic. It has a medium-pitched gable-ended roof clad in corrugated iron; this roof is stepped midway along its length. There are three short simple brick chimneys.
276.	5537	Oatlands	120 Street	High	Cantwell's Store & Residence	115633/1	Sandstone Shop with dormer attic and single storey sandstone cottage.
277.	5538	Oatlands	124 Street	High	Residence	115877/1	Single storey weatherboard old Colonial Georgian residence.

278.	5539	Oatlands	126 High Street	Residence	115279/1	Single storey old colonial Georgian brick residence.
279.	5540	Oatlands	128 High Street	Residence	128605/1	Single storey sandstone Georgian residence.
280.	5541	Oatlands	130 High Street	Residence	17157/1	Single storey Georgian residence.
281.	5542	Oatlands	132 High Street	Residence	21042/1	Single storey sandstone Georgian residence.
282.	5543	Oatlands	134 High Street	House	28295/1	Single storey sandstone Georgian residence.
283.	5544	Oatlands	136 High Street	Residence	231833/1	Weatherboard Georgian Cottage with a stone skillion to the rear of the cottage which appears to be an early if not an original feature. This extension features two simple chimneys, one at either end.
284.	5545	Oatlands	138 High Street	Dulverton Cottage	47/5787	Single storey sandstone Georgian residence with outbuildings and stone-walling.
285.	11649	Oatlands	1 Old Mill Lane	Callington Mill Complex (Part of Callington Mill Complex)	150157/1 150311/1	Flour Mill with complex of buildings and structures on site with archaeological potential.
286.	11649	Oatlands	93 High Steet	Former Mill Bakery (Part of Callington Mill Complex)	117674/1 48162/1	Georgian two storey sandstone former Callington Mill bakery with rear skillion addition. Stables and gardens to the rear.

287.	11649	Oatlands	95 High Street	Cottage (Part of Callington Mill Complex)	117674/2	Single storey Georgian weatherboard cottage.
288.	11649	Oatlands	97 High Street	Mill Cottage (Part of Callington Mill Complex)	26704/1	Single storey Georgian sandstone residence with dry-stone wall.
289.		Oatlands	20-28 Esplanade 8 Barrack St	Callington Park	33996/12 118398/1 33997/1 33997/2	Park area with former buildings, stonewalls and landscaping. Site has archaeological remains and potential.
290.	5548	Oatlands	12 William Street	St Peter's Anglican Church & Cemetery	153234/1	Sandstone Old Colonial Gothick Picturesque Church with out-house and Cemetery.
291.	7186	Oatlands	14 William Street	St Peter's Rectory	153233/1	Old Colonial Georgian sandstone cottage with a medium-pitched hipped roof clad in corrugated iron, with boxed eaves and simple chimneys.
292.	11072	Oatlands	88, 90, 90A High Street	Former Midland Hotel, Stables and Carriage House (Consolidated Entry)	9320/1 9320/3 9320/2	Victorian Georgian inn, stables and former carriage house. Also number of out-buildings and sub-floor deposits with potential to yield archaeological information.
293.	11072	Oatlands	88 High Street	Former Midland Hotel	9320/1	Two-storey sandstone Victorian Georgian inn with prominent stringcourse and tiled medium-pitched hipped roof with boxed eaves.

294.	11072	Oatlands	90 High Street	Shop (Former Carriage House)	9320/2	Sandstone building (thought to have originally been a carriage house associated with the Midland Hotel) with a hipped roof clad in corrugated iron.
295.	11072	Oatlands	90 A High Street	Barn	9320/3	Former Stables with ashlar sandstone lower storey and a weatherboard upper storey. It has a steeply pitched gable roof clad in corrugated iron.
296.	11080	Oatlands	31 High Street	Weatherboard cottage	38653/1	Old Colonial Georgian single-storey weatherboard house with a medium-pitched hipped roof clad in corrugated iron. There is a picket fence with sandstone foundation.
297.	11214	Oatlands	35 Stanley Street	Cottage	19317/1	Single-storey Victorian-Georgian stone cottage. It has a medium pitched roof with boxed eaves, and is clad in short sheets of corrugated iron. Barn/workshop with loft at rear of house.
298.		Oatlands	61 High Street	Post Office and former residence	32629/1	Old Colonial Georgian Residence with medium pitched roof with boxed eaves and stringcourse. Building has a brick extension for Post Office.
299.		Oatlands	124 Sandy Lane	Woodbine	103835/1	Single storey Old Colonial Georgian residence with attic

						and dormer windows.
300.	11355	Oatlands	85 High Street	The Stables	22980/1	Wide gable-ended two-storey sandstone building with corrugated iron roof. There is a timber loading door in the upper storey with a loading derrick above it. Includes former stables.
301.		Oatlands	187 St Peters Terrace	Cottage (ruin)	231883/1	Sandstone and timber former Georgian cottage with skillion addition.
302.	11379	Oatlands	47 Wellington Street	Stonemason's cottage	38395/1	Single-storey sandstone and weatherboard Victorian-Georgian cottage.
303.	11425	Oatlands	37 Wellington Street	R T Fish Bakery	129379/1 129258/1	Single-storey Victorian-Georgian weatherboard residence with a medium pitched roof clad in corrugated iron, with four simple chimneys. Includes outbuildings.
304.		Oatlands	18 High Street	Cottage	41627/1	Single storey Old Colonial Georgian residence with medium pitched corrugated iron roof with boxed eaves.
305.		Oatlands	3 Lake Street	Residence	203309/1	Complex of sandstone and timber buildings including Georgian residence, former wagon store, smokehouse, barn, well, stone-walls and many other original features.

306.		Oatlands	8 Marlborough Street	Residence	152331/1	Single storey Old Colonial Georgian residence with medium pitched corrugated iron roof with boxed eaves and simple chimneys. Property includes dry-stone walls.
307.		Oatlands	14 Marlborough Street	Residence	206265/7	Single storey Old Colonial Georgian residence with medium pitched corrugated iron roof with boxed eaves and simple chimneys. Includes outbuildings.
308.		Oatlands	15 Marlborough Street	Residence	149320/1 ¹⁶	Single storey Old Colonial Georgian residence with medium pitched corrugated iron roof with boxed eaves and simple chimneys. Includes outbuildings.
309.		Oatlands	Stanley St/Esplanade	Cemetery	-	A rare example of an early Tasmanian Cemetery dating from 1827 revealing significant information from colonial settlement.
310.		Oatlands	Hastings St	Residence	122266/1	Single storey Old Colonial Georgian residence with attic and dormer windows. Property includes stone-walls. Specific extent: 50m radius of residence within property boundary.

¹⁶ Deleted CT "56/9933" and replaced with CT "149320/1" from SMIPS2015

						Exclusions: Outbuildings and other development.
311.	10545	Oatlands	102 High Street	Commercial building	158764/1 ¹⁷	Two storey brick Old Colonial Georgian building with a corrugated iron hipped roof of medium pitch with close eaves.
312.	10743	Oatlands	47 High Street	Oatlands Roadhouse Conjoined Cottage and Outbuildings	53000/1	Complex of buildings and structures.
313.	10759	Oatlands	37 High Street	Coachman's Cottage – 1860	141220/1 ¹⁸	Victorian sandstone cottage with rear skillion.
314.		Oatlands	20 High Street	Residence	156308/1	Sandstone Cottage. Exclusions: 20 th Century outbuildings and development.
315.	9889	Oatlands	81 High Street	Former Butchers Shop	133317/1	Single-storey sandstone Victorian-Georgian residence-cum-shop with a medium-pitched hipped roof clad in corrugated iron with weatherboard addition. Property may have archaeological potential.
316.	10103	Oatlands	37A Wellington Street	Wesleyan Chapel Site	45748/1	Cemetery, monuments and former chapel site.
317.		Oatlands	9 Barrack Street	Police Residence	168882/1	Weatherboard former Police residence.

¹⁷ Deleted CT "18661/1" replaced with CT "158764/1" from SMIPS2015

¹⁸ Deleted CT "24574/1" replaced with CT "141220/1" from SMIPS2015

318.		Oatlands	7 Barrack Street	Residence	25764/4	Single storey Georgian cottage with skillion addition.
319.		Oatlands	128 Esplanade	Residence and Stonewall	17139/1	Single storey stone and timber cottage with skillion addition. Also stonewall. Exclusions: 20 th Century outbuildings.
320.		Oatlands	100 High Street	Residence	101043/1	Single storey stone cottage with tile roof.
321.		Oatlands	31 Wellington Street	Residence	115138/1	Timber Georgian cottage with attic and dormer windows. With rear skillion and side additions. Exclusions: 20 th Century outbuildings.
322.		Oatlands	16 Barrack Street	Drystone Wall	Boundary of Road Reserve and 100349/1 and 33996/12	Dry Stone Wall boundary of Callington Park and Road Reserve. Specific extent: Wall only.
323.		Oatlands	28 Church Street	Residence	111423/1	Timber Inter-war Californian Bungalow home. Exclusions: Rear outbuildings.
324.		Oatlands	11 Dulverton Street	Residence	131075/1	Old Colonial Georgian sandstone cottage with rear timber addition.
325.		Oatlands	114 High Street	Residence	115275/1	Timber Federation Queen Anne Residence. Exclusions: Rear outbuildings.
326.		Oatlands	122 High Street	Residence	111412/1	Two storey sandstone residence

						with attic and dormer windows.
327.		Oatlands	41 High Street	Residence	41709/1	Single storey timber Victorian Georgian residence.
328.		Oatlands	72-74 High Street	Residence	128092/1	Timber Colonial Georgian residence flanked by two timber shop additions. The core of the building is dated around 1837.
329.		Oatlands	80 High Street	Residence	10419/1	Single storey timber Federation Queen Anne Residence.
330.		Oatlands	33 Wellington Street	Residence	135713/1	Single storey Victorian Georgian cottage.
331.		Oatlands	35 Wellington Street	Residence	140920/1	Single storey Victorian Georgian cottage. Front verandah was modified and enclosed during the 1950s. There is also a corrugated iron barn with loft on sandstone footings (C.1895) at the rear of the property.
332.		Oatlands	39 Wellington Street	Residence	11157/1	Single storey timber Federation Queen Anne Residence. Exclusions: Rear outbuilding.
333.		Oatlands	Midlands Highway Oatlands/St Peters Pass	Midland Highway Topiary	-	Topiary alongside the Midland Highway.
334.		Oatlands	84 Sandy Lane	Braeside	119578/1	Timber Victorian Georgian residence containing older stone building.

						Specific extent: 50m radius of residence within property boundary. Exclusions: 20 th Century outbuildings.
335.		Oatlands	2 Coldblow Lane	Residence	144985/3	Timber homestead on sandstone foundations with pine tree windbreak. Specific extent: Area within windbreak only surrounding home.
PARATTAH						
336.	10188	Parattah	669 Tunnack Road	St George's Anglican Church	92402/8	Federation Carpenter Gothic Church with prominent spire.
337.	10455	Parattah	671 Tunnack Road	Parattah Uniting Church and Graves	232086/1	Federation Carpenter Gothic Church.
338.	10881	Parattah	618 Tunnack Road	St Joseph's Catholic Church	215361/1	Red Brick Inter-War era church.
339.		Parattah	643 Tunnack Road	General Store	223766/1	Weatherboard former store. A significant and iconic building in the Parattah township.
340.	5552	Parattah	172 Baileys Road	Springfield	252564/2	Victorian Georgian stone residence.
341.	5550	Parattah	642 Tunnack Road	Parattah Hotel	200359/1	Iconic Victorian Tudor Style hotel building.
342.		Parattah	22 Austral Park Road	Residence	228173/1	Federation Queen Anne Residence.
343.		Parattah	41 Baileys Road	Residence	37552/2	Victorian Georgian Residence. Specific extent: 10m radius of dwelling.

						Exclusions: Mid-late 20 th Century outbuildings.
344.		Parattah	647 Tunnack Road	Residence	210402/1	Unique weatherboard Federation Queen Anne Residence.
345.		Parattah	658 Tunnack Road	Residence	92400/4	Victorian/Georgian style weatherboard cottage with in-tact interior sandstone fireplaces. Specific extent: House only.
346.		Parattah	665 Tunnack Road	Residence	212284/1	Weatherboard Victorian Georgian Residence and quite possibly the first police residence in Parattah. Specific extent: House only.
347.		Parattah	667 Tunnack Road	Residence	119353/1	Weatherboard Federation bungalow style residence. Specific extent: House only.
348.		Parattah	720 Tunnack Road	Residence	203912/4	Victorian Georgian Residence. Specific extent: Original house only.
PAWTELLA						
349.		Pawtella	948 Nala Road	Former Hall	159924/1	Weatherboard former community hall.
350.		Pawtella	3 Pawtella Road	Residence	106956/1	Weatherboard Federation rural house occupying a prominent position in the landscape.
PONTVILLE						

351.	5554	Pontville	76 Shene Road	Shene	137490/1	Georgian Regency homestead, unique two storey stables and outbuildings.
352.	8303	Pontville	463 Brighton Road	Former Commandant's Cottage	172806/1	Two storey Old Colonial stone building.
353.	5474	Pontville	1007 & 1021 Midland Highway	Woodburn	50222/1 48385/1	Two storey Old Colonial stone homestead semi-flanked by two single storey stone buildings. There is also a row of conjoined stone cottages, outbuildings and stables.

RHYNDASTON

354.		Rhyndaston	Rhyndaston Road	Spring Vale	152689/1 152703/1	Homestead displaying distinct phases of architectural style and history.
355.		Rhyndaston	594 Rhyndaston Road	Residence	237598/1	Single story weatherboard dwelling with attic and dormer window.

RUNNYMEDE

356.		Runnymede	30 Woodsdale Road	Runnymede House	156189/102	Two storey Old Colonial Georgian homestead and outbuildings with rare architectural features. Homestead and land demonstrates the vast wealth created by the pastoral industry during in this era.
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STONEHENGE

357.	5561	Stonehenge	2303 Inglewood Road	Stonehenge	113530/1	Large Sandstone Victorian homestead and outbuildings constructed of carefully select golden coloured sandstone. The building occupies a prominent position in the landscape.
358.	5494	Stonehenge	1020 Stonehenge Road	South Rhodes	155483/1	Two brick buildings of historic significance and weatherboard cottage on stone base.
STONOR						
359.	5562	Stonor	1061 Stonor Road	Burrill's house and barn	160520/1	Sandstone House and Barn
360.		Stonor	850 Stonor Road	Stonor Hall	227298/1	Vernacular weatherboard community hall on stone foundations.
361.		Stonor	748 Stonor Road	Residence	207564/1	Unusual weatherboard Federation Queen Anne Residence. Specific extent: 35m radius of house. Exclusions: Mid-late 20 th Century outbuildings.
362.	5563	Stonor	661 Stonor Road	Stonor House	35755/1 120516/1 233828/1 35755/3 35756/2 247673/1 247673/2	Complex of Old Colonial Farm buildings.
TEA TREE						

363.	669	Tea Tree	1347 Tea Tree Road	Alma Lodge	104688/1	Single storey Colonial Georgian rural dwelling.
364.	670	Tea Tree	1167 Tea Tree Road	Former School	107493/3	Single storey weatherboard Victorian former school building.
365.	671	Tea Tree	1447 Tea Tree Road	Windarra (formerly known as Fairfield)	104843/1	Single storey sandstone homestead.
366.	5567	Tea Tree	233 Grices Road	Langtoft	139675/4	Old Colonial Georgian house and outbuildings.
367.	5568	Tea Tree	246 Merriworth Road	Merriworth	18514/1	Two storey ashlar sandstone Victorian Georgian homestead.
368.		Tea Tree	199 Williams Road	Barn	115307/1	Old Colonial single storey brick building.
TUNBRIDGE						
369.		Tunbridge	73 Main Road	Sawdust burning kiln	24527/1	Iconic sawdust burning kiln. Specific extent: 25m radius of kiln.
370.	10198	Tunbridge	Tunbridge Tier Road	Western Tiers Convict Road Party Site	5/4159	Convict Road Party site – ruins and site of archaeological potential
371.	10202	Tunbridge	132 Main Road	Former Police & Convict Road Station	244803/1	Site of the former Convict road station and former police station. The former police station was demolished and replaced with the current residence.
372.	10203	Tunbridge	125 Main Road	Cottage	115887/1 115887/2	Old Colonial stone Cottage.
373.	5576	Tunbridge	Main Road	Former Methodist	149809/1	Vernacular brick church.

				Church & Cemetery		
374.	5579	Tunbridge	103 Main Road	Victoria Inn (former)	151569/1	Two Storey stone Victorian Regency building with outbuildings, stables and unique remnants of the past.
375.	5580	Tunbridge	11 Victoria Street	Tunbridge Wells Inn	158939/1	Unique 1820s former Inn constructed of rubble stone.
376.	5582	Tunbridge	48 Main Road	Rosemere & Shop	237286/1	Weatherboard Victorian Georgian Residence and former shop. Exclusions: Rear outbuildings.
377.		Tunbridge	66 Scott Street	Former school (burnt down 2009)	-	Site and ruins of a former School building.
378.	5584	Tunbridge	160 Ballochmyle Road	Ballochmyle	129233/1	Complex of Old Colonial farm buildings including sandstone homestead.
379.	5585	Tunbridge	Main Road	Tunbridge Bridge	Road Reserve	Rare early Sandstone Bridge.
380.		Tunbridge	47 Main Road	Residence	208711/1	Old Colonial Stone Cottage. Exclusions: Rear outbuildings.
381.		Tunbridge	6 John Street	Residence	101346/1	Victorian Georgian weatherboard cottage. Specific extent: Cottage only.
382.		Tunbridge	124 Main Road	Residence	221640/1	Relatively in-tact weatherboard Victorian Georgian cottage with rear skillion.

						Exclusions: Outbuildings.
383.		Tunbridge	128 Main Road	Residence	224323/1 224324/1	Weatherboard Victorian Georgian cottage. Exclusions: Outbuildings.
384.		Tunbridge	130 Main Road	Residence	78387/1	Tidy Federation Queen Anne Residence. Specific extent: House only.
385.		Tunbridge	39 Main Road	Residence	218885/2	Victorian Georgian Cottage Specific extent: 10m radius of house. Exclusions: Outbuildings.
386.		Tunbridge	61 Main Road	Residence	138374/1	Weatherboard Federation Queen Anne Residence. Specific extent: 10m radius of house. Exclusions: Outbuildings.
387.		Tunbridge	75 Main Road	Residence	124581/1	Victorian Georgian cottage. Specific extent: 10m radius of house. Exclusions: Outbuildings.
388.		Tunbridge	90 Main Road	St Oswalds Church Anglican Church	125624/1	20 th century church. Listed for a place of meaning to the community.
389.		Tunbridge	99 Main Road	Tunbridge Hall	-	Weatherboard Community Hall
390.		Tunbridge	8375 Midland Highway	Residence	30515/2	Old Colonial Farm Cottage

Specific extent: 10m radius of cottage.

TUNNACK

						Specific extent: 10m radius of cottage.
TUNNACK						
391.		Tunnack	22 Scotts Road	St Bridget's Catholic Church	232929/1 231690/1	Federation Carpenter Gothic style church and cemetery.
392.		Tunnack	135 Tunnack Square Road	Bag End Cottage	13222/1	Old Colonial Georgian residence. One of the few sandstone buildings left in the area. May have been part of a dairy. Specific extent: 15m radius of house.
393.		Tunnack	283 Wattle Hill Road	Former Residence and ruin	121470/1	Very early Old Colonial Georgian weatherboard residence with steeply pitched roof with attic on sandstone foundations with small outbuilding and ruin. One of the few remaining houses of its type and era.
394.	5574	Tunnack	101 Tunnack Square Road	Stuartfield House	9560/1	Early Sandstone Old Colonial Georgian residence.
395.		Tunnack	Tunnack Road	Former Service Station	236630/1	Inter-war brick building contributing to an understanding of the growth and historical development of the township and occupying a prominent position within the town. Specific extent: Former service station building only.

396.		Tunnack	2147 Tunnack Main Road	The Convent School (Victoria Hall)	231763/1 61967/1	Weatherboard community hall.
397.		Tunnack	10 Fairhaven Road	St Andrew's Uniting Church	232388/1	Federation Carpenter Gothic Church.
WHITEFORD						
398.		Whiteford	3155 Woodsdale Road	Former residence and schoolhouse	129763/1	Former rural school house. Weatherboard Federation Queen Anne building on stone foundations.
399.		Whiteford	3042 Woodsdale Road	Burke Bros.	49128/1	Farm Cottages.
400.	5588	Whiteford	3171 Woodsdale Road	The Pines/Post Office	42539/1	Weatherboard Victorian Georgian Residence and former postoffice.
WOODBURY						
401.	5589	Woodbury	706 Glen Morey Road	The Braes memorial stone and stable	144343/1 107012/1 70239/1	Old Colonial Stable and Memorial Stone.
402.		Woodbury	849 Glen Morey Road	Glen Morey	198214/1	Old Colonial Homestead and farm Complex.
403.	5592	Woodbury	236 Glen Morey Road	Lowes Park	106992/1 249687/1 66728/1	Sandstone Homestead and outbuildings.
404.	5593	Woodbury	7661 Midland Highway	Rockwood	168532/1 ¹⁹	Victorian Georgian weatherboard farm house.
405.	5594	Woodbury	7489 Midland Highway	Woodbury House	162120/1 ²⁰	Complex of Old Colonial Georgian

¹⁹ Deleted CT "149811/1" replaced with CT "168532/1" from SMIPS2015

²⁰ Deleted CT "139351/1" replaced with CT "162120/1" from SMIPS2015

						and Victorian Farm buildings.
406.		Woodbury	Corner of Midland Hwy and Old Tier Rd	Grave	113917/3	Small Burial Plot. Visible from the Midland Highway.
WOODSDALE						
407.		Woodsdale	2265 Buckland Road	St Mathias Anglican Church	231936/1	Victorian Carpenter Gothic Church.
408.		Woodsdale	2003 Woodsdale Road	Woodsdale Cemetery	171457/1	Cemetery.
409.		Woodsdale	2373 Woodsdale Road	Cottage	100133/1	Victorian Georgian Weatherboard Cottage.
410.		Woodsdale	2278 Woodsdale Road	School	100753/1	Weatherboard rural school (C.1860).
411.		Woodsdale	3561 Woodsdale Road	Residence	138050/3	Weatherboard Victorian Georgian style homestead and possibly the former post office and general store.
412.		Woodsdale	2310 Woodsdale Road	Woodsdale Hall	223824/1	Weatherboard community hall. Demonstrates the historic growth of community in the area.
413.		Woodsdale	2792 Woodsdale Road	Kentdale	208773/1	Elegant Victorian weatherboard farmhouse with steeply pitched gabled roof and rear skillion. Specific extent: 60m of farmhouse. Exclusions: Mid-late 20 th century outbuildings and separate structures.

414.		Woodsdale	2540 Woodsdale Road	Sunbury	12719/1	Inter-War Californian Bungalow.
YORK PLAINS						
415.		York Plains	91 Headlams Road	York House	207472/1	Complex of farm buildings.
416.	5603	York Plains	1173 York Plains Road	Kewstoke	100621/1 104193/1 45103/1 45104/1 45105/2	Group of Old Colonial Georgian Farm Buildings, including sandstone homestead, barn and well.
417.	5604	York Plains	845 York Plains Road	Mount Pleasant House	211682/1	Old Colonial sandstone farm house.
418.		York Plains	316 York Plains Road	Elder Grove	130566/1	Sandstone farm house.

SOU-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
1	Oatlands	Oatlands Township Precinct	<p>The Oatlands Township Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> a) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles; b) the density of historic buildings of similar architectural styles and periods in Oatlands contributes to a highly intact streetscape character; c) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township transport routes joining the north and south of the State, and as an intended central capital associated with the pastoral activity of the Midlands area, d) its predominant building material of sandstone, as a source of local materials, and reflecting the

			<p>differing economies of labour and construction at the time;</p> <p>e) it demonstrates the theme of convictism, through the use of sandstone, links to transport, and the many buildings in the township associated with convicts;</p> <p>f) it has the largest number of sandstone buildings within a township setting in Australia;</p> <p>(GHD 2007: SMC Heritage Project)</p> <p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <p>(a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the Georgian architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required;</p> <p>(b) building setback from frontage must provide a strong edge to Main Street and be parallel to the street;</p> <p>(c) buildings must address the street, unless at the rear of a site;</p> <p>(d) buildings must not visually dominate the streetscape or buildings at places listed in Table.C6.1²¹;</p> <p>(e) architectural details and openings for windows and doors to visually prominent facades must respect the Georgian architectural style dominant in the precinct in terms of style, size, proportion and position;</p> <p>(f) external wall building material must be any of the following:</p> <ul style="list-style-type: none"> (i) sandstone of a colour matching that commonly found in Oatlands' buildings; (ii) weatherboard (traditional profiles); (iii) rendered, painted or lime wash brickwork; (iv) unpainted brick of a traditional form and colour laid with a traditional bond; (v) traditional Tasmanian vertical board (non-residential buildings only); (vi) corrugated profile steel cladding, painted/colorbond or galvanised iron (not 'zincalume' or similar) (outbuildings only).
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²¹ IPS wording amended to reference Local Heritage Places Code Number in SPP

			<p>(g) roof form and material should²² be consistent with the following:</p> <ul style="list-style-type: none"> (i) pitch between 30 and 40 degrees and hipped or gable if a major part of the building; (ii) pitch less than 30 degrees and skillion if a minor part of the building at the rear; (iii) avoidance of large unbroken expanses of roof and very long roof lines; (iv) roof material either custom orb (corrugated profile) sheeting, timber shingles, and slate. Steel sheeting must be either traditional galvanised iron or painted; (v) guttering is rounded profile, with downpipes of circular cross-section. <p>(h) wall height sufficient to provide for lintels above doors and windows, with wall space above;</p> <p>(i) outbuildings generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;</p> <p>(j) fences along frontages must be:</p> <ul style="list-style-type: none"> (i) between 900mm and 1000mm high, with a maximum of 1200mm for posts; (ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences); (iii) “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’. <p>2. Subdivision must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) maintain and extend the existing recto-linear grid pattern of streets; (b) provide for a variety of lot sizes; (c) where appropriate off High Street provide a traditional ‘soft edge’ design approach for stormwater and footpath works.
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²² Wording amended to replace “must” with “should”

2	Oatlands	Callington Mill Precinct	<p>The Callington Mill Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> (a) it is a rare and unique example of a flour mill complex dating from the early to mid nineteenth century, demonstrating agricultural enterprises of the colony, and the success of the wheat industry in the Southern Midlands area; (b) its creative and technical achievement as an Old Colonial Georgian flourmill of circular domed tower of sandstone; (c) it is a distinctive landmark both within the township of Oatlands and from the Midland Highway; <p>(GHD 2007: SMC Heritage Project)</p> <p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the Old Colonial Georgian architectural style; (b) building setback from frontage must provide a strong edge to High Street and be parallel to the street; (c) buildings close to the street frontage must address the street; (d) buildings must not visually dominate the streetscape or existing buildings; (e) architectural details and openings for windows and doors to visually prominent facades must respect the Old Colonial Georgian architectural style in terms of style, size, proportion and position; (f) external wall building material must be any of the following: <ul style="list-style-type: none"> (i) sandstone of a colour matching that commonly found in Oatlands' buildings; (ii) weatherboard (traditional profiles); (iii) rendered, painted or lime wash brickwork; (iv) unpainted brick of a traditional form and colour laid with a traditional bond; (v) traditional Tasmanian vertical board (non-residential buildings only), (f) roof form and material should²³ be consistent with the following: <ul style="list-style-type: none"> (i) pitch between 30 and 40 degrees and hipped or gable if a major part of the building; (ii) pitch less than 30 degrees and skillion a minor part of the building at the rear; (iii) avoidance of large unbroken expanses of roof and very long roof lines;

²³ IPS wording amended to replace "must" with "should"

			<ul style="list-style-type: none"> (iv) roof materials either custom orb (corrugated profile) sheeting, timber shingles, and slate. Sheeting must be either traditional galvanised iron or painted; (v) guttering is rounded profile, with downpipes of circular in cross-section. (h) wall height is to be sufficient to provide for lintel definition above doors and windows and wall space above; (i) outbuildings are generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land; (j) fences along frontages must be: <ul style="list-style-type: none"> (i) between 900mm and 1000mm high, with a maximum of 1200mm for posts; (ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences); (iii) “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’; (k) new buildings and additions to existing buildings must not significantly obstruct or diminish views of Callington Mill from High Street, the Esplanade or the Midland Highway.
3	Kempton	Kempton Township Precinct	<p>The Kempton Township Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> (a) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township associated with the pastoral activity of the Midlands area, (b) it demonstrates the evolution of important transport routes joining the north and south of the State; (c) its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time; (d) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles. <p>(GHD 2007: SMC Heritage Project)</p>
4	Campania	Campania Heritage Precinct	<p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required; (b) building setback must provide a strong edge to the street, except where such would be inconsistent with the prevailing building line in the streetscape; (c) buildings close to the street must address the street, with a façade running parallel to the street;

			<p>(d) buildings must not visually dominate the streetscape or buildings at places listed in Table.13.1;</p> <p>(e) architectural details and openings for windows and doors to visually prominent facades must respect the architectural style dominant in the precinct in terms of style, size, proportion and position;</p> <p>(f) fences along frontages must be:</p> <ul style="list-style-type: none"> (i) between 900mm and 1000mm high, with a maximum of 1200mm for posts; (ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences); (iii) “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’.
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SOU-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
1	Pontville and Mangalore	Heritage Mile Cultural Landscape Precinct	<p>The Heritage Mile Cultural Landscape Precinct is of historic cultural heritage significance because:</p> <p>(a) its three intact and highly prominent homesteads of the early to mid nineteenth century (Oakwood, Marlbrook & Woodburn) and a fine example of a large Federation Queen Anne homestead (Wybra Hall) with their associated rural outbuildings;</p> <p>(b) the aesthetic qualities of the four homesteads within their immediate landscape setting, especially in consideration of their prominent visibility from the Midland Highway;</p> <p>(c) the relationship of the homesteads to the primary overland route in Tasmania that has remained effectively unchanged since the 1830s;</p> <p>(d) the pastoral landscape of grasslands and dispersed woodlands that has remained effectively unchanged since the 1830s;</p> <p>(e) the early nineteenth century land grants remaining apparent in property boundary treatment of fences and plantings.</p> <p>(Current Southern Midlands Planning Scheme) 1. The design and siting of buildings and works must satisfy the following criteria:</p> <p>(a) the scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings should be consistent with the site and adjacent buildings.</p> <p>(b) the visual relationship between buildings, with new buildings avoiding visually dominating neighbouring historic buildings;</p> <p>(c) wherever possible dominant trees, historic gardens and orchards should be retained. Hedgerows and tree rows along the highway frontage should be retained.</p> <p>(d) access roads and driveways should be sited to minimise impact on landscape features and significant visual catchments.</p>

			<p>(e) fences along the Midland Highway property boundaries should relate to the setting by being:</p> <p>(i) vertically articulated, (such as with dowel-and-rail, picket or palisade fences), where directly in front of a dwelling and its immediate garden curtilage;</p> <p>(ii) horizontally articulated, (such as with post and rail fences) elsewhere;</p> <p>(f) additions and new buildings should be confined to the rear of existing buildings;</p> <p>(g) the design of outbuildings should be compatible with the primary building, generally gabled, corrugated iron roof with an angle of pitch matching that of the primary building, and with differentiated colouring of the exterior walls and roof so as to also match that of the primary building.</p>
2	Colebrook	Colebrook Cultural Landscape Precinct	<p>The Colebrook Cultural Landscape Precinct forms an important open rural backdrop to the Pugin-design St Patrick's Church. 1. The design and siting of buildings and works must satisfy the following criteria:</p> <p>(a) scale, roof pitch, building height, form, bulk, materials and colour of new buildings and additions to existing buildings should be respectful of Georgian architectural principles as applicable to rural buildings.</p> <p>(b) buildings must not visually dominate the landscape or St Patrick's Church;</p> <p>(c) new buildings must sited so as to not visually impact on the backdrop to St Patricks Church at Colebrook when viewed from the town or Colebrook Main Road / Mud Walls Road;</p> <p>(d) external wall building material is to be custom orb (corrugated profile) sheeting, traditional Tasmanian vertical board, weatherboard (traditional profiles), sandstone, rendered, painted or lime wash brickwork or unpainted brick of a traditional form and colour laid with a traditional bond;</p> <p>(e) roof form and material must adhere to the following:</p> <ul style="list-style-type: none"> - pitch between 25 and 40 degrees. - hipped or gable; <p>(f) fences are to be post & wire, post & rail, drystone wall or hedge between.</p>
3	Oatlands	Oatlands Cultural Landscape Precinct	<p>The Oatlands Cultural Landscape Precinct is significant because of its role in protecting the historic rural landscape setting of Oatlands, particularly when viewed from the Midland Highway. 1. The design and siting of buildings and works must satisfy the following criteria:</p> <p>(g) scale, roof pitch, building height, form, bulk, materials and colour of new buildings and additions to existing buildings should be respectful of Georgian architectural principles as applicable to rural buildings.</p> <p>(h) buildings must not visually dominate the landscape;</p> <p>(i) new buildings must sited so as to not visually impact on key view lines between the highway and the town;</p> <p>(j) external wall building material is to be custom orb (corrugated profile) sheeting, traditional Tasmanian vertical board, weatherboard (traditional profiles), sandstone,</p>

			<p>rendered, painted or lime wash brickwork or unpainted brick of a traditional form and colour laid with a traditional bond;</p> <p>(k) roof form and material must adhere to the following:</p> <ul style="list-style-type: none"> - pitch between 25 and 40 degrees. - hipped or gable; <p>(l) fences are to be post & wire, post & rail, drystone wall or hedge.</p> <p>2. Construction of a dwelling within this precinct is prohibited.</p>
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SOU-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
1	Broadmarsh	Ravendell 37 Andersons Rd Broadmarsh	7444/2	Two storey sandstone building, house, brick building remains on site with archaeological potential. Possibly site of a Convict probation station (though not confirmed). Site may also have archaeological potential
2	Broadmarsh	Arndell and Ridges 54 Andersons Rd Broadmarsh	142484/1	Possibly site of a Convict probation station (though not confirmed). Site may also have archaeological potential. Site is linked to the adjoining "Ravendell" property at 37 Andersons Road.
3	Campania	Stratford Mill Site 55 Stratford Rd Campania	144944/2	Complex of 19 th Century Buildings on land with archaeological potential and building/structural remains and development
4	Campania	Stratford 68 Stratford Rd, Campania	144944/1	Complex of 19 th Century Buildings, including homestead and outbuildings on land with archaeological potential and building/structural remains and development
5	Colebrook	Jerusalem Probation Site (Consolidated Listing) – Richmond St, Maconochie St, Franklin St Colebrook	226907/1 120733/1 134483/1 122885/2 123710/4 251550/1	Consolidated listing of historic buildings and sites including – 'The Chimneys', Colebrook Court House, 30-32 Maconochie St, Hospital/Surgeons House, Chapel/Barn and Jerusalem Rd Station Site. Listing includes buildings and archaeological remains.
6	Jericho	Rose Cottage (Brooklyn ruin) 39 Lower	152459/1	Two storey red brick Georgian house on land of the Former Spring Hill Convict Probation site. Land has archaeological potential

		Marshes Rd Jericho		
7	Oatlands	Former Courthouse (Part of Military Complex) 7 Campbell Street Oatlands	223500/1	Single storey sandstone building with hall and outbuilding (lockup) to the rear on site with archaeological potential.
8	Oatlands	Road office site (Part of Military Complex) 5 Campbell Street Oatlands	222228/29	Site contains the remains of the former Road Office and Blacksmith's Shop with archaeological potential.
9	Oatlands	Commandant's house outbuilding site (Part of Military Complex) 63A High Street Oatlands	140359/2	Site contains the remains of the former Commandant's House outbuildings with archaeological potential.
10	Oatlands	Well site (Part of Military Complex) 75 High Street Oatlands	22832/2 & 238853/38	Site contains the former town well with very high archaeological potential and significance.
11	Oatlands	Military huts site (Part of Military Complex) 1 Stutzer St Oatlands	No C/T	Site contains the remains of former military huts with high archaeological potential.
12	Oatlands	1836 Barracks Site (Part of Military Complex)	217415/25	Site contains the remains of the 1836 Barracks with high archaeological potential.
13	Oatlands	Superintendent's cottage (part of Military Complex) 4 Stutzer St Oatlands	207345/28	Likely to be the oldest timber building in Oatlands. Listing includes single storey weatherboard building with stone and weatherboard skillion addition. There are also archaeological remains.
14	Oatlands	Former Gaol Walls (Part of Military Complex) - Mason Street Oatlands	152631/1	Sandstone Walls and site with archaeological potential (Former Gaol Complex)
15	Oatlands	Former Gaoler's Residence (part of Military Complex) - Mason Street Oatlands	152632/1	Two storey sandstone Penal building and site with archaeological potential
16	Oatlands	Stone cottage 112 High	16845/1	Two storey Georgian sandstone residence. Original front window has been modified. The rear yard has

		Street Oatlands		potential to yield archaeological information.
17	Oatlands	Former Commissariat and Guard House (Part of Military Complex) 79 High Street Oatlands	42692/1	Single-storey sandstone, Old Colonial Georgian building with a symmetrical three-bay facade with central entry. The sash windows are nine-paned with stone sills. The hipped roof is of medium pitch and is clad in corrugated iron. There are two simple chimneys. There is a stone and brick-nogged timber skillion at the rear of the building. Site with archaeological potential and location of guard house building.
18	Oatlands	Former School 73 High Street Oatlands	127381/1	Single storey Victorian Rustic Gothic sandstone building. This site is considered to be significant and potentially the most archaeologically rich site in the Military Complex.
19	Oatlands	Callington Park 20-28 Esplanade 8 Barrack St Oatlands	33996/12, 118398/1 33997/1 & 33997/2	Park area with former buildings, stonewalls and landscaping. Site has archaeological remains and potential.
20	Oatlands	Callington Park 20-28 Esplanade 8 Barrack St Oatlands	33996/12, 118398/1 33997/1 & 33997/2	Park area with former buildings, stonewalls and landscaping. Site has archaeological remains and potential.
21	Oatlands	Former Midland Hotel, Stables and Carriage House (Consolidated Entry) 88, 90, 90A High Street Oatlands	9320/1, 9320/3, & 9320/2	Victorian Georgian inn, stables and former carriage house. Also number of out-buildings and sub-floor deposits with potential to yield archaeological information.
22	Oatlands	Former Butchers Shop 81 High Street Oatlands	133317/1	Single-storey sandstone Victorian-Georgian residence-cum-shop with a medium-pitched hipped roof clad in corrugated iron with weatherboard addition. Property may have archaeological potential.
23	Tunbridge	Western Tiers Convict Road Party Site - Tunbridge Tier Road Tunbridge	None.	Convict Road Party site – ruins and site of archaeological potential

SOU-Table C6.5 Significant Trees

Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in the Local Provisions Schedule							

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SOU-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
This table is not used in the Local Provisions Schedule				

SOU-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
SOU-C8.2.1	Midland Highway ²⁴	The Midland Highway scenic landscape corridor is characterised by the following values: (a) Rural landscape of minimal built development, dryland grazing and dry forests. (b) Small settlements and historic buildings and other built features (c) Exotic trees and plantings	See Foot Notes 24-26
SOU-C8.2.2	Bagdad/Mangalore Bypass ²⁵	See Foot Notes 24-26	See Foot Notes 24-26
SOU-C8.2.3	Tasman Highway ²⁶	See Foot Notes 24-26	See Foot Notes 24-26

SOU-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
This table is not used in the Local Provisions Schedule				

²⁴ The Management Objectives and Scenic Value Statements are not completed and are pending the completion of a regional approach to preparing this detail

²⁵ The Management Objectives and Scenic Value Statements are not completed and are pending the completion of a regional approach to preparing this detail

²⁶ The Management Objectives and Scenic Value Statements are not completed and are pending the completion of a regional approach to preparing this detail

SOU-Applied, Adopted or Incorporated Documents

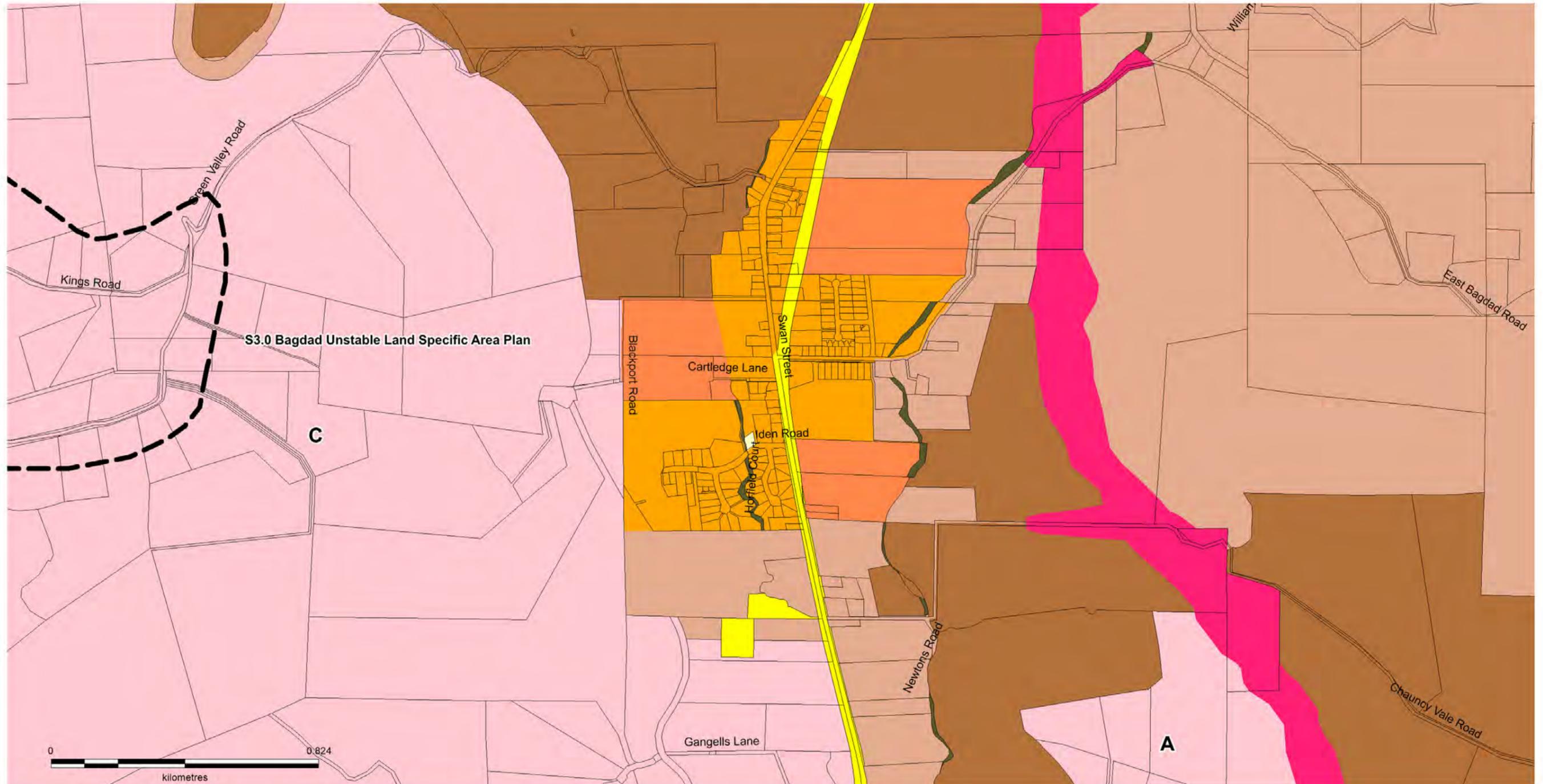
Document Title	Publication Details	Relevant Clause in the LPS
This table is not used in the Local Provisions Schedule		

Draft LPS Version 1 November 2018

Appendix B.

Draft Southern Midlands Local Provisions Schedule
Maps November 2018 V1.0 (The Maps and Overlays)

Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

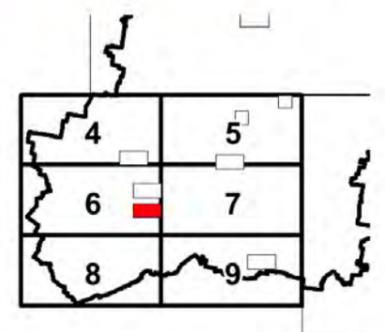


Legend					
8.0	General Residential Zone	12.0	Village Zone	18.0	Light Industrial Zone
10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

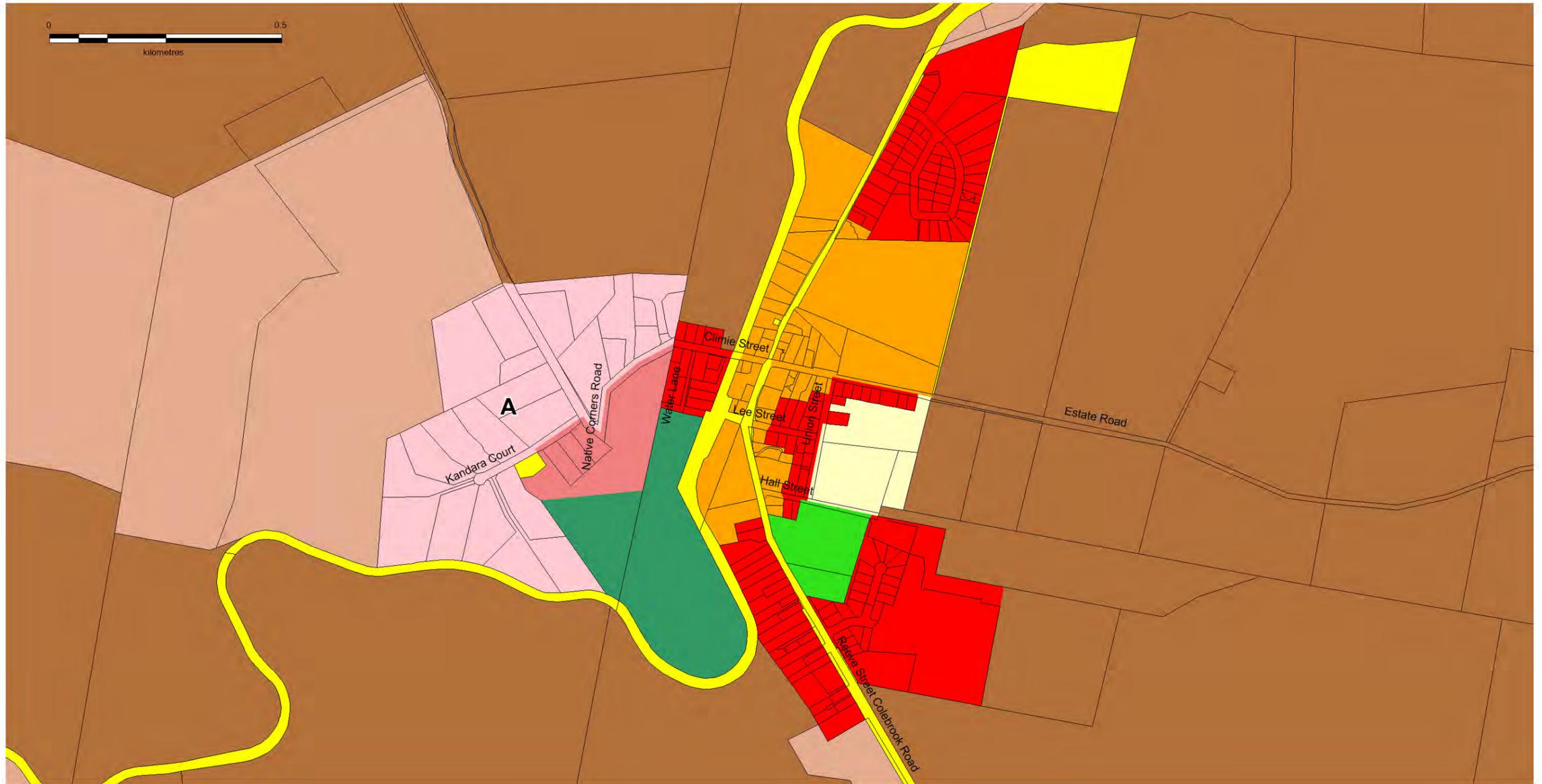
Bagdad 6b

Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
Copyright State of Tasmania



Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

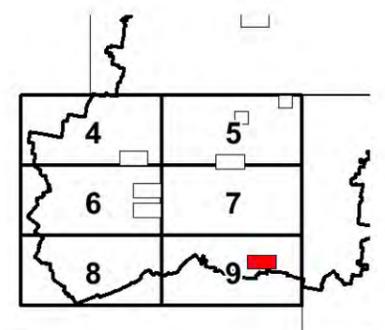


Legend					
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10.0	Low Density Residential Zone	15.0	General Business Zone	21.0	Agriculture Zone
11.0	Rural Living Zone	18.0	Light Industrial Zone	23.0	Environmental Management Zone
12.0	Village Zone			26.0	Utilities Zone
				27.0	Community Purpose Zone
				28.0	Recreation Zone
				29.0	Open Space Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

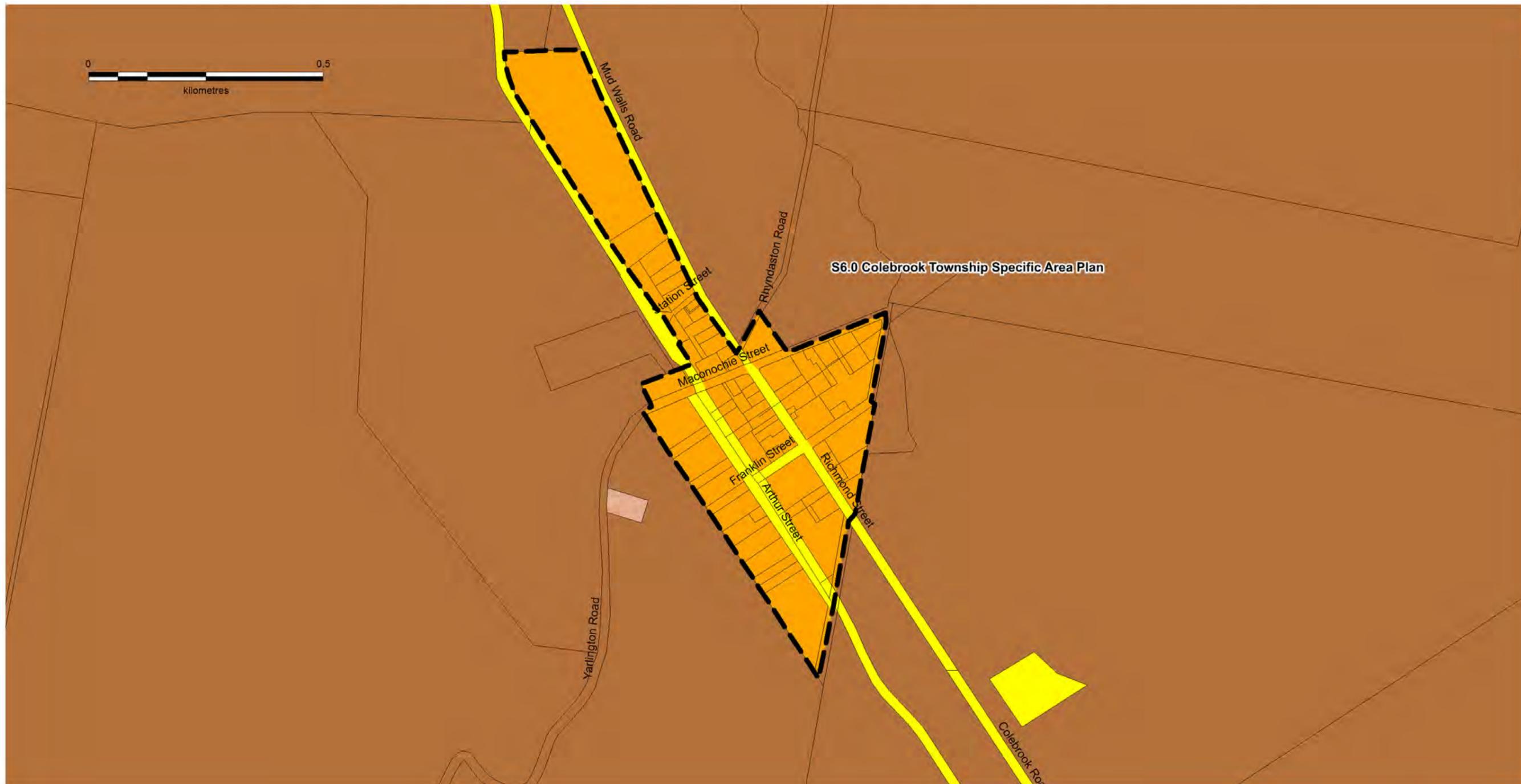
Campania 9a

Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
Copyright State of Tasmania



Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

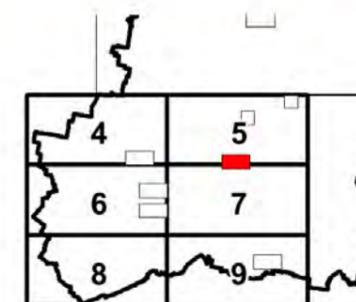


Legend					
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

Colebrook 5c

Coordinate System: GDA 94 MGA Zone 55

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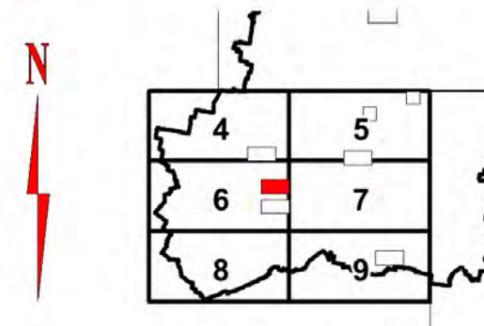
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



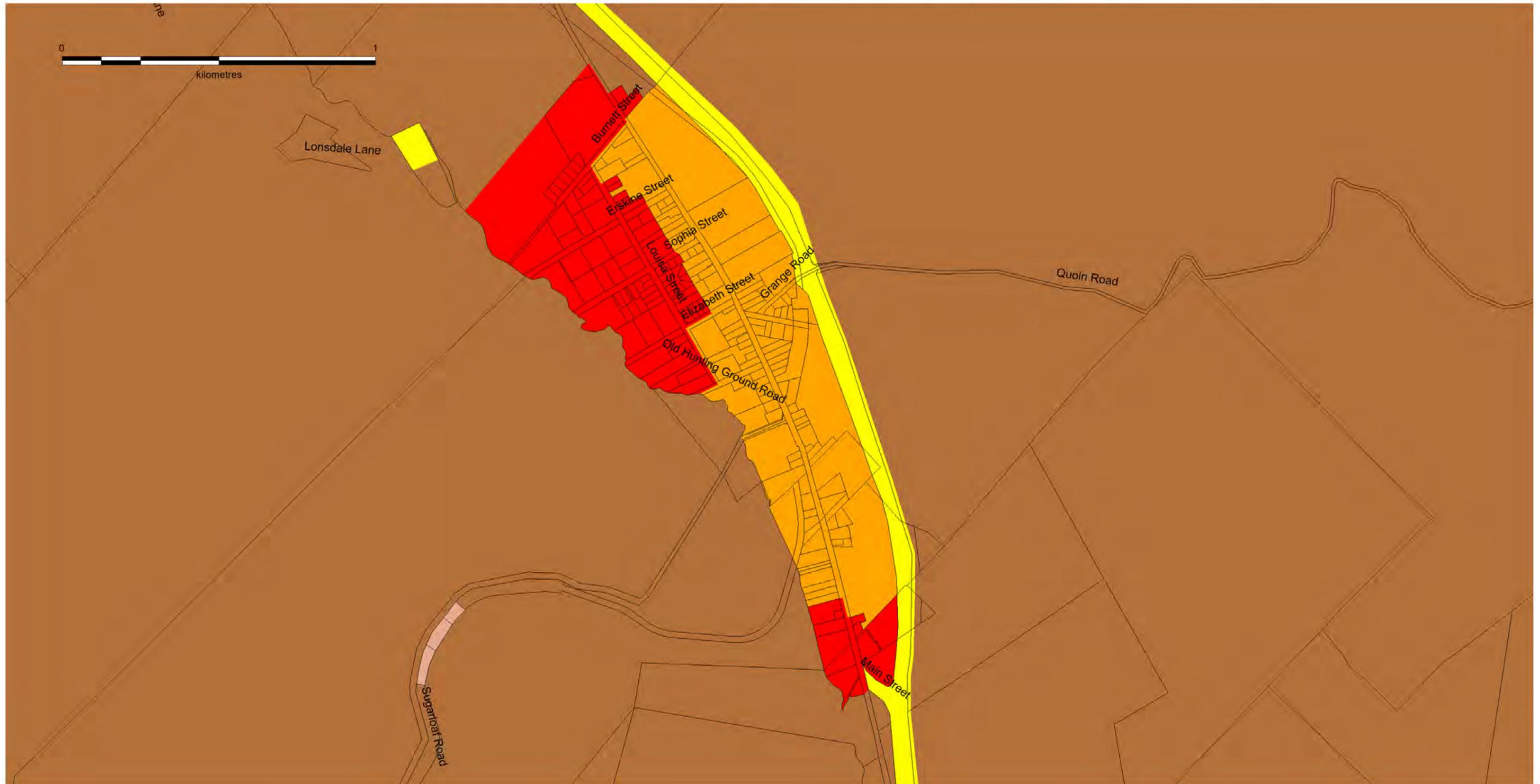
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

Dysart 6a

Coordinate System: GDA 94 MGA Zone 55
 Base topographic data from the LIST
 Copyright State of Tasmania



Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

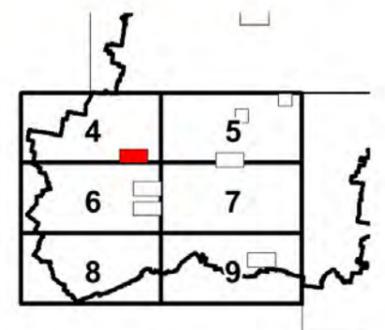


Legend					
8.0	General Residential Zone	12.0	Village Zone	18.0	Light Industrial Zone
10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

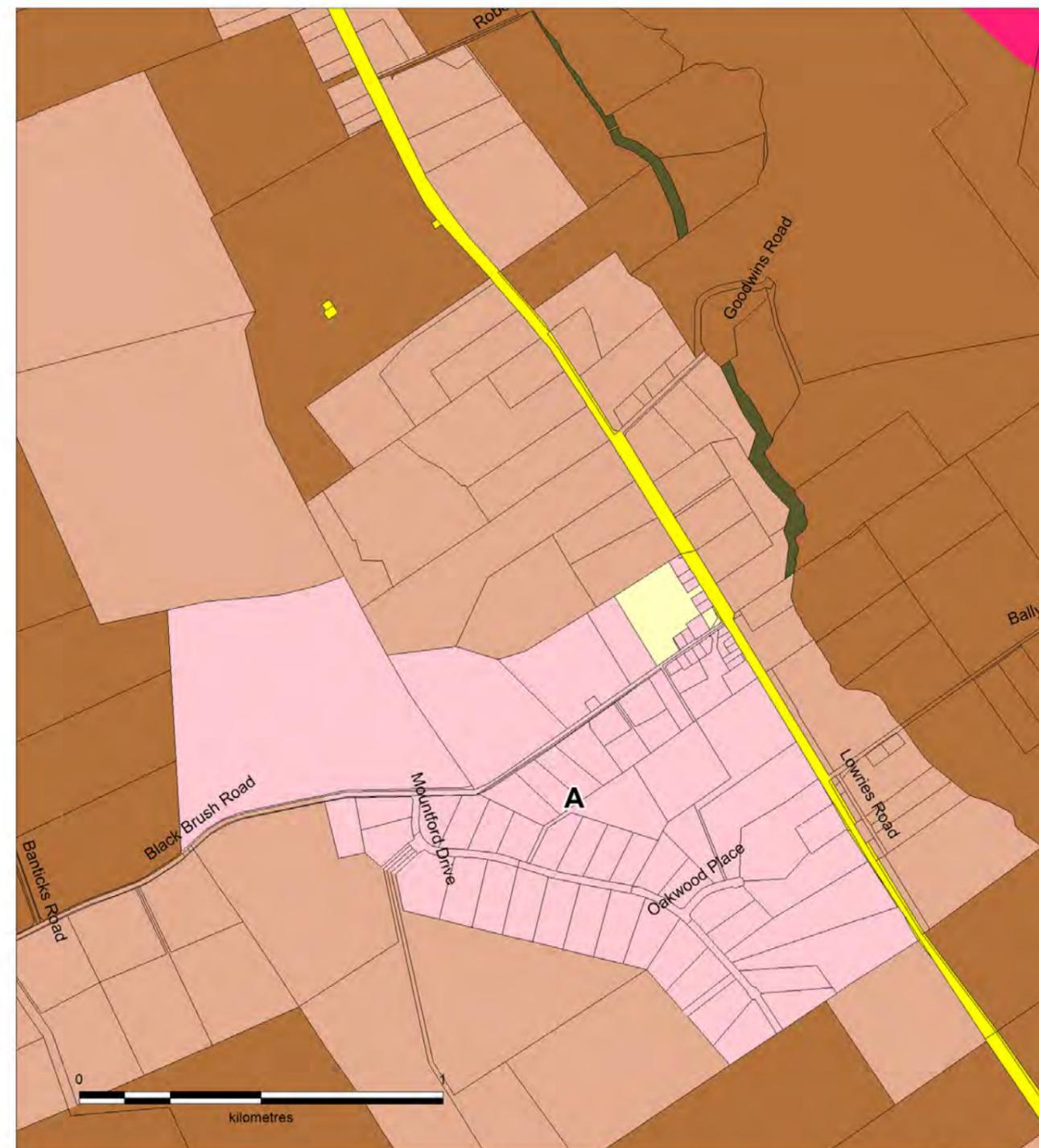
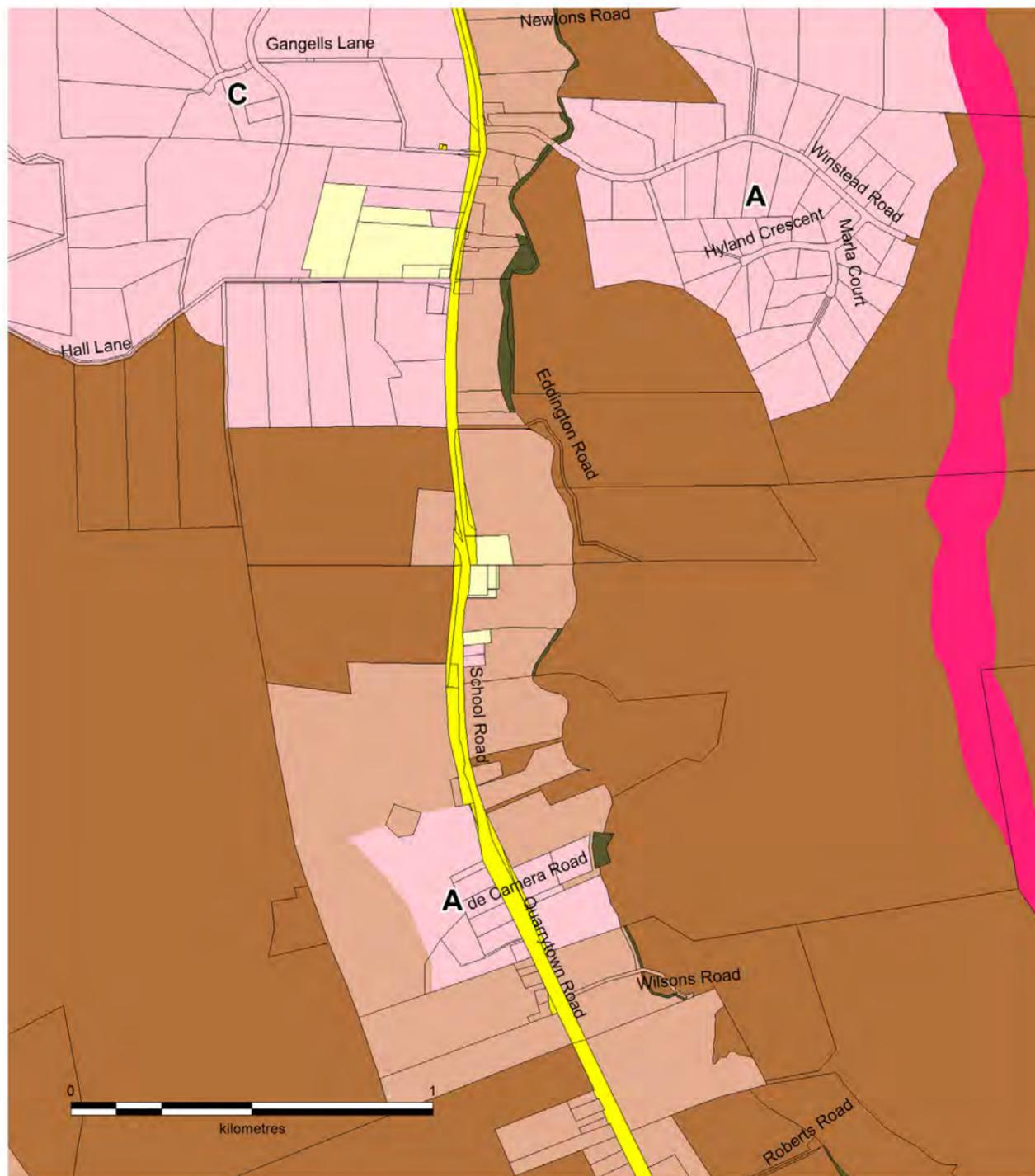
Kempton 4a

Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

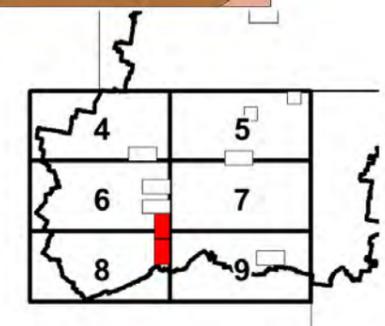


Legend	
8.0 General Residential Zone	12.0 Village Zone
10.0 Low Density Residential Zone	14.0 Local Business Zone
11.0 Rural Living Zone	15.0 General Business Zone
18.0 Light Industrial Zone	20.0 Rural Zone
23.0 Environmental Management Zone	21.0 Agriculture Zone
26.0 Utilities Zone	27.0 Community Purpose Zone
28.0 Recreation Zone	30.0 Future Urban Zone
31.0 Particular Purpose Zone	

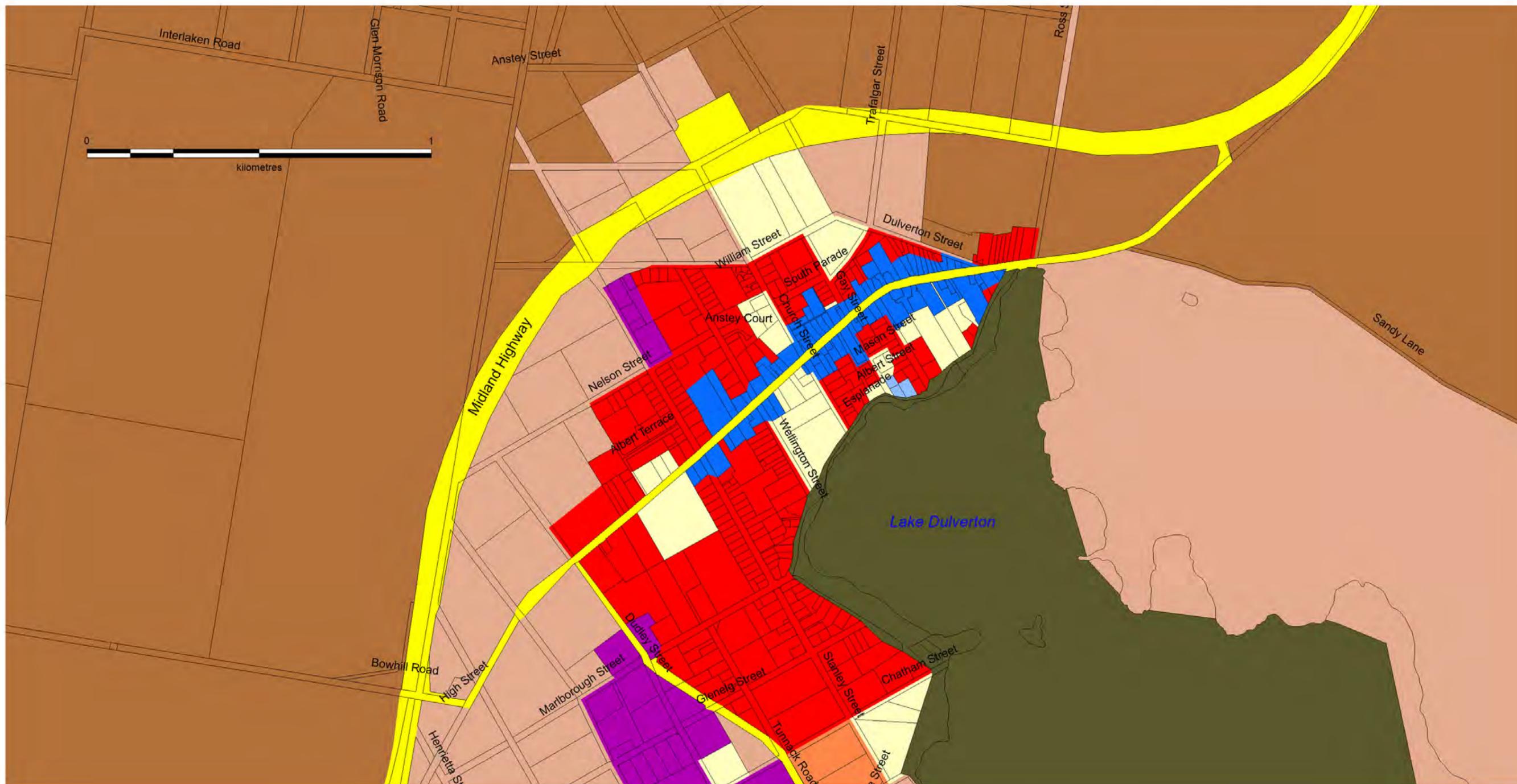
Mangalore 8a & 8b

Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

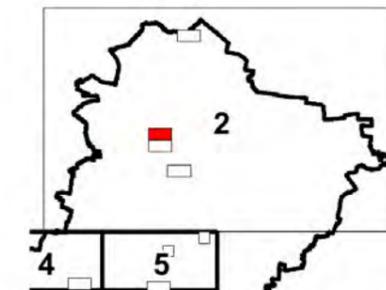


Legend					
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

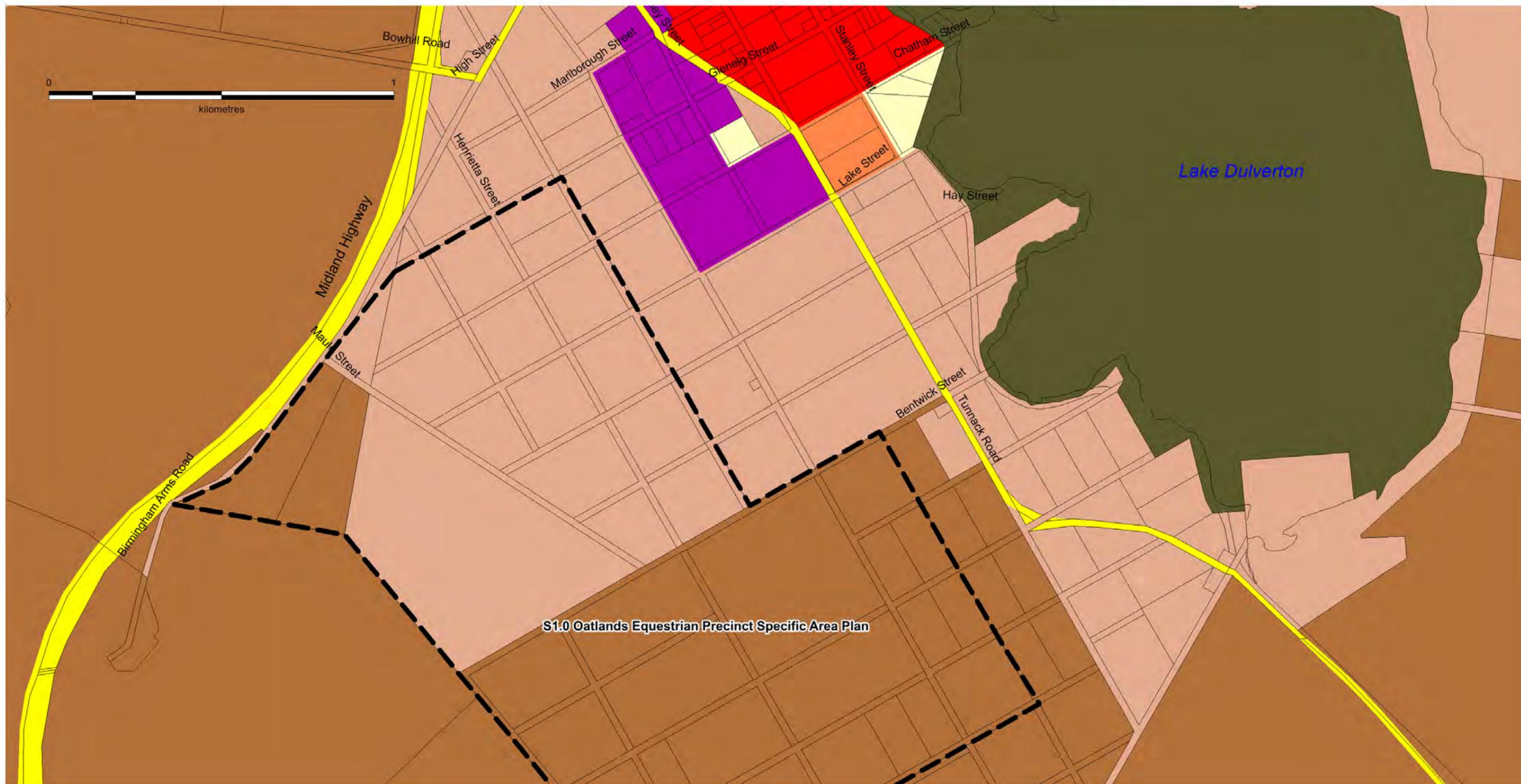
Oatlands 2b

Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
Copyright State of Tasmania



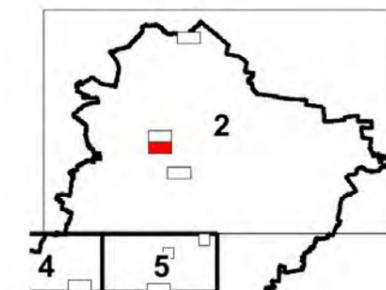
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



Legend					
8.0	General Residential Zone	12.0	Village Zone	18.0	Light Industrial Zone
10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

Oatlands 2c

Coordinate System: GDA 94 MGA Zone 55
 Base topographic data from the LIST
 Copyright State of Tasmania



Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

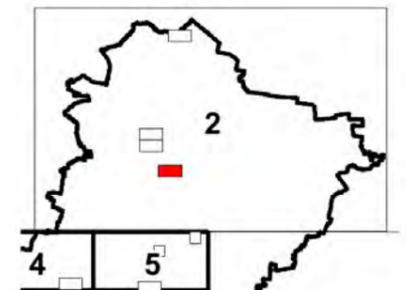


Legend					
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

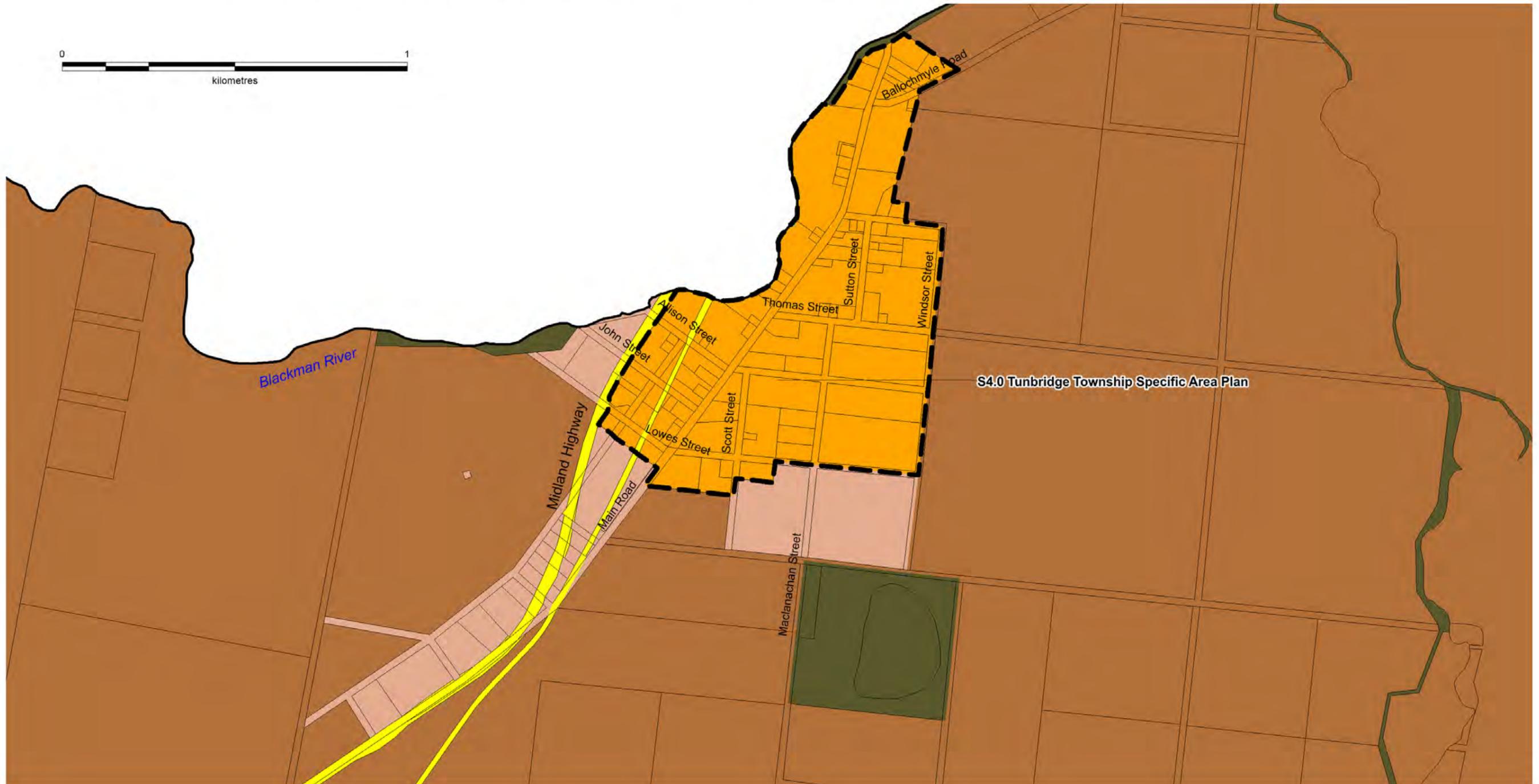
Parattah 2d

Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

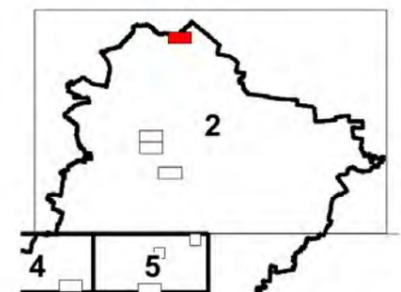


Legend					
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
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		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

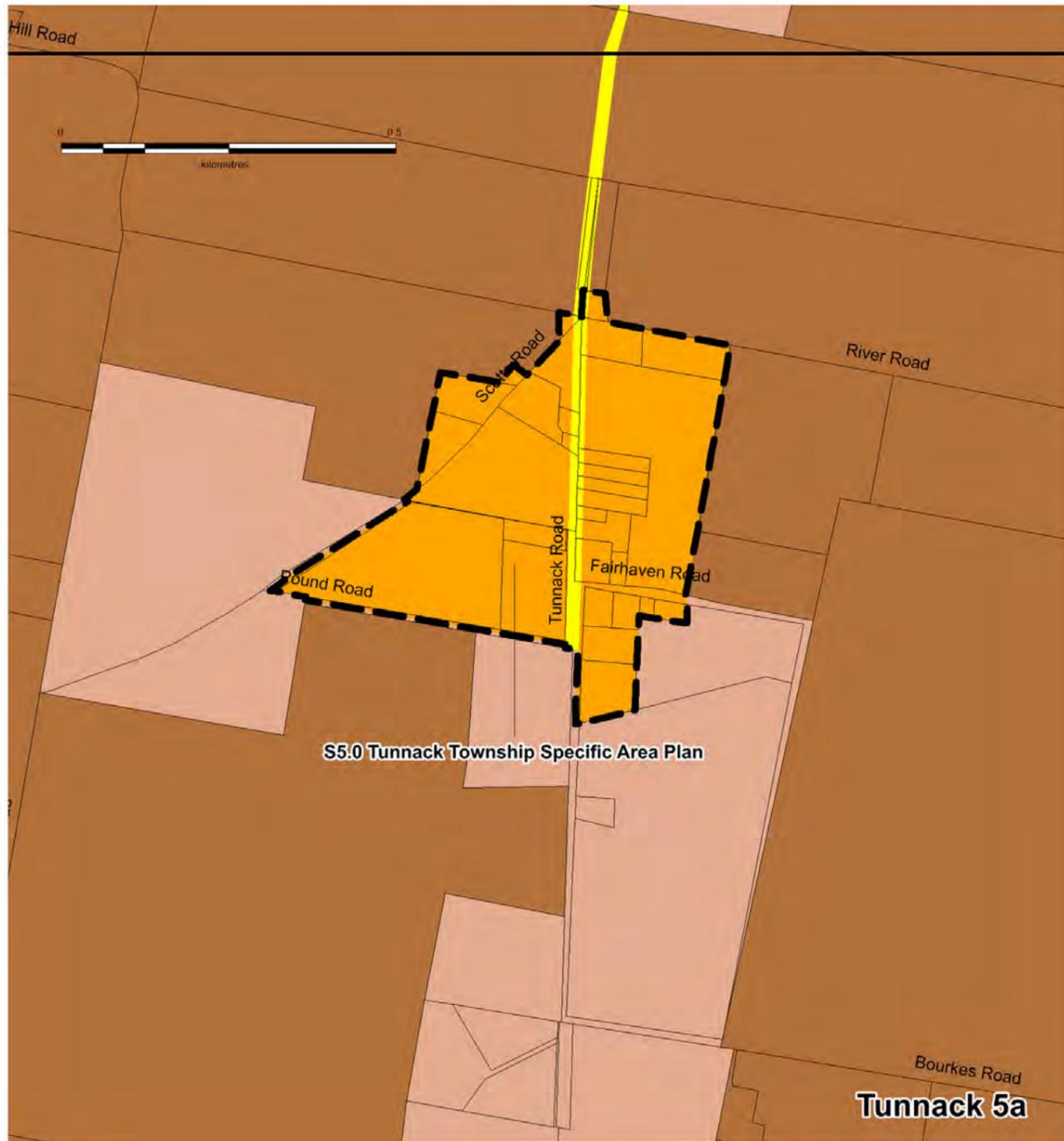
Tunbridge 2a

Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
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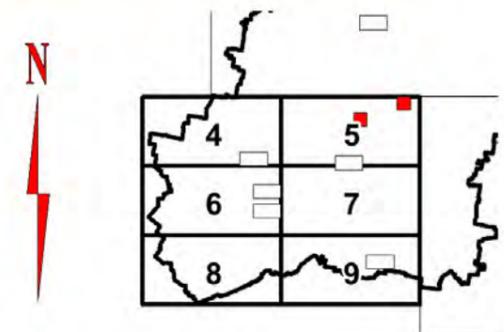
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



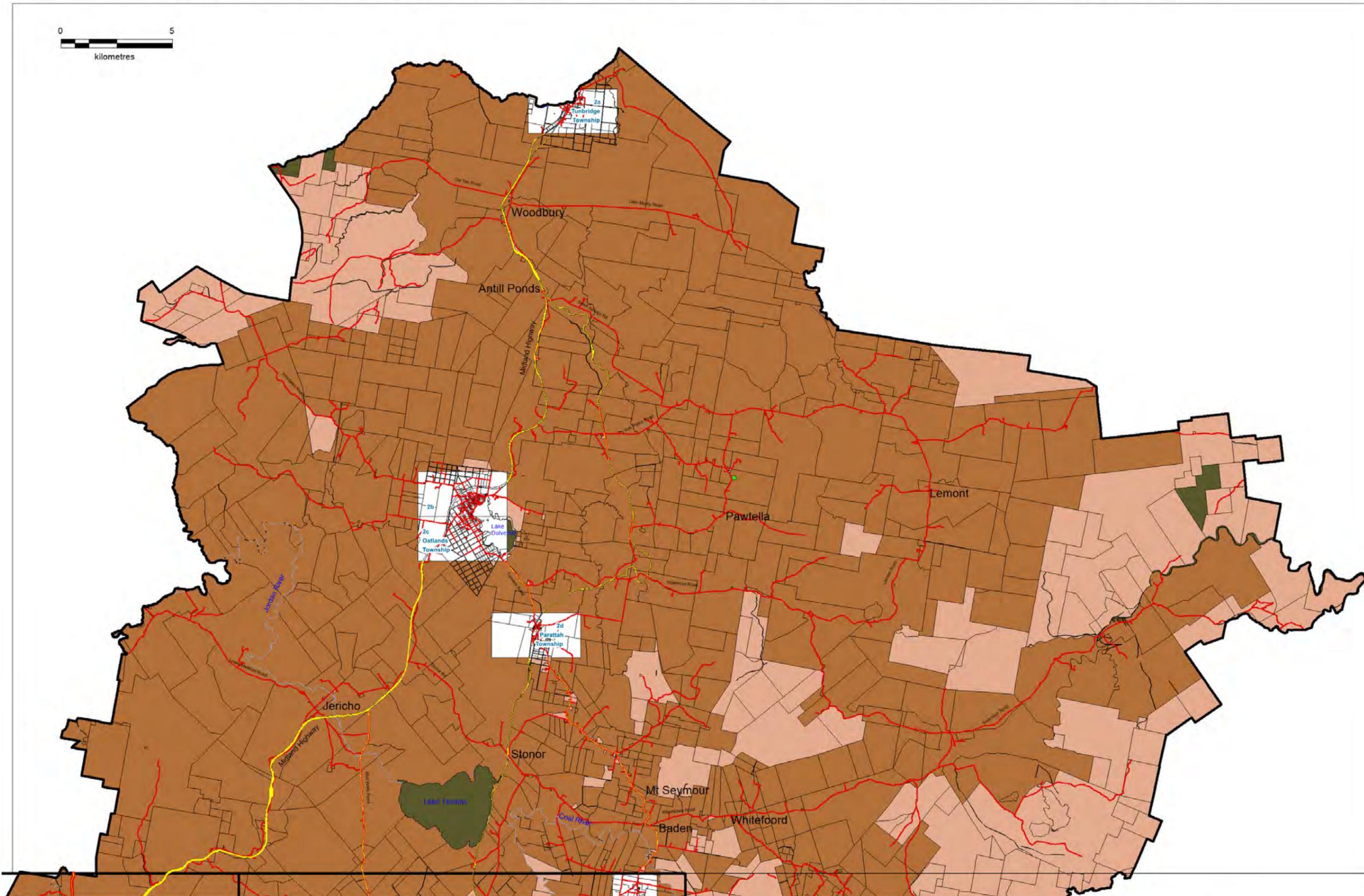
Legend					
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
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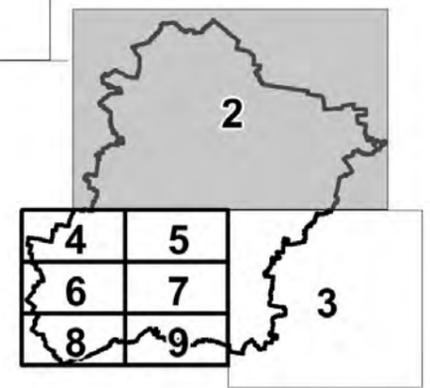
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



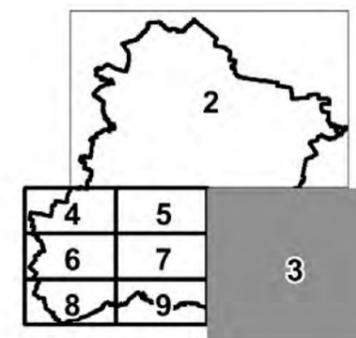
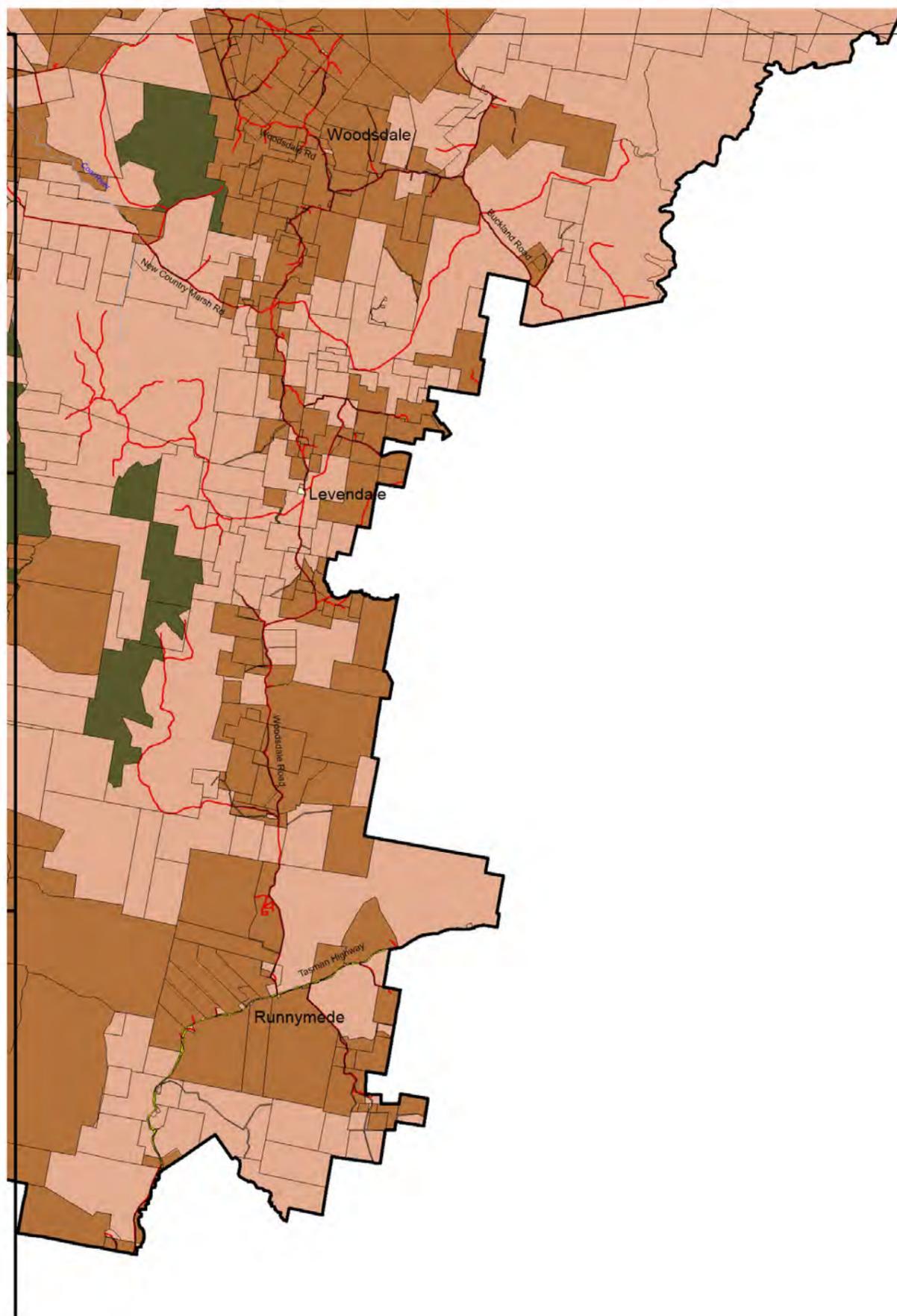
Map 2

Coordinate System: GDA 94 MGA Zone 55
 Base topographic data from the LIST
 Copyright State of Tasmania

Legend					
■ 8.0	General Residential Zone	■ 12.0	Village Zone	■ 18.0	Light Industrial Zone
■ 10.0	Low Density Residential Zone	■ 14.0	Local Business Zone	■ 20.0	Rural Zone
■ 11.0	Rural Living Zone	■ 15.0	General Business Zone	■ 21.0	Agriculture Zone
		■ 26.0	Utilities Zone	■ 28.0	Recreation Zone
		■ 27.0	Community Purpose Zone	■ 30.0	Future Urban Zone
				■ 31.0	Particular Purpose Zone



Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

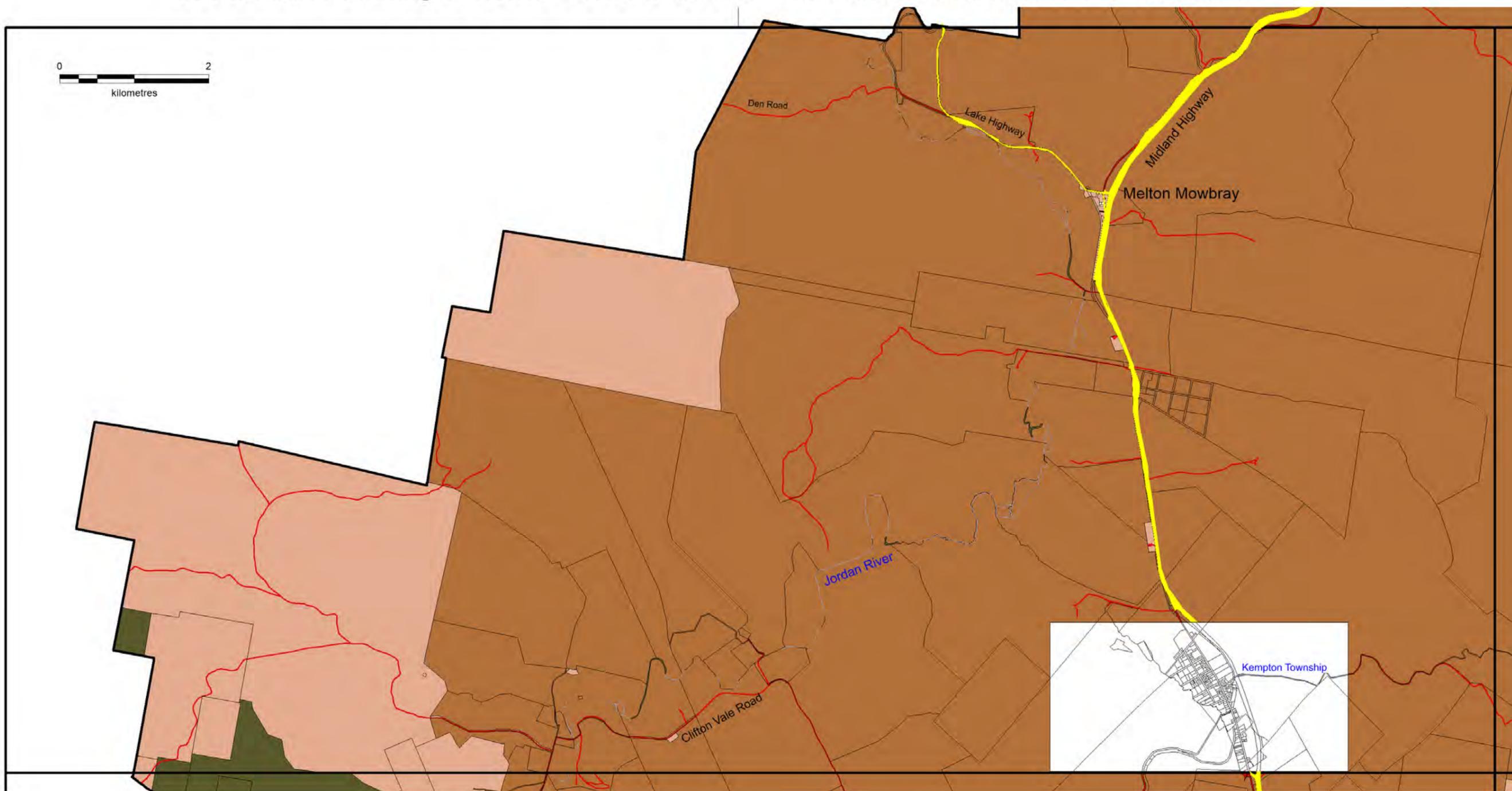


Map 3

Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
Copyright State of Tasmania

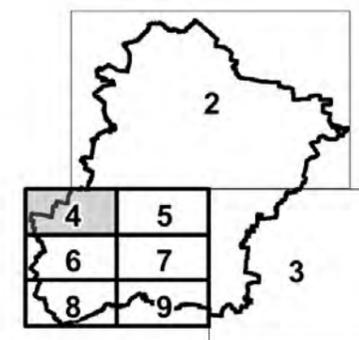
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



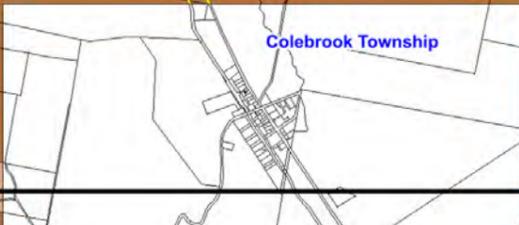
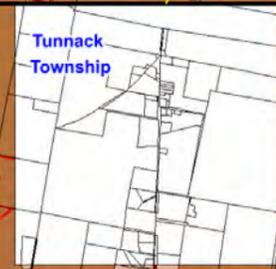
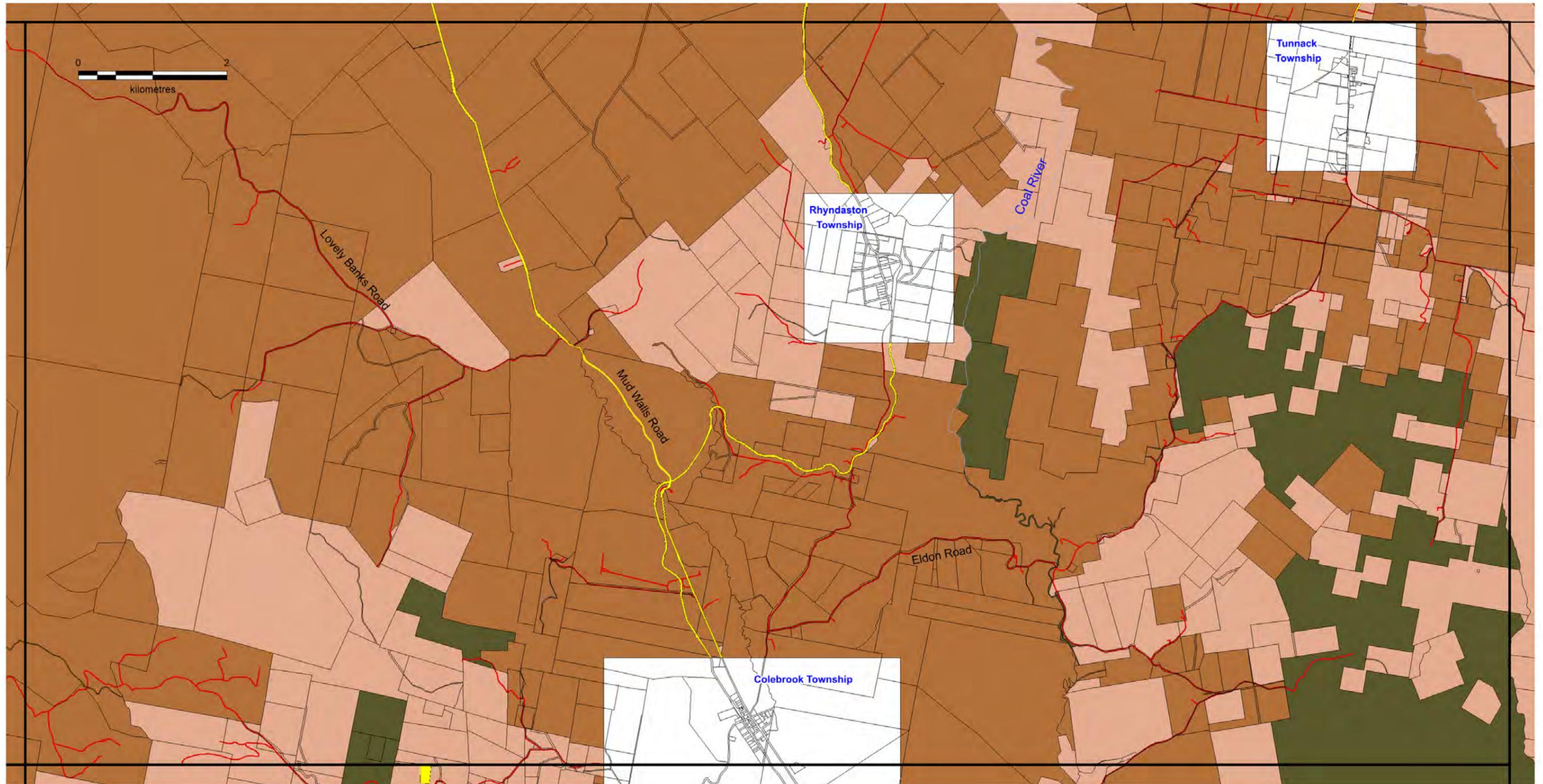
Legend					
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

Map 4

Coordinate System: GDA 94 MGA Zone 55
 Base topographic data from the LIST
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

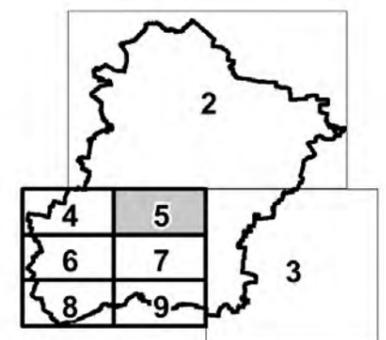


Legend					
8.0	General Residential Zone	12.0	Village Zone	18.0	Light Industrial Zone
10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

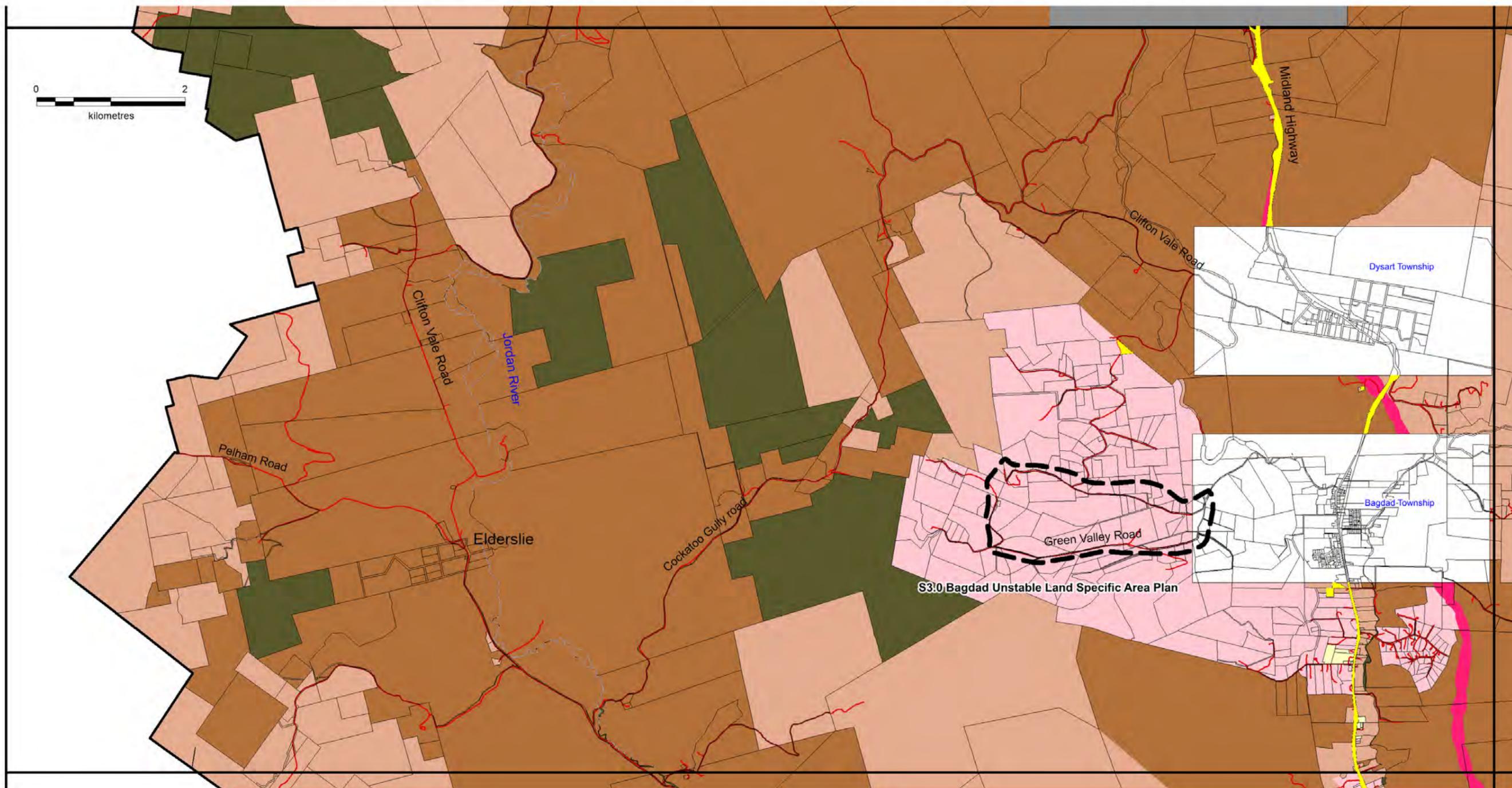
Map 5

Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
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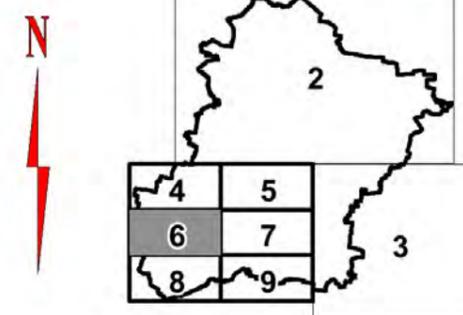
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



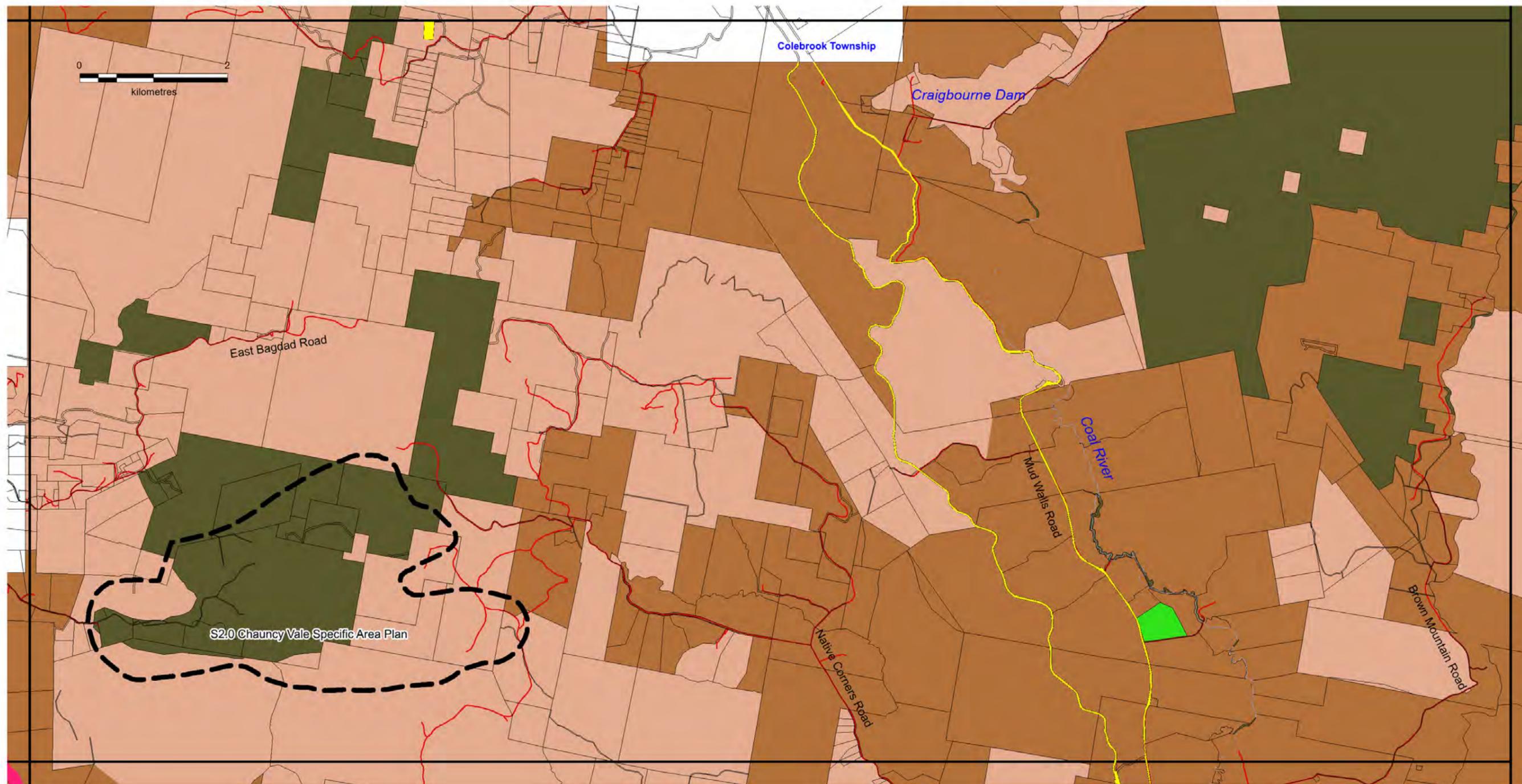
Legend					
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

Map 6

Coordinate System: GDA 94 MGA Zone 55
 Base topographic data from the LIST
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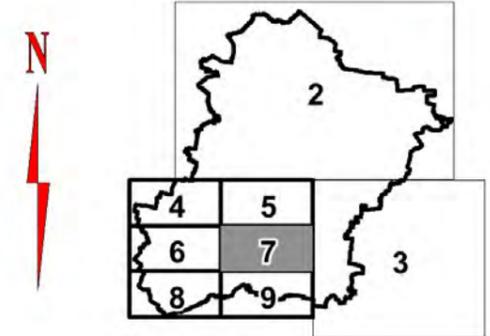
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



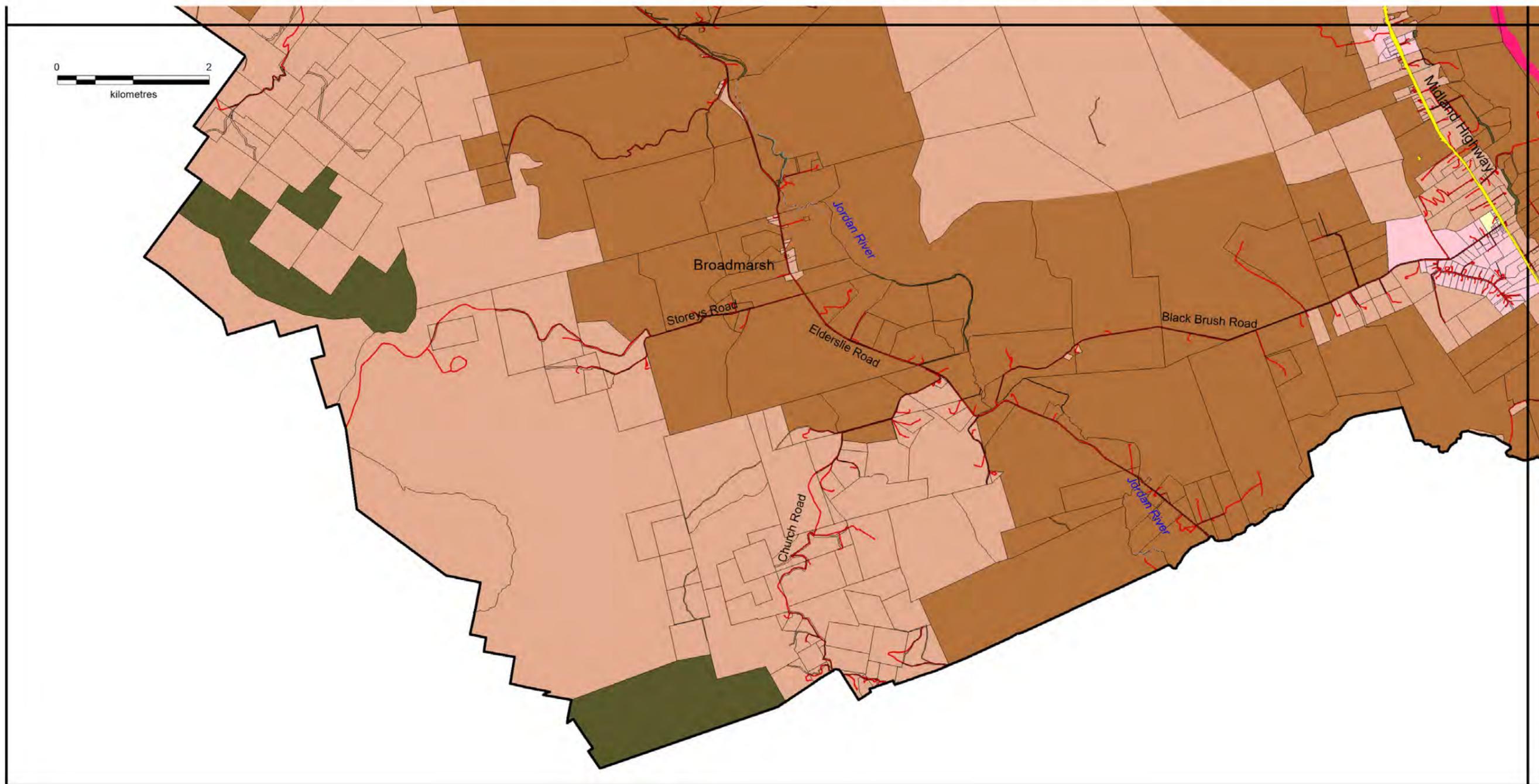
Legend					
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

Map 7

Coordinate System: GDA 94 MGA Zone 55
 Base topographic data from the LIST
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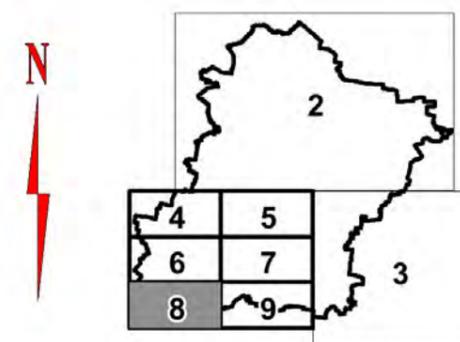
Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule



Legend					
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
		23.0	Environmental Management Zone	26.0	Utilities Zone
		27.0	Community Purpose Zone	28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

Map 8

Coordinate System: GDA 94 MGA Zone 55
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Tasmanian Planning Scheme - Zones: Southern Midlands Local Provisions Schedule

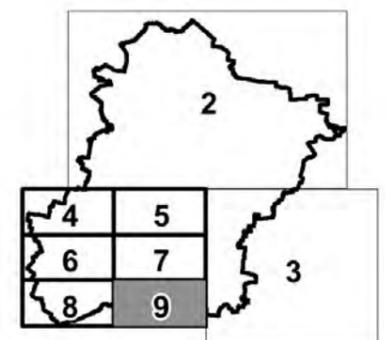


Legend					
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10.0	Low Density Residential Zone	14.0	Local Business Zone	20.0	Rural Zone
11.0	Rural Living Zone	15.0	General Business Zone	21.0	Agriculture Zone
				23.0	Environmental Management Zone
				26.0	Utilities Zone
				27.0	Community Purpose Zone
				28.0	Recreation Zone
				30.0	Future Urban Zone
				31.0	Particular Purpose Zone

Map 9

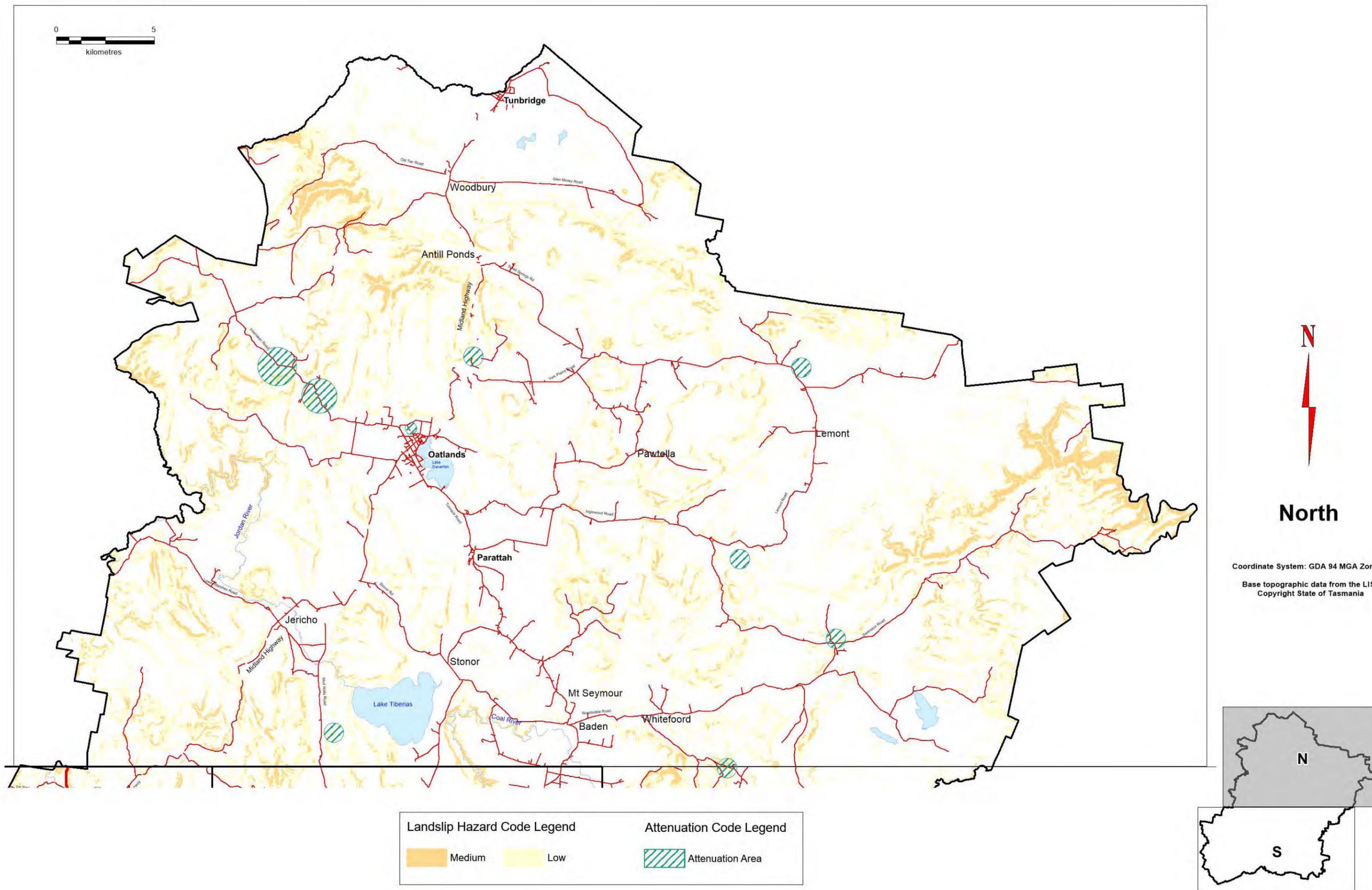
Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
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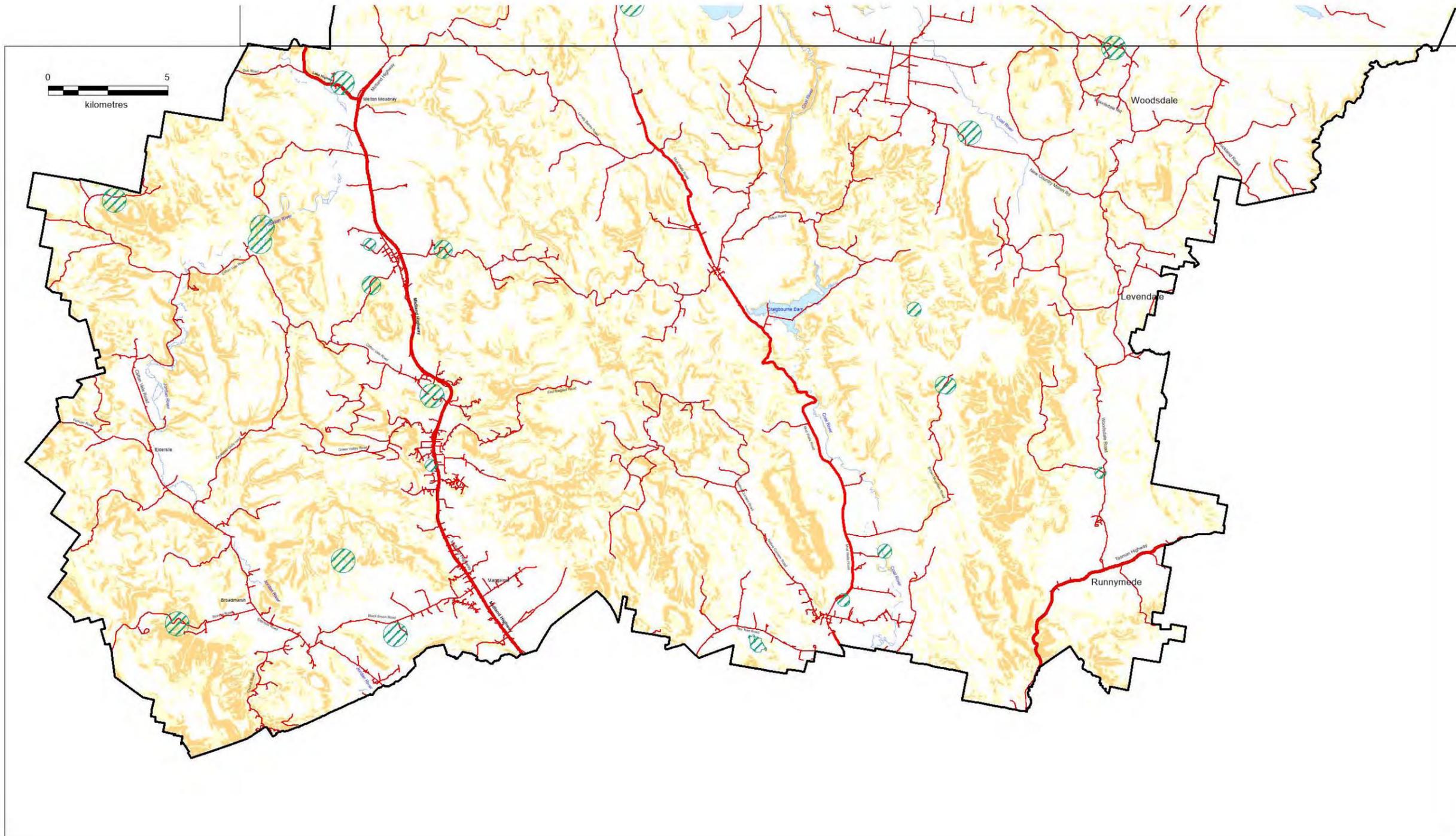
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule - Overlays Map 1

Landslip Hazard Code & Attenuation Code



Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule - Overlay Map 1

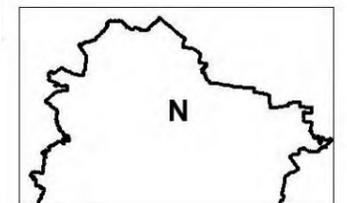
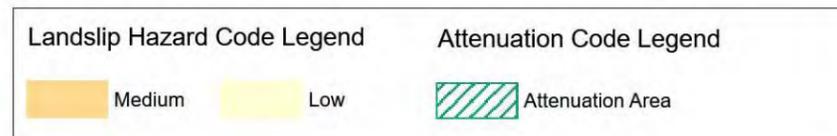
Landslip Hazard Code & Attenuation Code



South

Coordinate System: GDA 94 MGA Zone 55

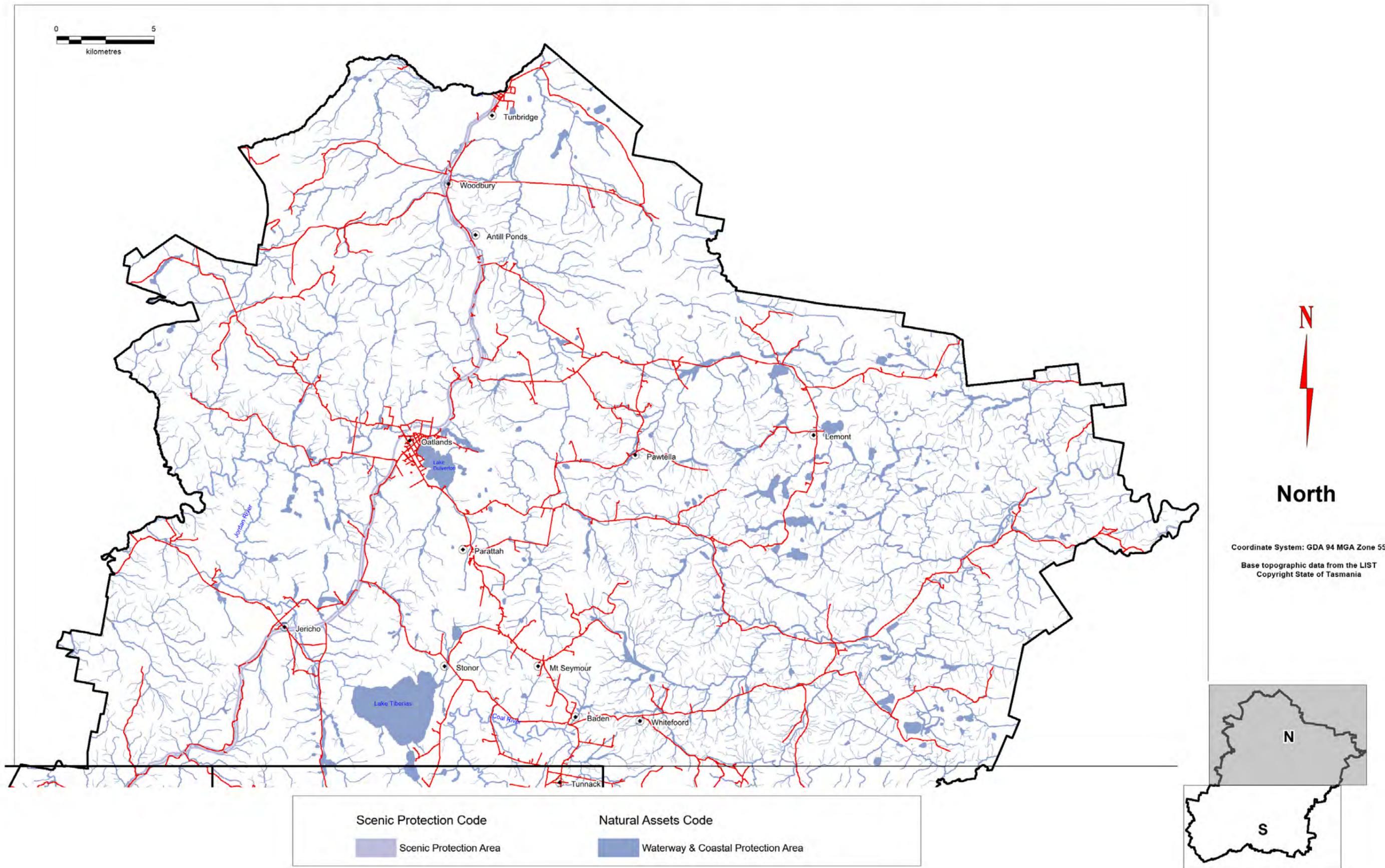
Base topographic data from the LIST
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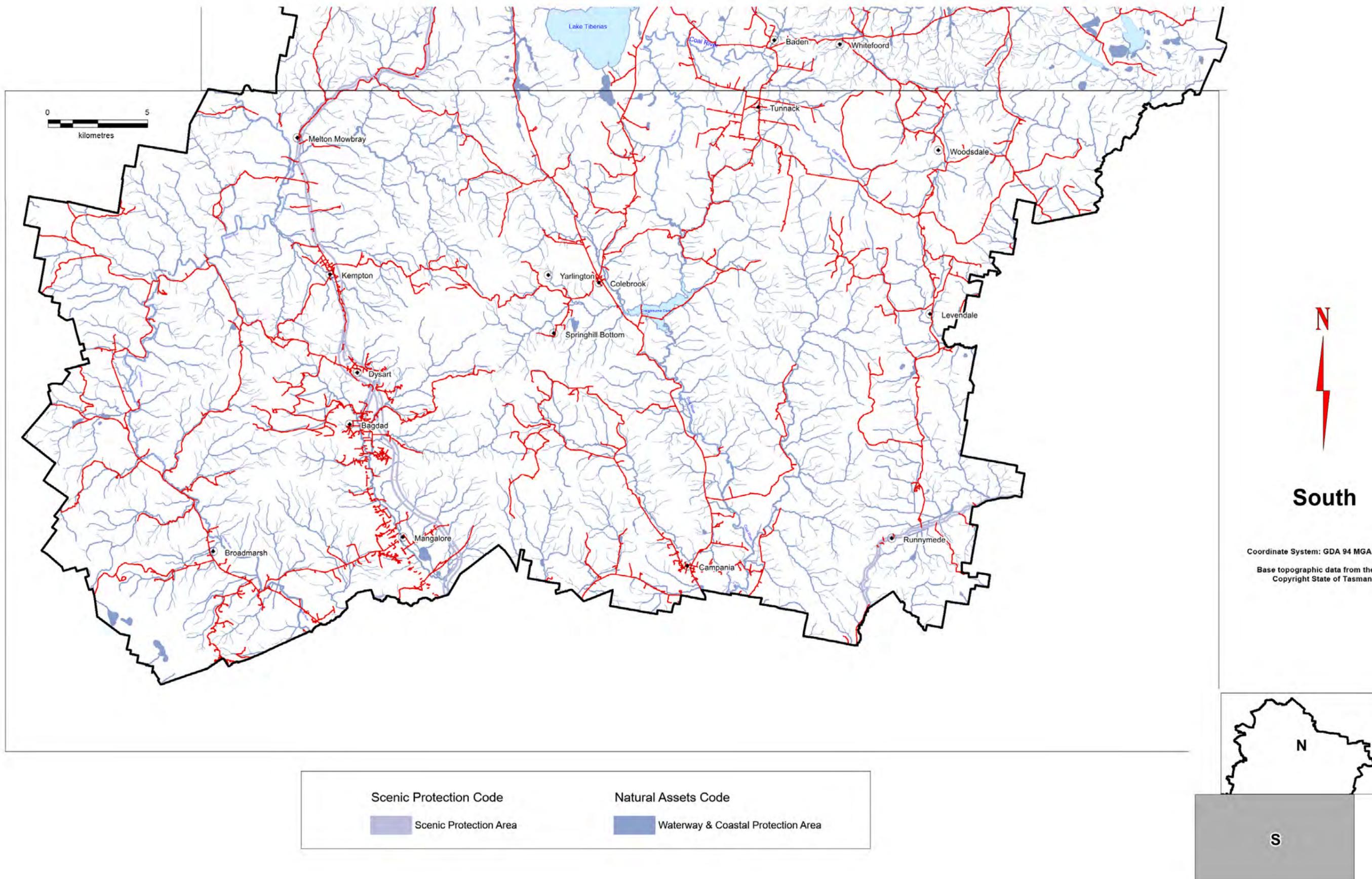
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 2

Waterway & Coastal Protection Area (part Natural Assets Code); Scenic Protection Code



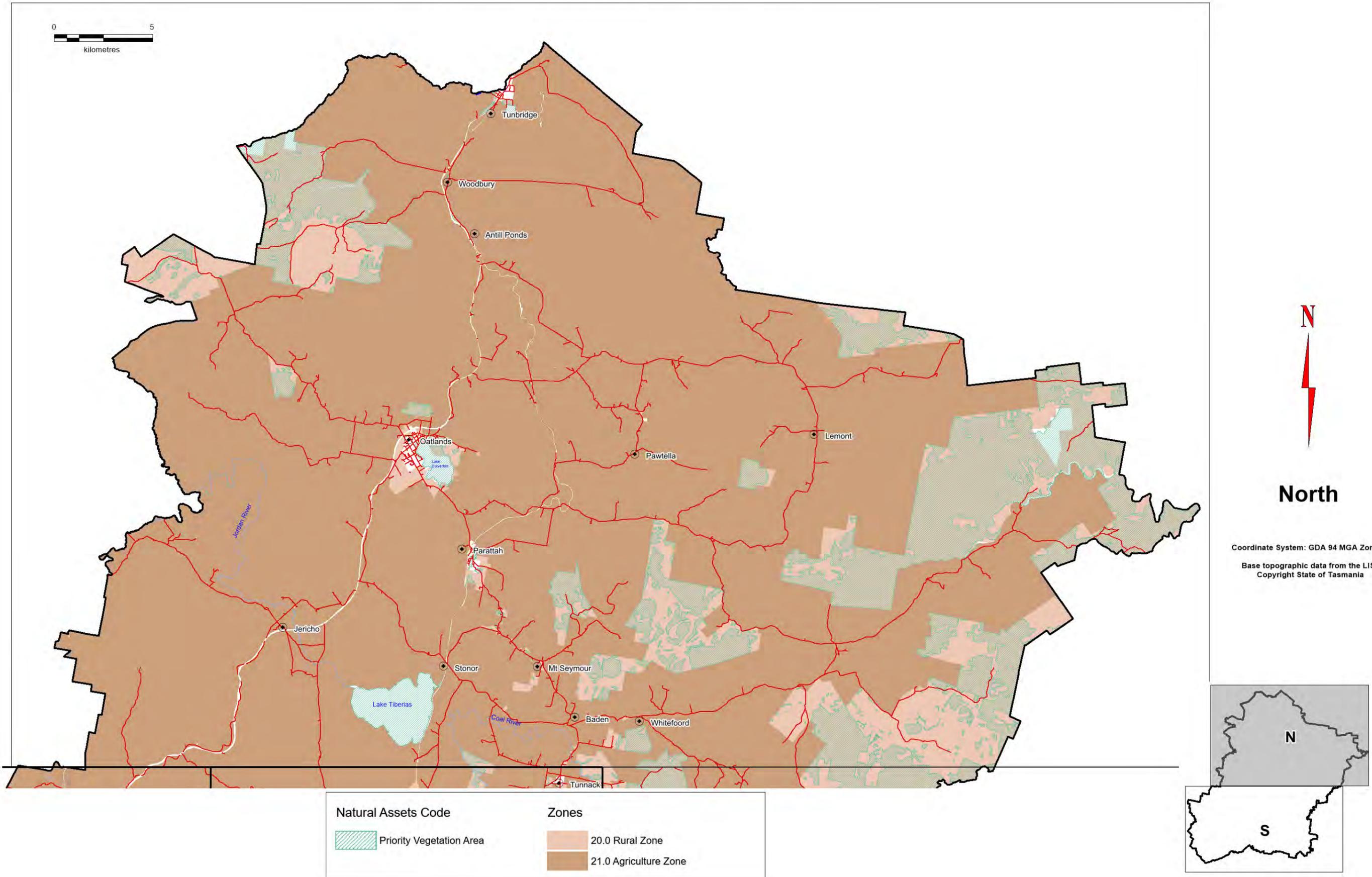
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 2

Waterway & Coastal Protection Area (part Natural Assets Code); Scenic Protection Code



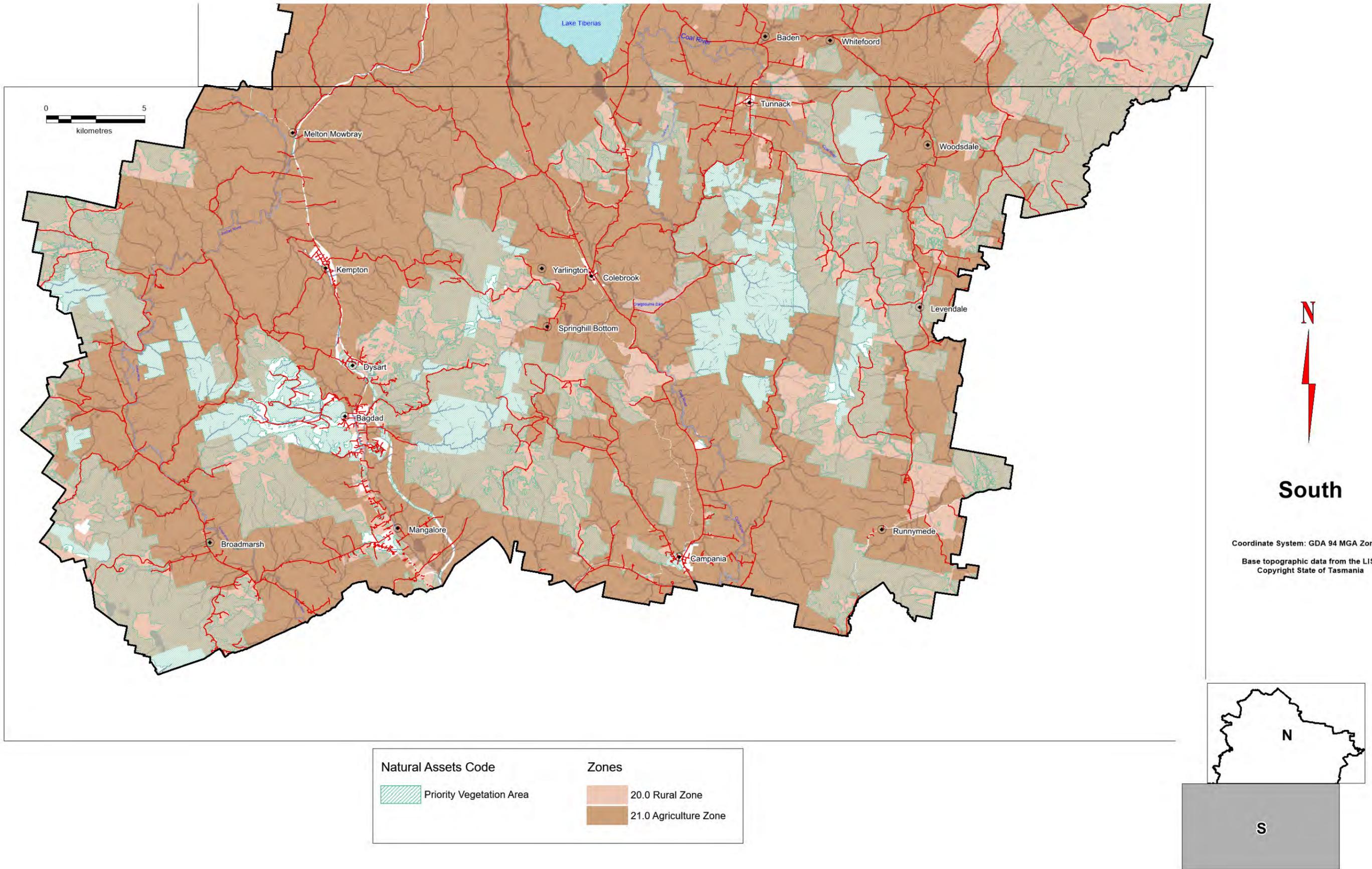
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 3

Priority Vegetation Area (Part Natural Assets Code)



Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 3

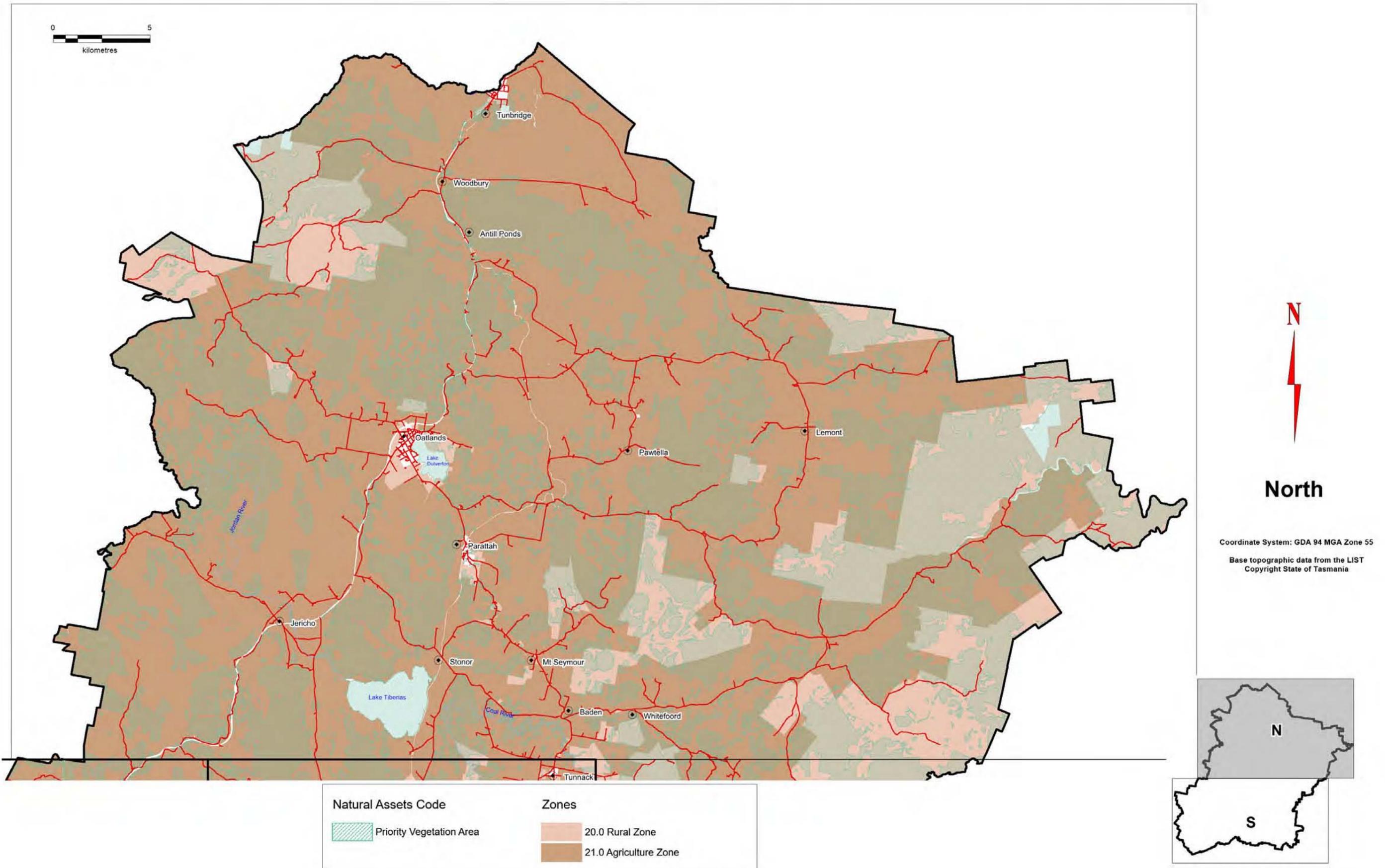
Priority Vegetation Area (part Natural Assets Code)



Coordinate System: GDA 94 MGA Zone 55
Base topographic data from the LIST
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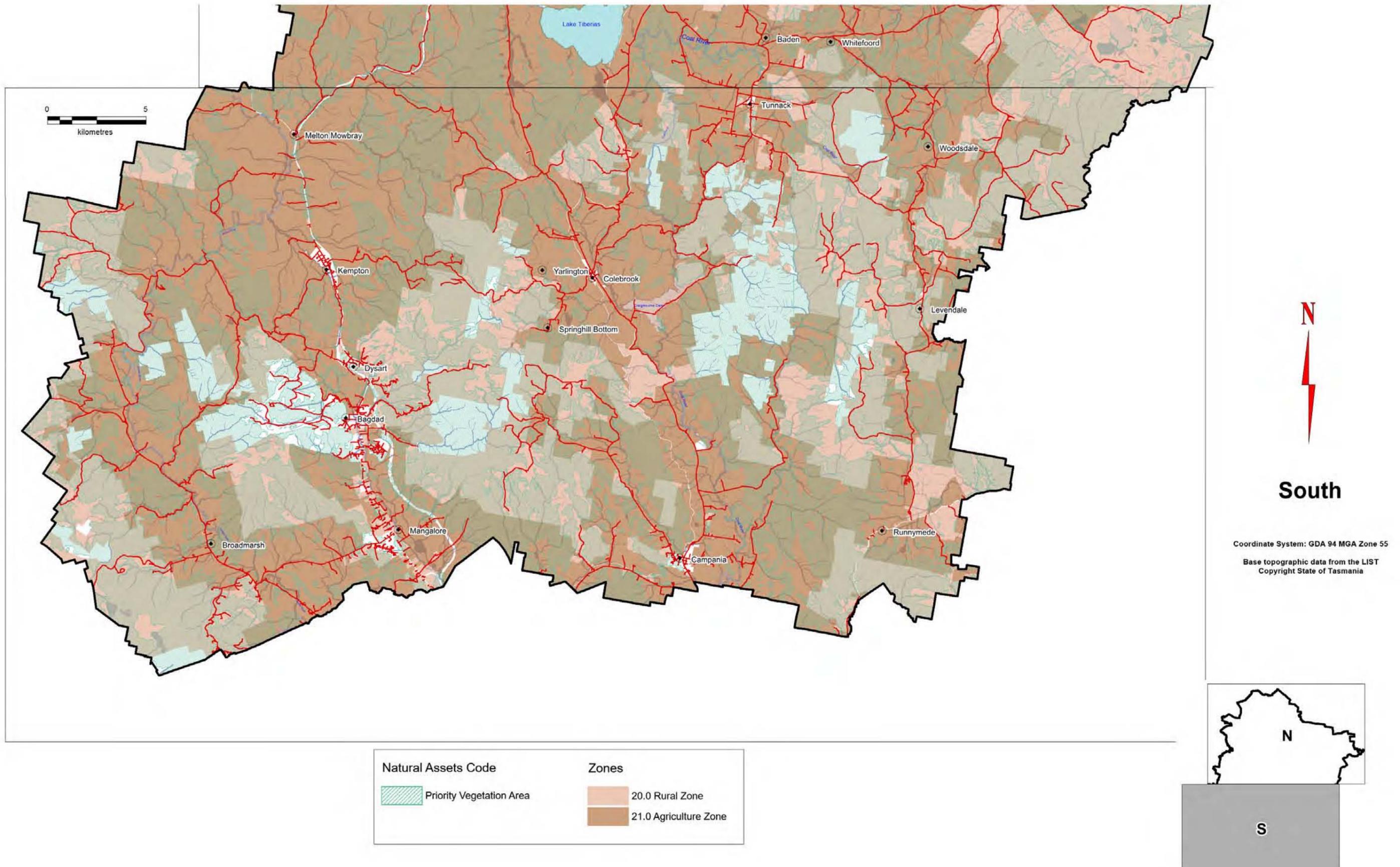
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 3

Priority Vegetation Area (Part Natural Assets Code)



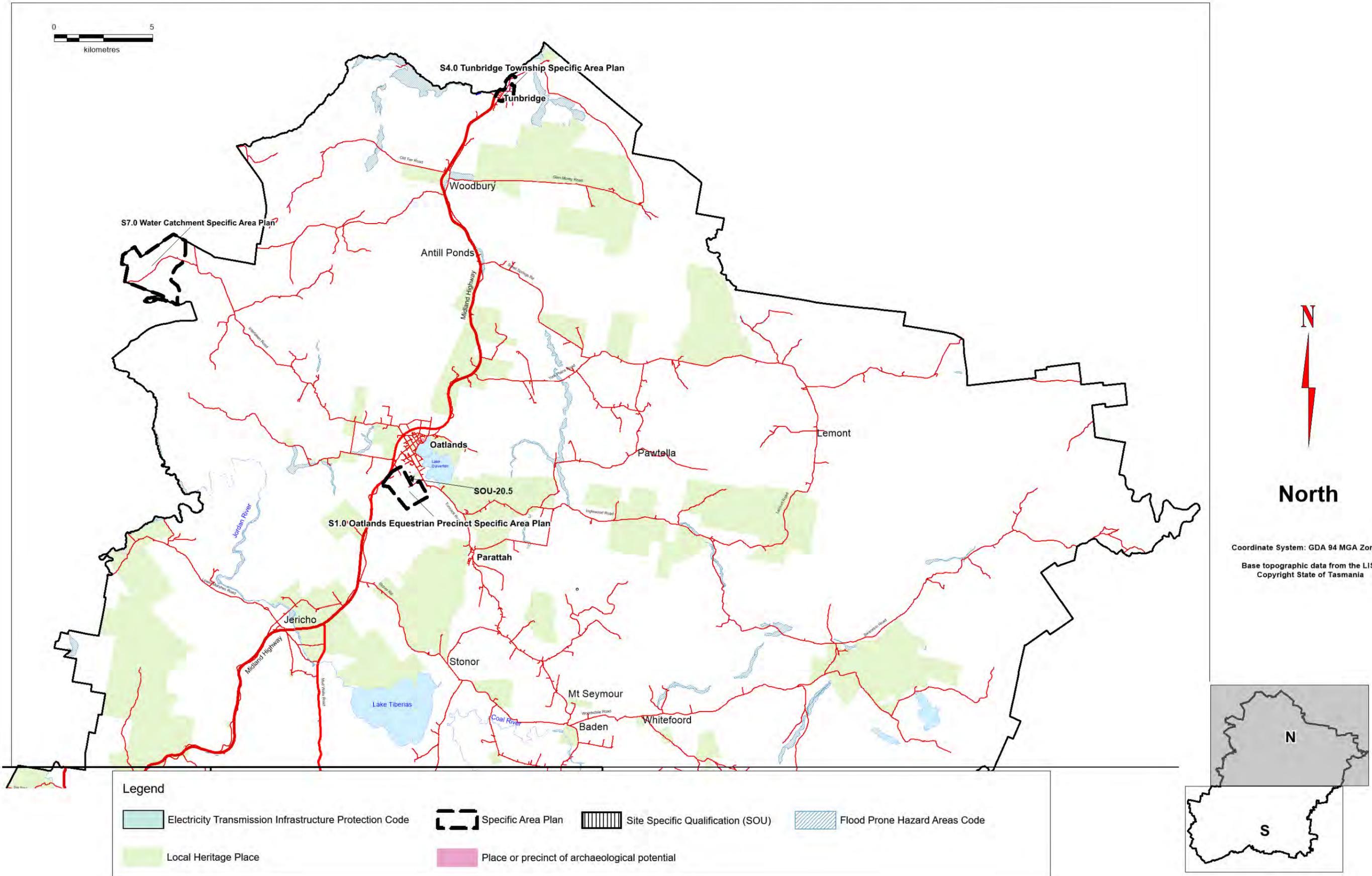
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 3

Priority Vegetation Area (part Natural Assets Code)



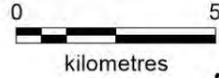
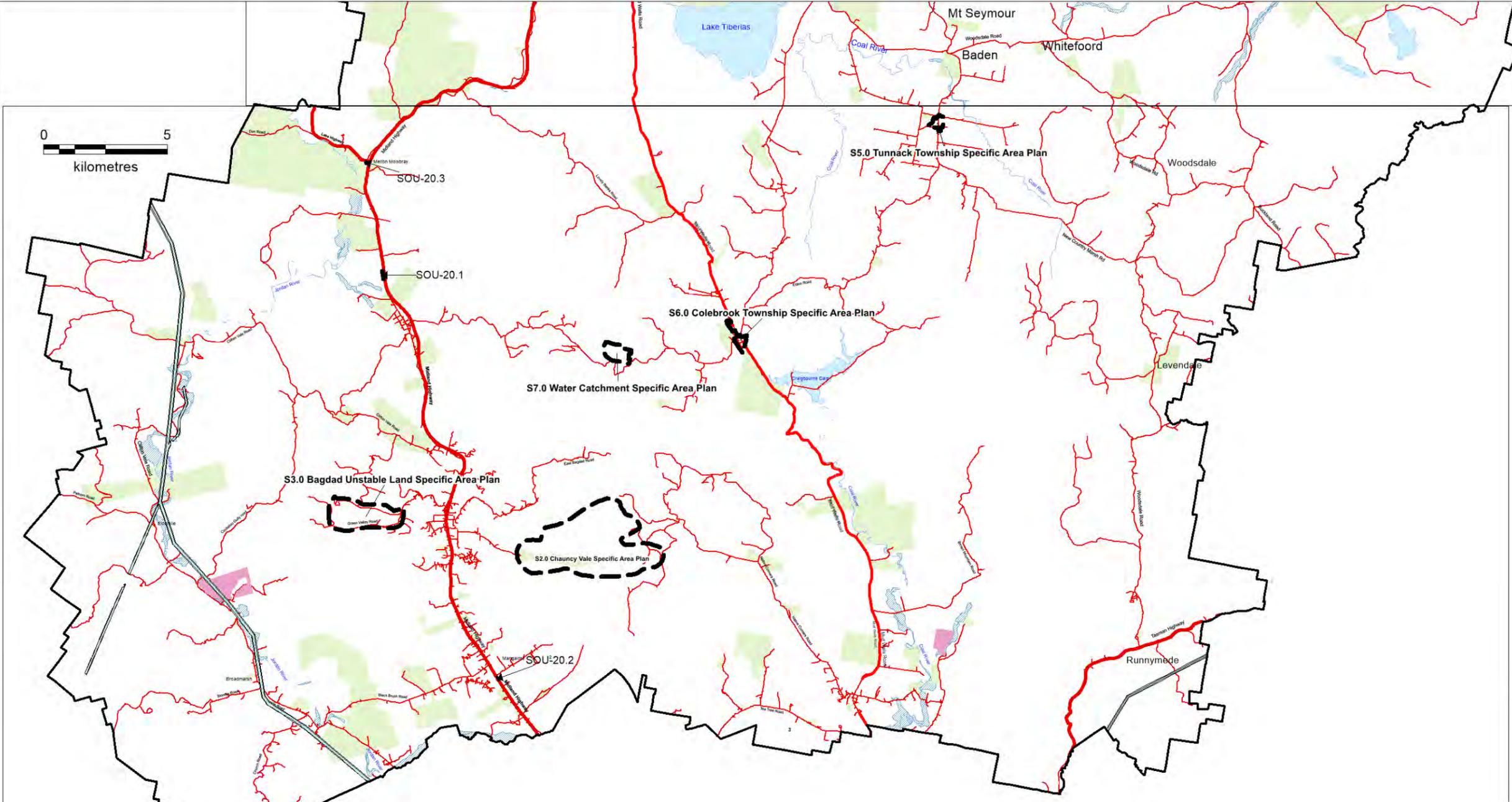
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 4

Flood Prone Hazard Areas Code; Specific Area Plans; SOUs; Local Heritage Places (incl archaeology); Electricity Transmission Infrastructure Protection Code



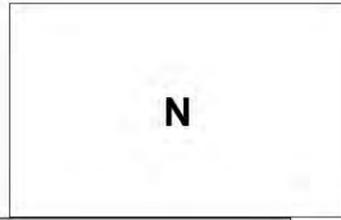
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule Overlays Map 4

Flood Prone Hazard Areas Code; Specific Area Plans; SOUs; Local Heritage Places(incl archaeoc (igy); Electricity Transmission Infrastructure Protection Code



South

Coordinate system: GDA 94 MGA Zone 55
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Legend

Electricity Transmission Infrastructure Protection Code	Specific Area Plan	Site Specific Qualificatiopn (SOU)	Flood Prone Hazards Area Code
Local Heritage Place	Place or precinct of archaeological potential		

Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule



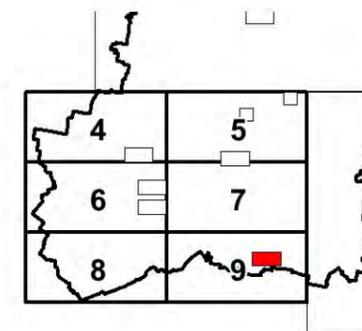
Local Historic Heritage Code Legend

 Campania Heritage Precinct	 Local Heritage Place
--	--

Campania 9a

Coordinate System: GDA 94 MGA Zone 55

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Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule

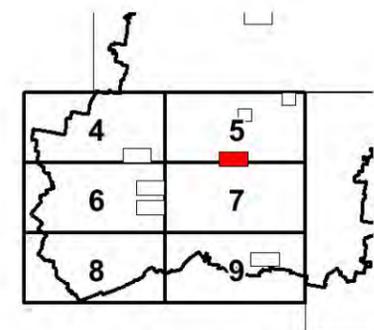


Local Historic Heritage Code Legend

	Colebrook Cultural Landscape Precinct		Local heritage place
---	---------------------------------------	---	----------------------

Colebrook 5c

Coordinate System: GDA 94 MGA Zone 55
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Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule

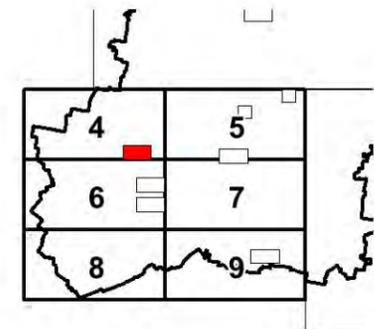


Local Historic Heritage Code Legend

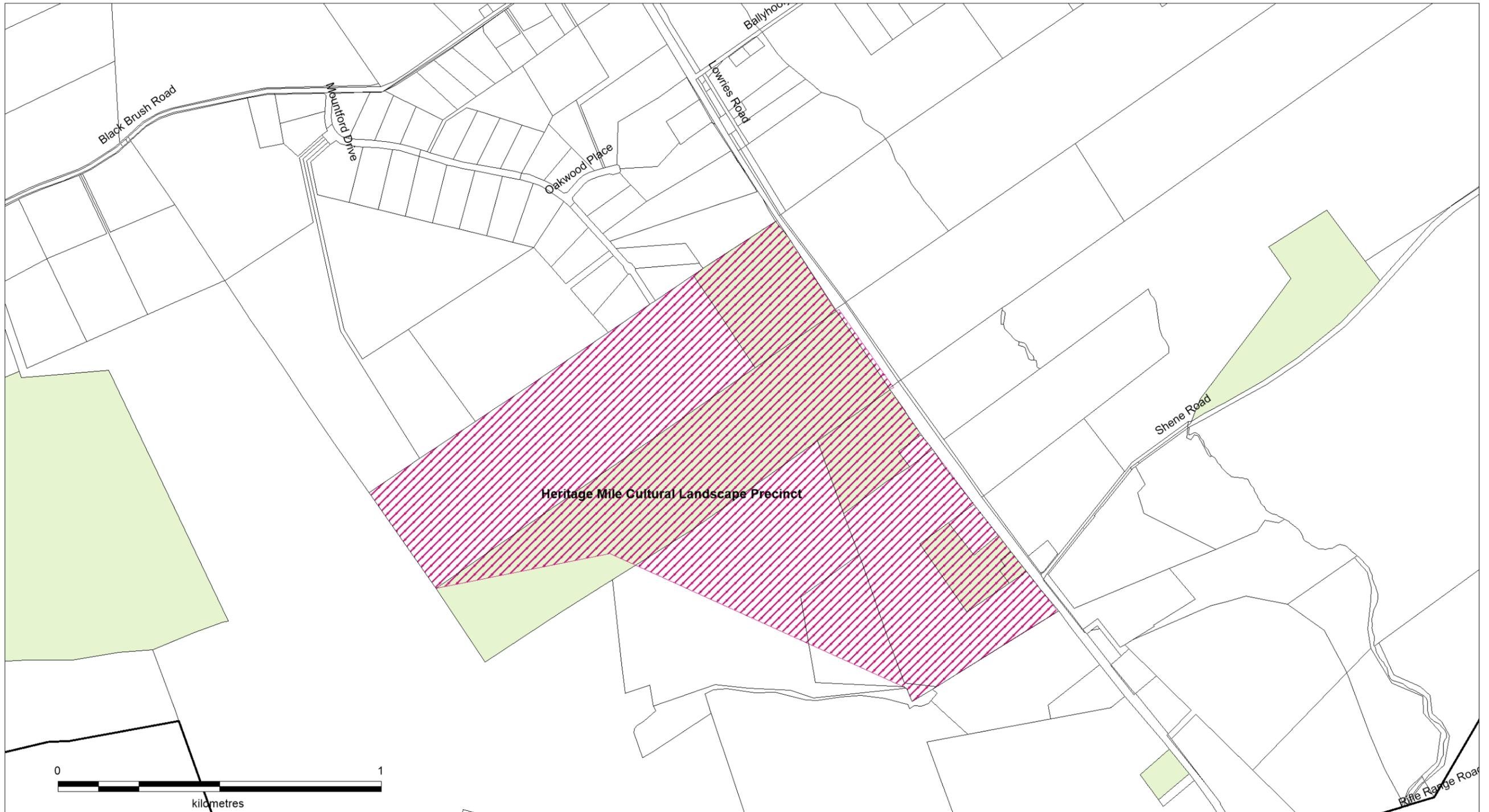
 Local Heritage Precinct	 Local heritage place
---	--

Kempton 4a

Coordinate System: GDA 94 MGA Zone 55
Base topographic data from the LIST
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Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule



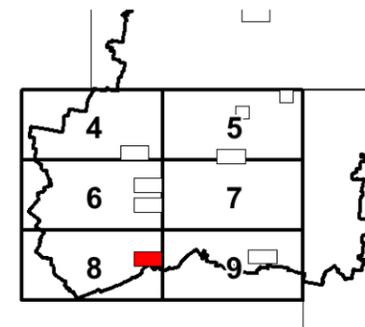
Local Historic Heritage Code Legend

 Local Historic Landscape Precinct	 Local Heritage Place
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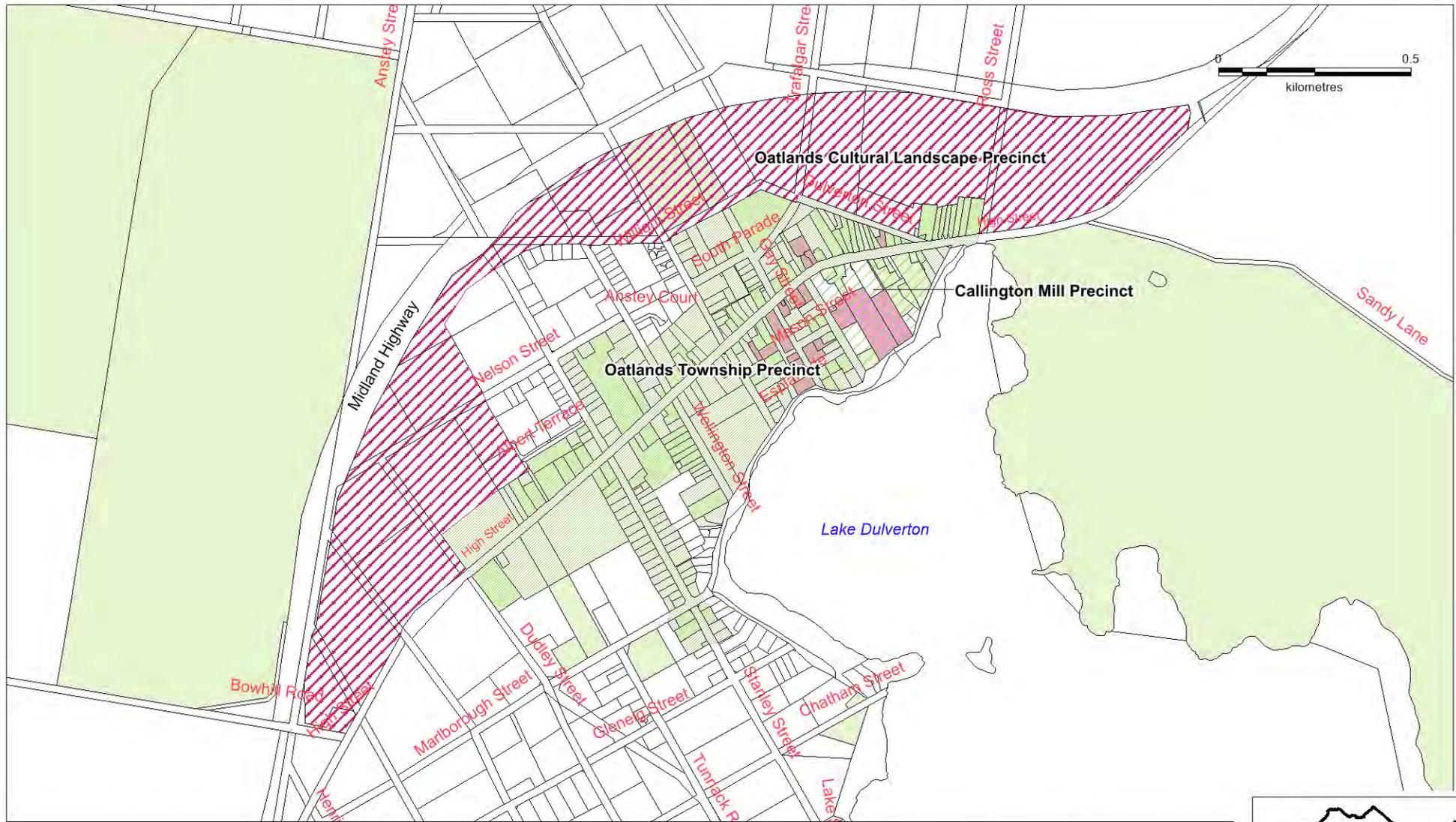
Mangalore

Coordinate System: GDA 94 MGA Zone 55

Base topographic data from the LIST
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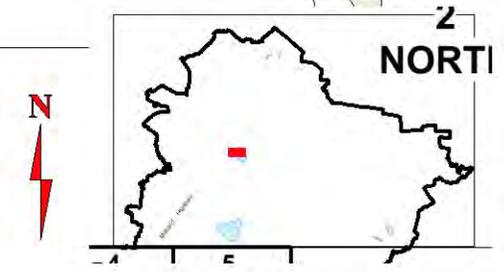
Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule



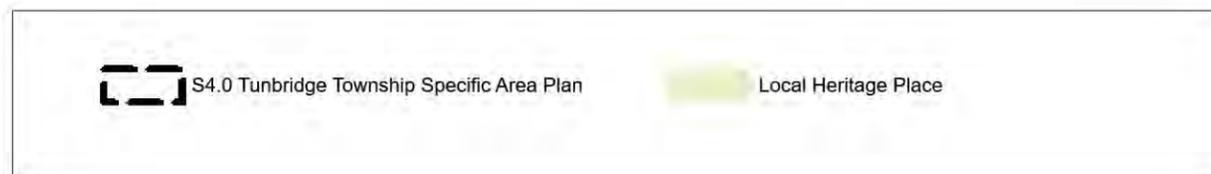
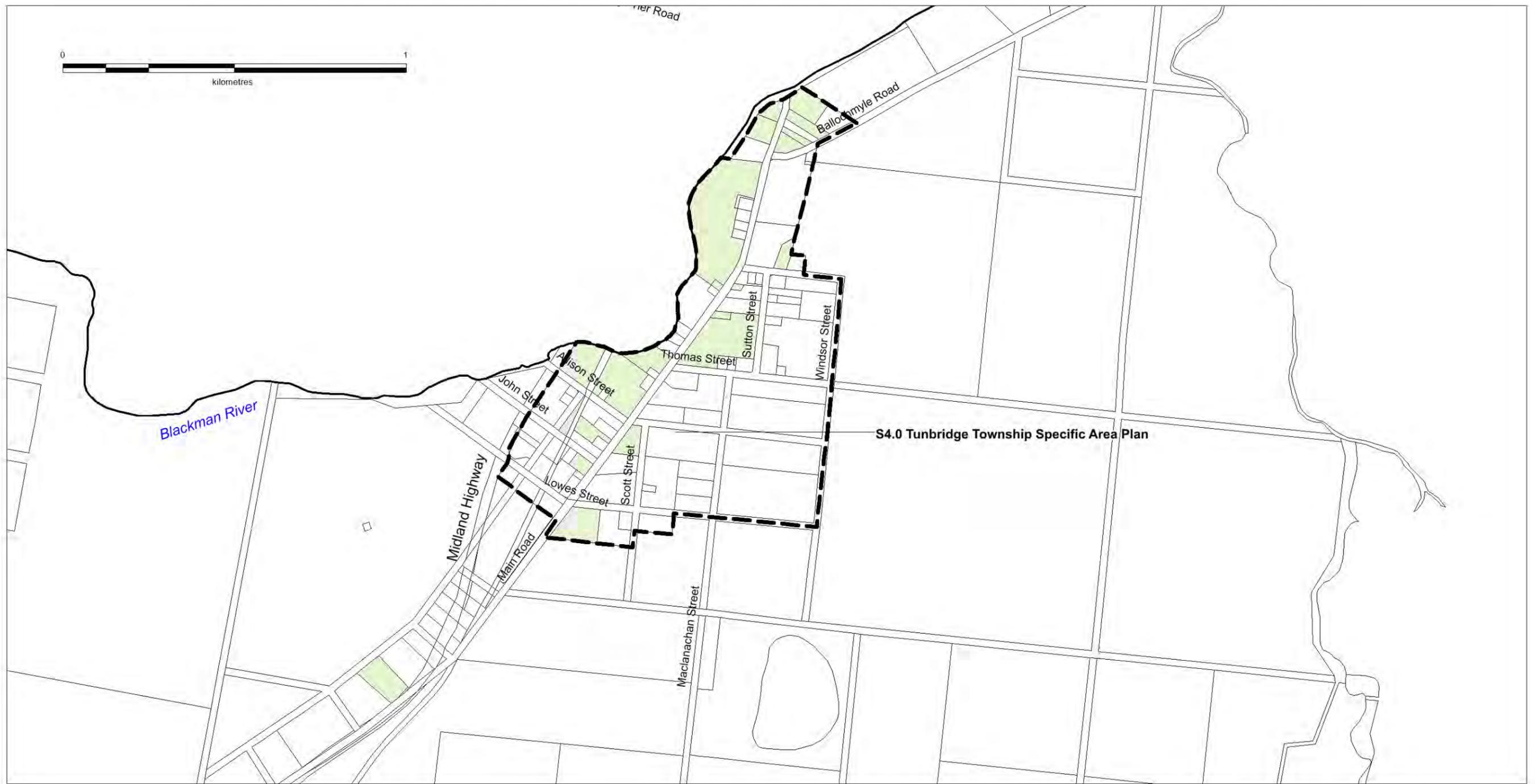
Local Historic Heritage Code Legend

	Oatlands Township Precinct		Oatlands Cultural Landscape Precinct		Local Heritage Place
	Callington Mill Precinct		Place or precinct of archaeological potential		

Oatlands
 LIST Data
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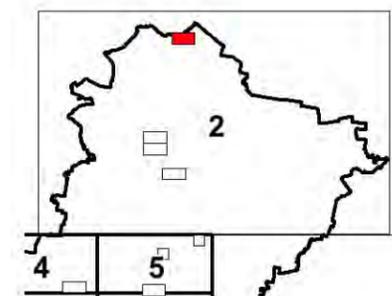


Tasmanian Planning Scheme - Overlays: Southern Midlands Local Provisions Schedule



Tunbridge 2a

Coordinate System: GDA 94 MGA Zone 55
Base topographic data from the LIST
Copyright State of Tasmania



Appendix C Flow Chart of Process for assessment of LPS, prepared by Tasmanian Planning Commission

TASMANIAN PLANNING COMMISSION

Draft Local Provisions Schedule Approval Process

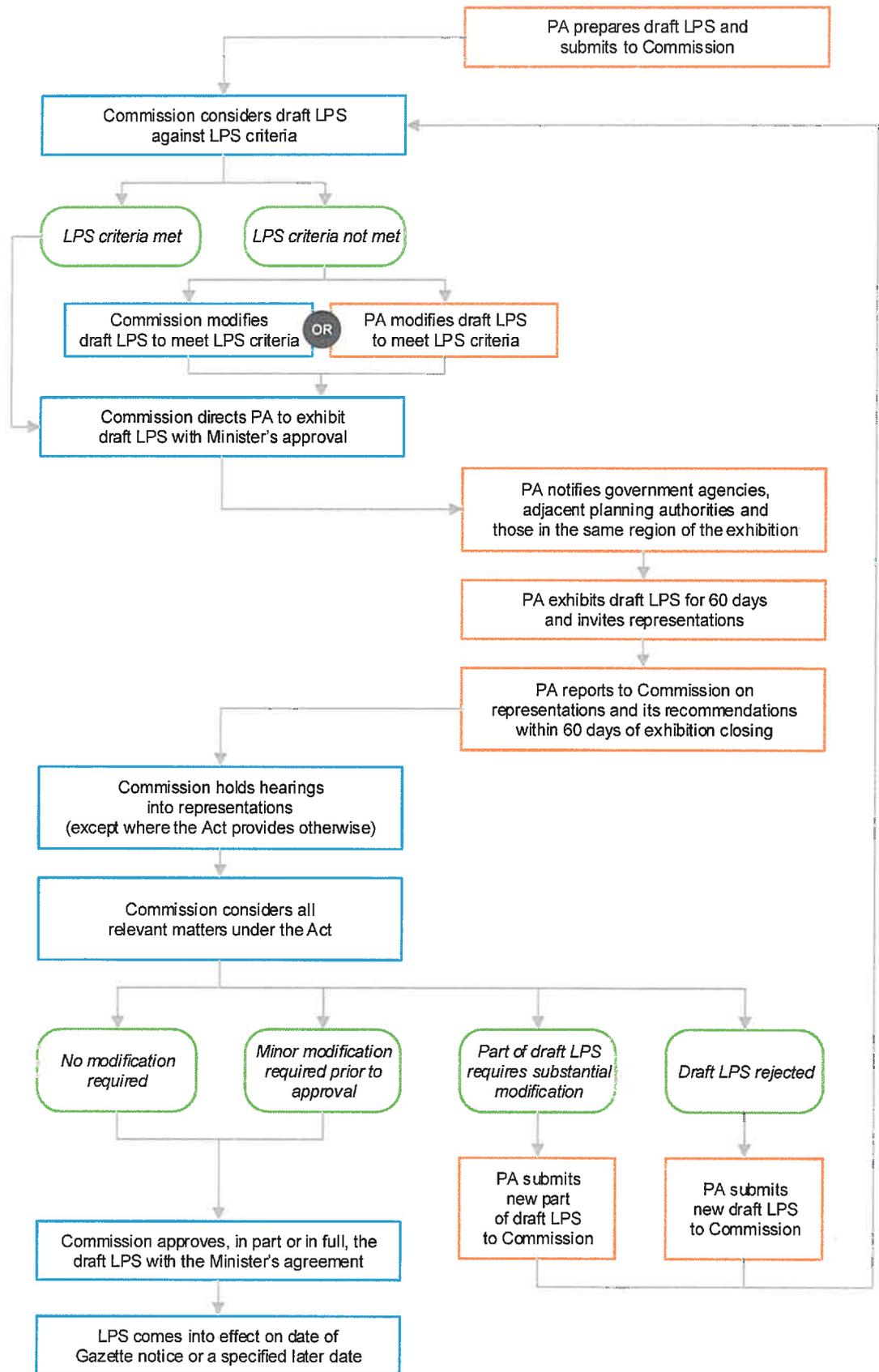
Preparing draft LPS

Consideration

Exhibition

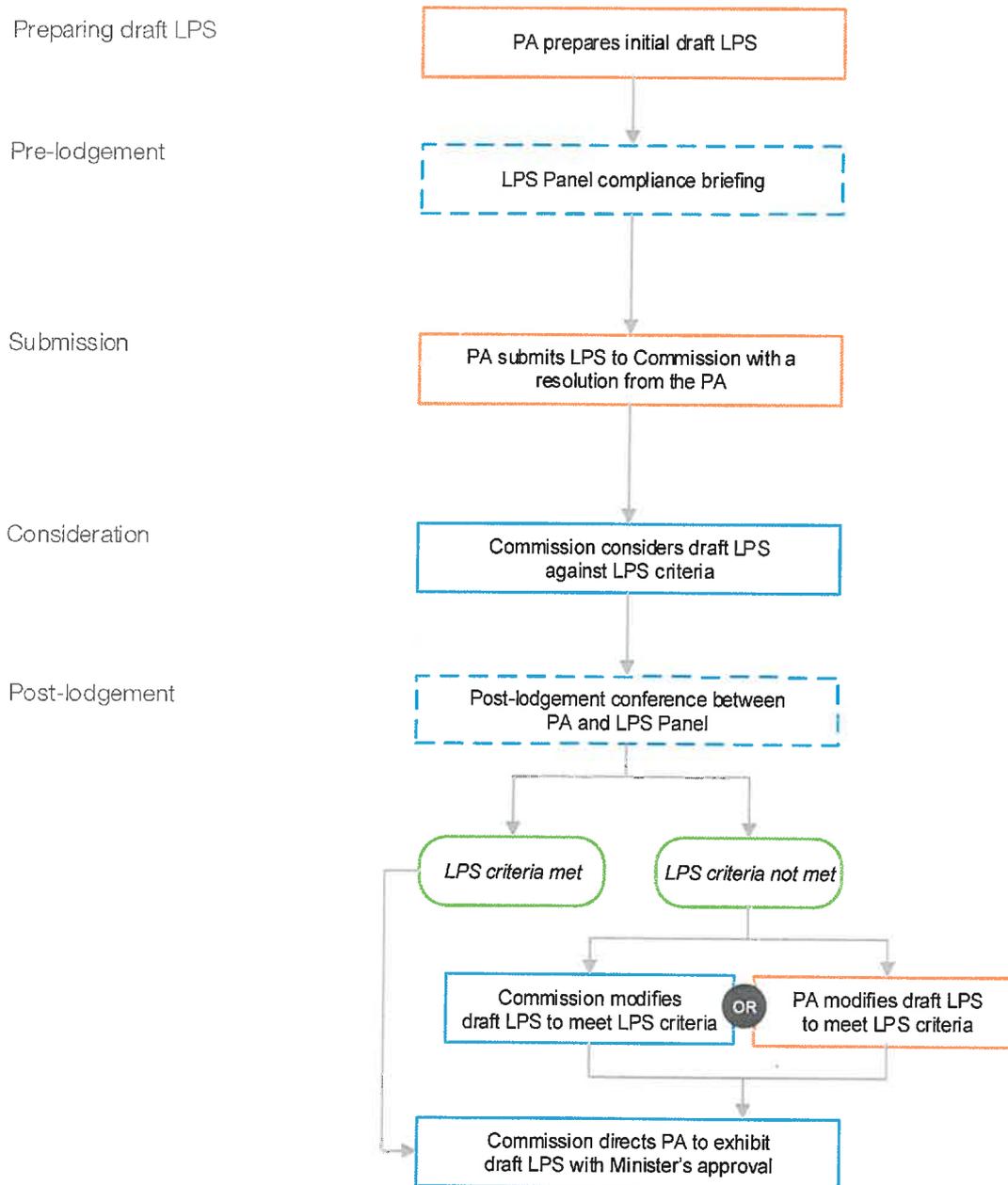
Hearings

Decision



- LPS Local Provisions Schedule
- PA Planning Authority
- Planning authority step
- Commission step
- Decision point

Draft Local Provisions Schedule Preparation Process



- LPS Local Provisions Schedule
- PA Planning Authority
- Planning authority step (*formal*)
- Planning authority step (*informal*)
- Commission step (*formal*)
- Commission step (*informal*)
- Decision point

Southern Midlands Interim Planning Scheme 2015

Land Use Planning and Approvals Act 1993

Section 87C & Schedule 6, clause 8D(3)

DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Planning, acting in accordance with Schedule 6, Clause 8D(3) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare that Schedule 6, clause 8D(2) of the Act does not apply in relation to the code-applying provisions identified in the Schedule to this declaration in relation to the municipal area of Southern Midlands.

Dated this XX day of XXXXX, 2018

ROGER CHARLES JAENSCH

Minister for Planning

The Schedule

Code-applying Provisions declared not subject to Schedule 6, Clause 8D(2) of the Act

Code	Reason
E1.0 Bushfire-Prone Areas Code	The code contains no relevant Code-applying Provisions.
E2.0 Potentially Contaminated Land Code	The code contains no relevant Code-applying Provisions.
E3.0 Landslip Code	The Local Provision Schedule requirements at clause LP1.7.12 of the State Planning Provisions specify the mapping to be used for the Landslip Hazard Area overlay for the State Planning Provisions Landslip Hazard Code.
E5.0 Road and Railway Assets Code	The code contains no relevant Code-applying Provisions.
E6.0 Parking and Access Code	The code contains no relevant Code-applying Provisions.
E7.0 Stormwater Management Code	The code does not relate to an equivalent State Planning Provisions Code.
E8.0 Electricity Transmission Infrastructure Protection Code	The Local Provisions Schedule requirements at clause LP1.7.3 of the State Planning Provisions specify the mapping to be used to create the various overlays for the State Planning Provisions Electricity Transmission Infrastructure Protection Code.
E9.0 Attenuation Code excluding:	The only relevant code-applying provision is: <ul style="list-style-type: none">• The Attenuation Area overlay

Code	Reason
<ul style="list-style-type: none"> The Attenuation Area overlay 	
E10.0 Biodiversity Code	The Local Provisions Schedule requirements at clause LP1.7.5 of the State Planning Provisions and guidelines NAC 7 to NAC 12 of Guideline No.1 specify how the Priority Vegetation Area overlay is to be generated for the State Planning Provision Natural Assets Code.
E11.0 Waterway and Coastal Protection Code	Guidelines NAC 1 to NAC 3 of Guideline No.1 specify how the Waterway and Coastal Protection Area is to be created for the State Planning Provision Natural Assets Code.
<p>E13.0 Historic Heritage Code, Excluding:</p> <ul style="list-style-type: none"> Table E13.1 Heritage Places; The Heritage Precincts overlay; Table E13.2 Heritage Precincts The Cultural Landscapes Precincts overlay; and Table E13.3 Cultural Landscapes Precincts <p>Unless the place, precinct, figure or overlay has been inserted or removed by amendment after the commencement day;</p>	<p>The only relevant Code-applying Provisions are:</p> <ul style="list-style-type: none"> Table E13.1 Heritage Places; The Heritage Precincts overlay; Table E13.2 Heritage Precincts The Cultural Landscapes Precincts overlay; and Table E13.3 Cultural Landscapes Precincts
<p>E14.0 Scenic Landscapes Code Excluding:</p> <ul style="list-style-type: none"> The Scenic Landscape Corridor overlay, if on land that is a zone listed in clause C8.2.1 of the State Planning Provisions. 	<p>The only relevant Code-applying Provision is:</p> <ul style="list-style-type: none"> The Scenic Landscapes Corridor overlay, if on land that is a zone listed in clause C8.2.1 of the State Planning Provisions.
<p>E15.0 Inundation Prone Areas Code, Excluding:</p> <ul style="list-style-type: none"> The Riverine Inundation Hazard Area overlay 	<p>The only relevant Code-applying Provision is:</p> <ul style="list-style-type: none"> The Riverine Inundation Hazard Area overlay <p>The Local Provisions Schedule requirements at clause LP1.7.9 of the State Planning Provisions specify the mapping to be used to create the Coastal Inundation Hazard Area overlay for the State Planning Provision Coastal Inundation Hazard Code. Guideline CIHC 2 of Guideline No. 1 specifies how the Coastal Inundation Hazard Bands AHD Level table is to be populated for the State Planning Provision Coastal Inundation Hazard Code.</p>
E17.0 Signs Code	The code contains no relevant Code-applying Provisions.
E18.0 Wind and Solar Energy Code	The code does not relate to an equivalent State Planning Provision code.
E19.0 Telecommunications Code	The code contains no relevant Code-applying Provisions.
E20.0 Acid Sulfate Soils Code	The management of acid sulfate soils can be achieved through appropriate zoning and the operation of the waterway and coastal protection area component of the State Planning Provisions Natural Assets Code. Clause 6.11.2 in the State Planning Provisions also provides for conditions or restrictions to be imposed on a permit for construction management, which may include the management of acid sulphate soils.

Code	Reason
E21.0 Dispersive Soils Code	Clause 6.11.2 in the State Planning Provisions provides for conditions or restrictions to be imposed on a permit for construction management, which may include the management of dispersive soils.

Southern Midlands Interim Planning Scheme 2015

Land Use Planning and Approvals Act 1993

Section 87C and Schedule 6, Clauses 1, 8, 8A(1), 8D(2)

This document has been prepared by the Department of Justice, Planning Policy Unit to clarify the operation of the of the Minister's declarations made in accordance with Schedule 6, Clauses 8(4), 8A(1), and 8D(3) of the *Land Use Planning and Approvals Act 1993* ("the Act"). This document identifies the provisions to which the Minister's declarations do not apply, specifically:

- particular purpose zones, specific area plans and site-specific qualifications that are subject to Schedule 6, Clause 8(1) of the Act (refer to Schedule 1);
- particular purpose zones, specific area plans and site-specific qualifications that are not subject to Schedule 6, Clause 8A(1) of the Act (refer to Schedule 2); and
- code-applying provisions that are subject to Schedule 6, Clause 8D(2) (refer to Schedule 3).

This document also provides information on specific provisions in the Southern Midlands Interim Planning Scheme 2015 that do not meet the definition of site-specific qualification or specific area plan under Schedule 6, Clause 1 of the Act.

Schedule 1

Particular Purpose Zones, Specific Area Plans and Site-specific Qualifications subject to Schedule 6, Clause 8 of the Act

Provision	Application
33.0 Particular Purpose Zone – Future Road Corridor	Particular Purpose Zone
F1.0 Oatlands Equestrian Precinct Specific Area Plan	Specific Area Plan
F2.0 Chauncy Vale Specific Area Plan	Specific Area Plan
Rural Resource Zone – 26.2 Use Table Hotel Industry discretionary only if located at: <ul style="list-style-type: none">• 'Melton Mowbray Hotel', 21 Blackwell Rd, Melton Mowbray (Folio of the Register 35615/1), 'Colebrook Tavern', 2120 Mudwalls Rd, Colebrook (Folio of the Register 25976/1).	Site-specific Qualification
Rural Resource Zone – 26.2 Use Table Service Industry discretionary if 'at the land described in Folio of the Register 31884/1 at Whynyates Street, Oatlands.'	Site-specific Qualification

Provision	Application
Rural Resource Zone – 26.2 Use Table Vehicle Fuel Sales and Hire discretionary only if located at: <ul style="list-style-type: none"> • 'Mood Food' 3001 Midland Highway, Kempton (Folio of the Register 37224/1), • 'Bagdad Post Office', 41 Quarrytown Road, Bagdad, (Folio of the Register 226107/1), • service station, 1172 Midland Highway, Mangalore (Folio of the Register 112712/1 & Folio of the Register 138003/1). 	Site-specific Qualification

Schedule 2

Particular Purpose Zones, Specific Area Plans and Site-specific Qualifications not subject to Schedule 6, Clause 8A(1) of the Act

Provision	Reason
Nil	

Schedule 3

Code-applying Provisions subject to Schedule 6, Clause 8D(2) of the Act

Code-applying Provision	Application
E9.0 Attenuation Code <ul style="list-style-type: none"> • The Attenuation Area overlay 	For application through the Local Provisions Schedule as the Attenuation Area overlay for the State Planning Provisions Attenuation Code.
E13.0 Historic Heritage Code <ul style="list-style-type: none"> • Table E13.1 Heritage Places; • The Heritage Precincts overlay; • Table E13.2 Heritage Precincts • The Cultural Landscapes Precincts overlay; and • Table E13.3 Cultural Landscapes Precincts 	Table E13.1 Heritage Places is for application through the Local Provisions Schedule as the Local Heritage Places list for the State Planning Provisions Local Historic Heritage Code. Table E13.2 Heritage Precincts and the Heritage Precincts overlay is for application through the Local Provisions Schedule as the Local Heritage Precincts list and overlay

Code-applying Provision	Application
<p>Unless the place, precinct, figure or overlay has been inserted or removed by amendment after the commencement day;</p>	<p>for the State Planning Provisions Local Historic Heritage Code.</p> <p>Table E13.3 Cultural Landscapes Precincts and the Cultural Landscapes Precincts overlay is for application through the Local Provisions Schedule as the Local Historic Landscapes Precincts list and overlay for the State Planning Provisions Local Historic Heritage Code.</p>
<p>E14.0 Scenic Landscapes Code</p> <ul style="list-style-type: none"> • The Scenic Landscapes Corridor overlay, if on land that is a zone listed in clause C8.2.1 of the State Planning Provisions. 	<p>For application through the Local Provisions Schedule as the Scenic Road Corridor for the State Planning Provisions Scenic Protection Code.</p>
<p>E15.0 Inundation Prone Areas Code,</p> <ul style="list-style-type: none"> • The Riverine Inundation Hazard Area overlay 	<p>For application through the Local Provisions Schedule as the Flood-prone Hazard Area overlay for the State Planning Provisions Flood-Prone Areas Hazard Code.</p>

DRAFT

Schedule 4

Provisions that do not meet the definition of a Specific Area Plan or Site-specific Qualification under Schedule 6, Clause 1 of the Act

Provision	Reason
<p>Village Zone – 16.2 Use Table</p> <p>Permitted:</p> <ul style="list-style-type: none"> • Business and Professional Services – ‘Only if fronting Main Street in Kempton’ or ‘Only if fronting Reeve Street or Climie Street in Campania.’ • Food Services - Only if fronting Main Street in Kempton’ or ‘Only if fronting Reeve Street or Climie Street in Campania.’ • General Retail and Hire - Only if fronting Main Street in Kempton’ or ‘Only if fronting Reeve Street or Climie Street in Campania.’ 	<p>Does not meet the definition of a Site-specific Qualification under Schedule 6, Clause 1 of the Act as the provision does not specify a particular area of land to which it applies (only identifies a general class of land that abuts a particular road).</p> <p><i>Note: The provisions are inconsistent with the:</i></p> <ul style="list-style-type: none"> • <i>purpose of the State Planning Provision Village Zone which is to provide for a mix of residential, community services and commercial activities; and</i> • <i>State Planning Provision Village Zone Use Table 12.2 as it down grades the status of the Business and Professional Services, Food Services and General Retail and Hire use classes in the zone.</i>
<p>Village Zone – 16.5.1 Lot Design</p> <p>Permitted lot sizes of:</p> <ul style="list-style-type: none"> • no less than 600 m² and no more than 1,000 m² (except balance lot) if in Bagdad, Campania, Kempton; • no less than 800 m² and no more than 1,500 m² (except balance lot) if in Colebrook; • no less than 5,000 m² if located in Parattah, Tunbridge or Tunnack. 	<p>Does not meet the definition of a Site-specific Qualification under Schedule 6, Clause 1 of the Act as the provision does not modify, substitute or add to the provisions of the planning scheme as it simply establishes minimum lot sizes for different areas.</p> <p>Does not meet the definition of a Specific Area Plan under Schedule 6, Clause 1 of the Act as the provision:</p> <ul style="list-style-type: none"> • does not modify, substitute or add to the provisions of the planning scheme as it simply establishes minimum lot sizes for different areas; and • does not specifically map the area to which it applies. <p><i>Note: The State Planning Provision Village Zone provides for a permitted minimum lot size of 600m².</i></p>
<p>Village Zone – 16.5.4 Services A1 & A2</p> <p>A1 - Each lot must be connected to a reticulated potable water supply in Bagdad, Campania, Kempton, Colebrook and Tunbridge.</p> <p>A2 - Each lot must be connected to a reticulated sewerage system in Bagdad, Campania, Kempton and Colebrook.</p>	<p>Does not meet the definition of a Site-specific Qualification under Schedule 6, Clause 1 of the Act as the provision does not modify, substitute or add to the provisions of the planning scheme as it simply establishes requirements for different areas.</p> <p>Does not meet the definition of a Specific Area Plan under Schedule 6, Clause 1 of the Act as the provision:</p> <ul style="list-style-type: none"> • does not modify, substitute or add to the provisions of the planning scheme as it simply establishes requirements for different areas; and • does not specifically map the area to which it applies. <p><i>Note: The State Planning Provision Village Zone covers the servicing requirements in the development standards for subdivision.</i></p>

Southern Midlands Interim Planning Scheme 2015

Land Use Planning and Approvals Act 1993

Section 87C, Schedule 6, clause 8D(5)

DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Planning, acting in accordance with Schedule 6, Clause 8D(5) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare that the requirement in Clause LP1.8.1 of the State Planning Provisions (SPPs), specifically the statement "all information requirements are to be completed in the tables", as it relates to the code applying provisions identified in the Schedule to this declaration when they are included in the draft Southern Midlands Local Provisions Schedule and Southern Midlands Local Provisions Schedule in accordance with Schedule 6, clause 8(2) of the Act does not apply in relation to the draft Southern Midlands Local Provisions Schedule and Southern Midlands Local Provisions Schedule.

Dated this XX day of XXXXX, 2018

ROGER CHARLES JAENSCH

Minister for Planning

The Schedule

Code-applying Provision
E13.0 Historic Heritage Code Table E13.1 Heritage Places

Southern Midlands Interim Planning Scheme 2015

Land Use Planning and Approvals Act 1993

Section 87C & Schedule 6, clause 8A(1)

NOTICE OF DECLARATION

To: Southern Midlands Council

Take notice that in accordance with Schedule 6, Clause 8A(1) of the *Land Use Planning and Approvals Act 1993* ("the Act") I, ROGER CHARLES JAENSCH, Minister for Planning, after having consulted with the Tasmanian Planning Commission, declare that the draft Southern Midlands Local Provisions Schedule prepared and the Southern Midlands Local Provisions Schedule made in relation to the municipal area of Southern Midlands under Part 3A of the Act must contain the specific area plans, particular purpose zones and site-specific qualifications provisions identified in the Schedule to this Notice.

Dated this XX day of XXXXX, 2018

ROGER CHARLES JAENSCH

Minister for Planning

The Schedule

**Specific Area Plans, Particular Purpose Zones and Site-specific Qualifications
declared subject to Schedule 6, Clause 8A(1) of the Act**

Provision
Nil

Southern Midlands Interim Planning Scheme 2015

Land Use Planning and Approvals Act 1993

Section 87C & Schedule 6, Clause 8(4)

DECLARATION

I, ROGER CHARLES JAENSCH, Minister for Planning, acting in accordance with Schedule 6, Clause 8(4) of the *Land Use Planning and Approvals Act 1993* ("the Act") after having consulted with the Tasmanian Planning Commission, declare the specific area plans, particular purpose zones and site specific qualifications identified in the Schedule to this declaration to be plans zones and qualifications to which Schedule 6, Clause 8 of the Act does not apply.

Dated this XX day of XXXXX, 2018

ROGER CHARLES JAENSCH

Minister for Planning

The Schedule

Specific Area Plans, Particular Purpose Zones and Site-specific Qualifications declared not subject to Schedule 6, Clause 8 of the Act

Provision	Reason
32.0 Particular Purpose Zone – Urban Growth Zone	The provisions is provided for by the State Planning Provisions Future Urban Zone.
E3.0 Landslide Code	The provision is provided for by the State Planning Provisions Landslip Hazard Code.
E8.0 Electricity Transmission Infrastructure Protection Code	The provision is provided for by the State Planning Provisions Electricity Transmission Infrastructure Protection Code.
E9.0 Attenuation Code	The provision is provided for by the State Planning Provisions Attenuation Code
E10.0 Biodiversity Code	The provision is provided for by the State Planning Provisions Natural Assets Code.
E11.0 Waterway and Coastal Protection Code	The provision is provided for by the State Planning Provisions Natural Assets Code.
E13.0 Historic Heritage Code	The provision is provided for by the State Planning Provisions Local Historic Heritage Code.
E14.0 Scenic Landscapes Code	The provision is provided for by the State Planning

Provision	Reason
	Provisions Scenic Protection Code.
E15.0 Inundation Prone Areas Code	The provision is provided for by the State Planning Provisions Coastal Inundation Hazard Code and the Flood-prone Areas Hazard Code.
E21.0 Dispersive Soils Code	Clause 6.11.2 in the State Planning Provisions provides for conditions or restrictions to be imposed on a permit for construction management, which may include the management of dispersive soils.
Rural Living Zone – 13.2 Use Table Food Services discretionary 'Only if located at 'Bagdad Post Office', 41 Quarrytown Road, Bagdad, (Folio of the Register 226107/1).'	The provision is provided by the State Planning Provisions Rural Living Zone Use Table 11.2, which provides for Food Services as a discretionary use if the gross floor area is not more than 200m ² .
Rural Living Zone – 13.2 Use Table General Retail and Hire discretionary 'Only if located at 'Bagdad Post Office', 41 Quarrytown Road, Bagdad, (Folio of the Register 226107/1).'	The provision is provided by the State Planning Provisions Rural Living Zone Use Table 11.2, which provides for General Retail and Hire as a discretionary use if for a local shop.
Rural Living Zone – 13.2 Use Table Vehicle Fuel Sales and Service discretionary 'Only if located at 'Bagdad Post Office', 41 Quarrytown Road, Bagdad, (Folio of the Register 226107/1).'	The provision is provided for by the State Planning Provisions Rural Living Zone Use Table 11.2, which provides for Vehicle Fuel Sales and Service as discretionary.
Rural Resource Zone – 26.2 Use Table Food Services discretionary only if located at: <ul style="list-style-type: none"> • 'Melton Mowbray Hotel', 21 Blackwell Rd, Melton Mowbray (Folio of the Register 35615/1), • 'Colebrook Tavern', 2120 Mudwalls Rd, Colebrook (Folio of the Register 25976/1), • 'Mood Food', 3001 Midland Highway, Kempton (Folio of the Register 37224/1), • 'Bagdad Post Office', 41 Quarry Town Road, Mangalore (Folio of the Register 226107/1), • service station, 1172 Midland Highway, Mangalore (Folio of the Register 112712/1 & Folio of the Register 138003/1). 	The provisions are provided by the State Planning Provisions Rural Zone and Agriculture Zone Use Tables 20.2 and 21.2, which includes Food Services as an unqualified discretionary use.

Appendix E

Summary of the Regional Ecosystem Model of Tasmanian Biodiversity – Mapping of the Priority Vegetation Overlay (for the Natural Assets Codes), prepared by Rod Knight (February 2016)

Summary of the Regional Ecosystem Model of Tasmanian biodiversity

The Regional Ecosystem Model (REM) is a comprehensive spatial modelling system of Tasmanian biodiversity. It:

- Integrates spatial data on the distribution of the major components of biodiversity, and the factors affecting them;
- Models key biodiversity attributes that derive from multiple inputs;
- Analyses the relationships among the components of biodiversity and the environment; and
- Spatially identifies areas which have immediate or potential conservation concerns, and provides indicators of their relative importance, to inform approaches and priorities for management.

The REM was developed by Natural Resource Planning Pty Ltd using funds from the Australian Government's Caring for Our Country program. The following briefly summarises the REM, which is described in more detail in Knight and Cullen 2009¹, 2010².

The REM is based on a comprehensive 'Strategy Review' of both the strategic framework for biodiversity management in Tasmania and of the major themes in the relevant scientific literature. Issues identified from the Strategy Review are examined against a range of criteria to determine their suitability for incorporation into the REM, including:

- The ability of each Issue to be stored spatially and analysed in a GIS;
- Whether Issues are confounded, i.e. in combining multiple Issues into one and thus compromising objective assessment of more fundamental Issues; and
- Whether Issues are logically consistent and supported by scientific opinion.

¹ Knight, R.I. & Cullen, P.J. (2009). A review of strategies for planning & management of the natural resources of biodiversity, freshwater, land & soils in the Tasmanian midlands. A report of the Caring for Our Country project 'Using landscape ecology to prioritise property management actions in Tasmania'. Natural Resource Planning, Hobart, Tasmania.

² Knight, R.I. & Cullen, P.J. (2010). Specifications for a Regional Ecosystem Model of natural resources in the Tasmanian Midlands. A report of the Caring for Our Country Project 'Using landscape ecology to prioritise property management actions in Tasmania'. Natural Resource Planning, Hobart, Tasmania.

The resulting list of biodiversity Issues are placed in a conceptual framework which separately considers the biological significance of the components of biodiversity and their landscape-scale ecological context. Figure 1 shows this conceptual structure.

Issues identified as appropriate for inclusion in the REM are assessed to identify:

- Indicators that represent important ways of viewing each Issue;
- Classes within each Issue that indicate relevant ranges of variation and suitable thresholds for categories; and
- A 'Level of Concern' to be assigned to each class to be used as a guide in determining management priorities.

'Level of Concern' is considered to vary according to the management context and is defined in two ways:

- Immediate – an estimate of the relative priority for immediate management action to address current risk to the natural resource; and
- Potential – an estimate of the relative priority to protect and manage the natural resource from risks which may arise in the future.

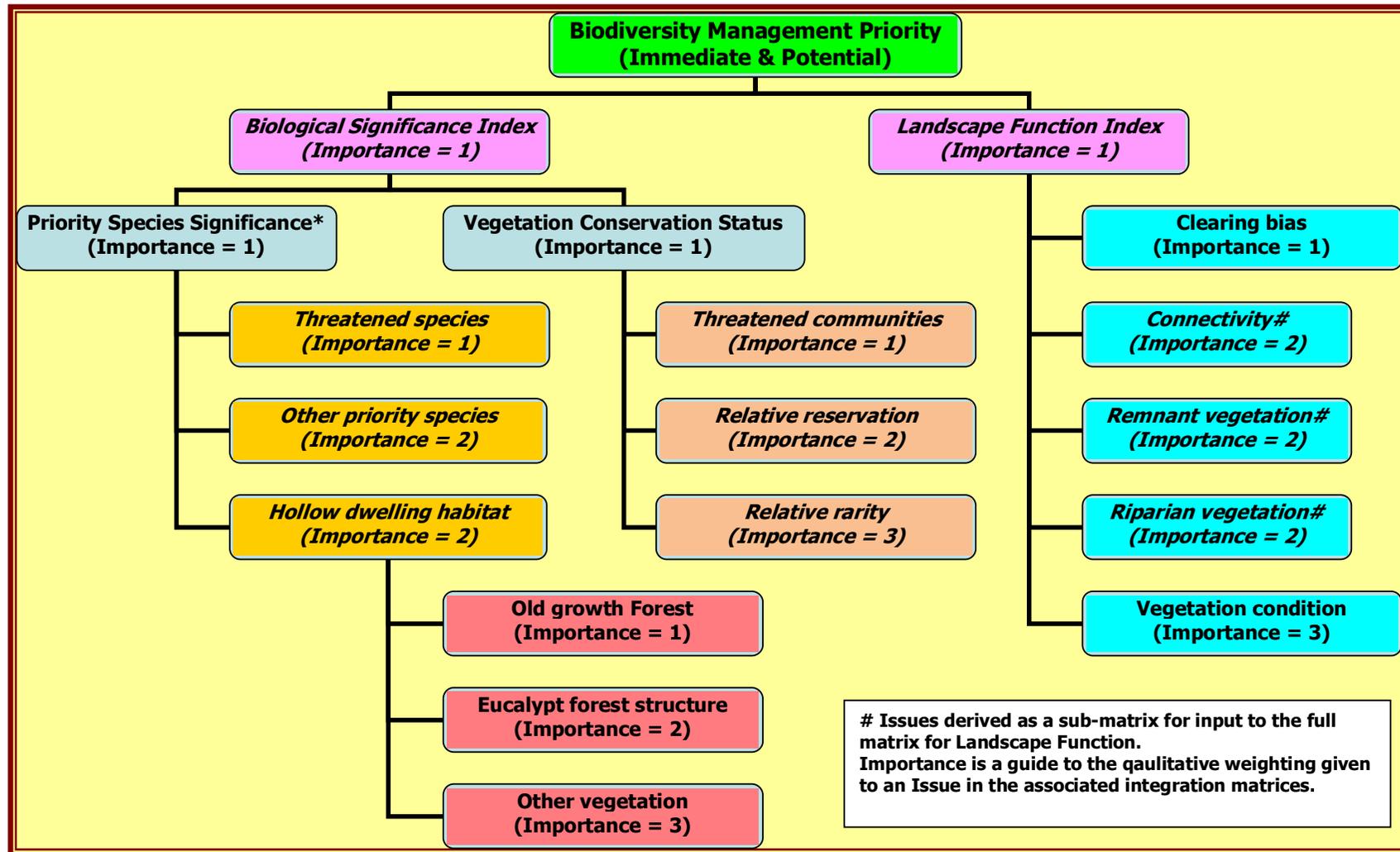
The two types of Level of Concern are designed to be consistent with the definitions of Conservation Management Priority in the Conservation of Freshwater Ecosystems Values project (DPIWE 2008³), which also uses the Immediate and Potential perspectives.

Use of Immediate Level of Concern is generally most appropriate where past management may have created a need to improve the condition of an Issue, or where there is continuing landuse which may place the resource at risk if not managed appropriately. For example, native vegetation whose condition has been degraded may need to be improved to help address biodiversity conservation needs.

Potential Level of Concern is generally appropriate in circumstances where a change in management could be detrimental. An example for native vegetation might be an area where its condition is considered important to maintain to address biodiversity needs, or whose loss would compromise those needs.

³ Department of Primary Industries & Water (2008). Conservation of Freshwater Ecosystems Values (CFEV) project technical report. CFEV program, Department of Primary Industries & Water, Hobart.

Figure 1. Assets and Issues in the Biodiversity Asset Class



Where possible, classes in each Issue were chosen to reflect thresholds which have been applied elsewhere or identified in the scientific literature. An example of classes within an Issue, and their associated Level of Concern, is shown below.

Example classification: Remnant vegetation (patch size)

Native vegetation patch size (ha)	Concern – Immediate	Concern – Potential
<2ha	M	L
2-20ha	VH	VH
20-200ha	H	VH
>200ha	L	M

The ranges of patch size classes within the indicator reflect first the range of 2-200ha for remnants nominated by Kirkpatrick *et al.* (2007), with patches >2ha generally retaining much higher conservation values than smaller patches. Remnant <2ha are considered to be of little importance to landscape function, while those >200ha are subject to the processes which affect remnants at a significantly diminished intensity and effect. The split in the middle size class in the indicator is based on the RFA assessment of remnant vegetation, which considered patches <20ha, though potentially locally important, as below the threshold for importance in maintaining existing processes or natural systems at the regional scale (Tasmanian Public Land Use Commission 1997).

Source: Knight and Cullen (2010), p14.

Not all Issues have Level of Concern which diverges according to whether they are Immediate or Potential. Threatened species, for example, have statutory recognition that they are likely to become extinct. Thus both Immediate and Potential Level of Concern are considered identical, as the species status applies to the entire taxon. However, for any given species the management response at a given site may be different to that elsewhere.

Each Issue in the REM has Level of Concern classes assigned in a classification matrix (see remnant vegetation example above). Each matrix is designed to transparently illustrate how the Issue is treated in the REM, to assist interpretation, and to provide a simple method by which the REM parameters can be altered if required (e.g. where new research indicates thresholds in a matrix may need alteration).

The REM separately assesses each Issue within the Biodiversity Asset Class, but also places them in a hierarchically structured matrix that integrates related issues. This provides an overall indicator of Biodiversity Management Priority, but also means that the important issues for managing biodiversity at any one location can be readily identified. Attachment 1 summaries the terms used in the REM. Attachment 2 provides a full illustration of the prioritisation process and relationships in the REM.

The highest level in the REM classification is Biodiversity Management Priority. It is derived through integrating the prioritisation matrices of two contributing themes in biodiversity conservation:

- Biological Significance - the relative importance of the elements of biodiversity and hence their priority to be protected through appropriate management regimes; and
- Landscape Ecological Function - an assessment at multiple scales of the characteristics of the landscape and its ability to maintain the elements of biodiversity it contains.

The matrix which integrates Biological Significance and Landscape Ecological Function is shown below. An important feature of the matrix structure is that it does not dilute a high level of concern for one if the other is low. This approach addresses a known limitation that arises when using additive or averaging indices for conservation purposes and has the further advantage of being simple, transparent and flexible for use in testing different approaches.

Integration matrix for Biodiversity Management Priority

Biological Significance Index	Landscape Function Index			
	VH	H	M	L
VH	VH	VH	VH	VH
H	VH	VH	H	H
M	VH	H	M	M
L	VH	H	M	L

Similar forms of integration matrices are used at each level of the REM, with some variation according to the issues being addressed and the relative importance of each Issue to the overall index being derived. The full set of REM matrices is shown in Attachment 2.

Within the Biological Significance component of the REM are two Assets (see Figure 1) towards which management goals are likely to be directed:

- Native vegetation - composed of vegetation communities with Level of Concern a function of each community’s conservation status, bioregional extent and percentage level of reservation; and
- Priority species - the subset of species and species groups identified as requiring consideration in management as a result of them being listed as threatened,

otherwise identified as priorities (e.g. Regional Forest Agreement priorities, poorly reserved flora species), or as the habitat for the group of 29 species identified in Tasmania as hollow dwelling (Koch et al. 2009⁴).

A unique feature of the REM is its system for generating spatial habitat modelling for all threatened and priority species. This is based on a two stage process that:

- Models habitat of all species from known locations, based on a simple model that considers factors such record accuracy and data, the distributional characteristics of each species (e.g. do they occur in highly restricted locations or more generally in an area), and the types of vegetation they occur in; and
- More detailed models of about 100 threatened fauna species, whose habitat is generated from within the REM data based on a model developed for the particular species (see Knight 2014⁵ for details).

The Landscape Ecological Function component of the REM is designed to account for the factors that can affect biodiversity through the presence/absence of critical characteristics of the environment at multiple scales. The REM addresses Landscape Ecological Function by considering Issues at three scales:

- Broad scale habitat loss is a major threat to biodiversity and cause of biodiversity decline, which can continue after habitat loss has ceased due to ecological inertia associated with extinction debt. Habitat loss is characterised by patterns in the types of land from which habitat has been removed. The Issue of Clearing Bias measures these patterns at the landscape scale by assessing the percentage of each land component (land facet is also sometimes used) within Tasmania land systems that exist as native and cleared vegetation. More heavily cleared land components have higher Clearing Bias.
- Medium scale landscape patterns are addressed through the examination of the configuration of three landscape variables. Connectivity characteristics of the landscape are assessed by measuring the relative of isolation of remnants and the permeability of cleared land to species movements. The size of patches of native vegetation is assessed against thresholds for identifying Remnant Vegetation. The proportion of native Riparian Vegetation within each river section catchment provides an indicator of the health of the aquatic environment within each catchment, and its distal effects on biodiversity.

⁴ Koch, A.J., Munks, S.A. & Woehler, E.J. (2009). Hollow-using vertebrate fauna of Tasmania: distribution, hollow requirements & conservation status. *Australian Journal of Zoology*, 56(5):323-349.

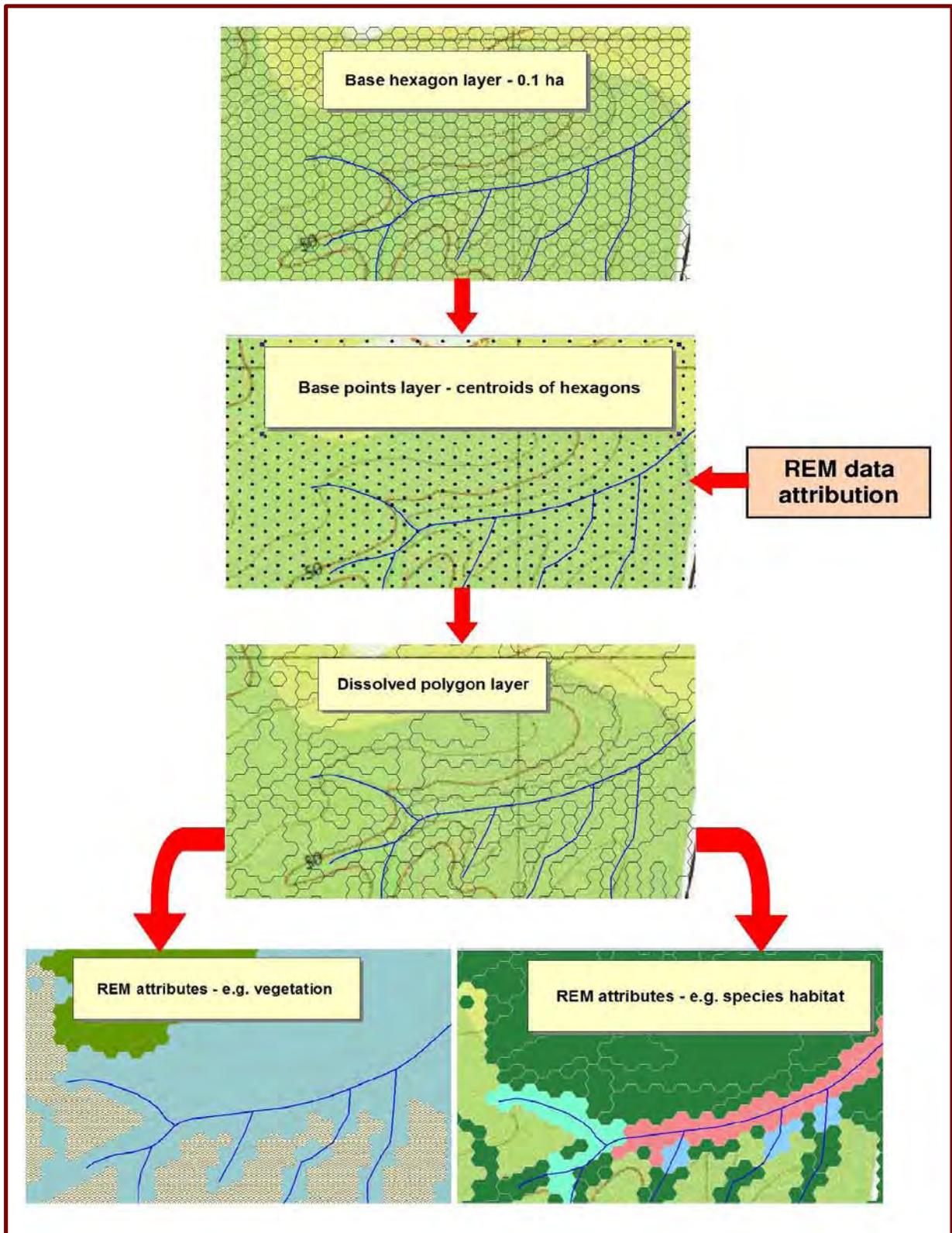
⁵ Attachment 7 in Knight, R.I. (2014). Biodiversity data, models & indicators for Forestry Tasmania's Forest Management Unit. A report to Forestry Tasmania, March 2014. Natural Resource Planning, Hobart, Tasmania.

- Local scale landscape processes are assessed through assessing vegetation condition, which is expressed in the REM as Biophysical Naturalness. This assesses the characteristics of native vegetation for perturbation in structure and composition within each patch of native vegetation.

Each element of the REM is underpinned by Statewide spatial data layers. Each data layer has clear rule sets for its use in building the REM. The integrated REM spatial layers contain all the input data from the base layers, including multiple inputs for the same Issue where available (e.g. desktop and field vegetation mapping), and all the derived Level of Concern indicators.

The REM is built on a novel spatial architecture designed to store and process large amounts of spatial data efficiently and at fine scales. It is based on a non-overlapping layer of hexagonal polygons of 0.1 ha size, which approximates to a spacing of about 30 m. The centroids of the polygons are extracted and are used to process the REM and its data. The point format significantly reduces complexity of the spatial geometry and hence increases processing speed. The REM generated in the points layer is then re-attributed to the parent hexagons. A subset of the combination of primary inputs to the REM is then used to dissolve the hexagon layer to a more manageable number of polygons. Derived attributes are then re-attached to the data and the polygon layer used for multiple purposes. Figure 2 summarises the REM architecture.

Figure 2. Simplified REM spatial architecture and process



The core components of the REM described above are common to all applications. A spreadsheet version of the REM is also available⁶ which can be used in the absence of spatial data to generate the full range of REM indicators. This can be used, for example, to determine REM indicators where the input data is wrong or to model the changes in indicators resulting from management actions. A standard output is also a summary REM profile, which displays all the indicators as a percentage of the area of interest, as shown in Figures 3 and 4. These tools can also serve as a useful tool for modelling change, whether planned or actual, arising from conservation investments and from development.

Attachment 3 provides a simple guide giving examples of how to interpret REM indicators for particular issues and circumstances.

The REM can be further customised for each project and users to deliver outputs and tools that assist meeting their specific needs. Customised add-ons that have been developed include tools to cross tabulate priority species with vegetation types, generate REM summary tables of the characteristics of multiple areas, and additional layers to assist in use of the REM. For example, a urban threat index spatial layer has been developed to assist in local government application, and for property planning the REM can be linked to data on issues such as salinity and erosion risk.

Use of the REM is licensed by NRP to clients for approved purposes, in accordance with the commercialisation provisions of the Australian Government's funding for its development. NRP wishes to establish ongoing partnerships with a wide range of potential users of the REM. Access to the REM is provided under a data license agreement and subject to a license fee negotiated on a case by case basis. License fees are designed to be cost effective – to encourage use – while also reflecting the reasonable costs to NRP of development, maintenance and support.

Clients who have used the REM or its components since completion of the original project include:

- Australian Government Biodiversity Fund;
- Clarence Council;
- Forestry Tasmania;
- Gunns Limited;
- Kingborough Council;
- NRM South;
- Norske-Skog;
- PF Olsen Pty Ltd;
- Southern Midlands Council and
- The Understorey Network.

⁶ <http://www.naturalresourceplanning.com.au/landscape-ecology-tools/>

Figure 3. Sample REM profile – Immediate Level of Concern

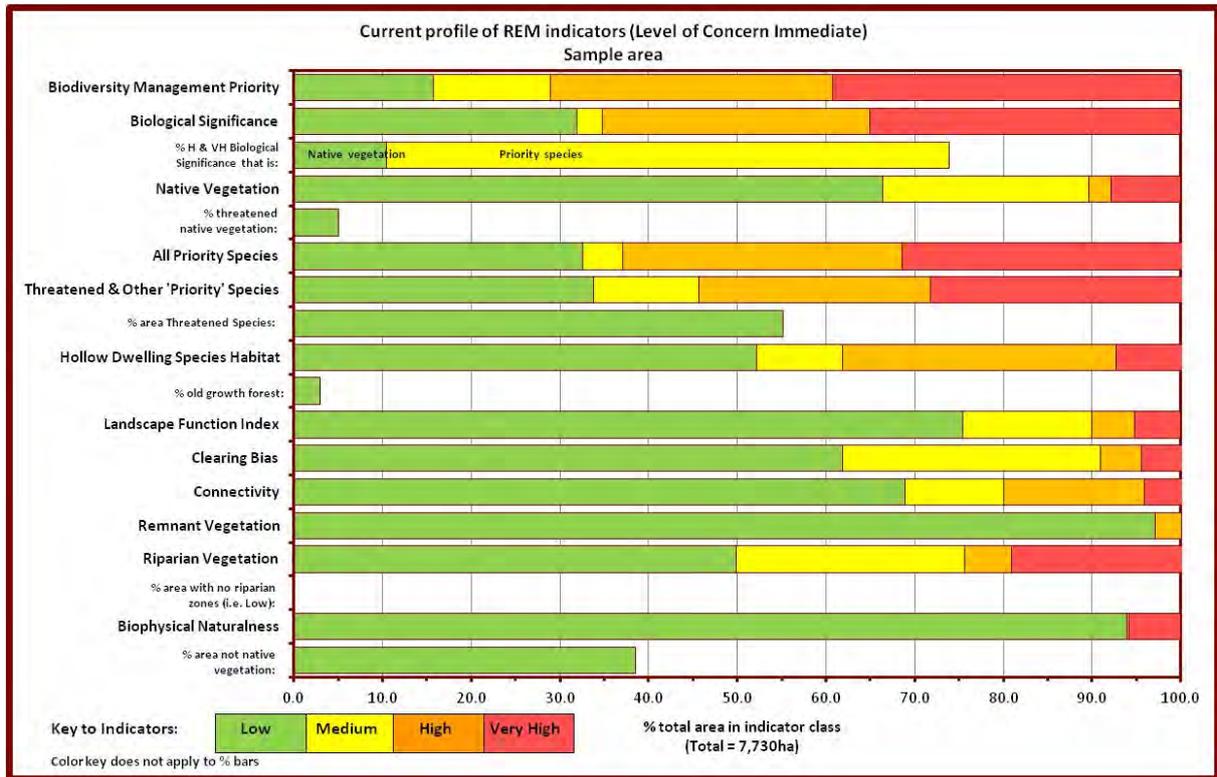
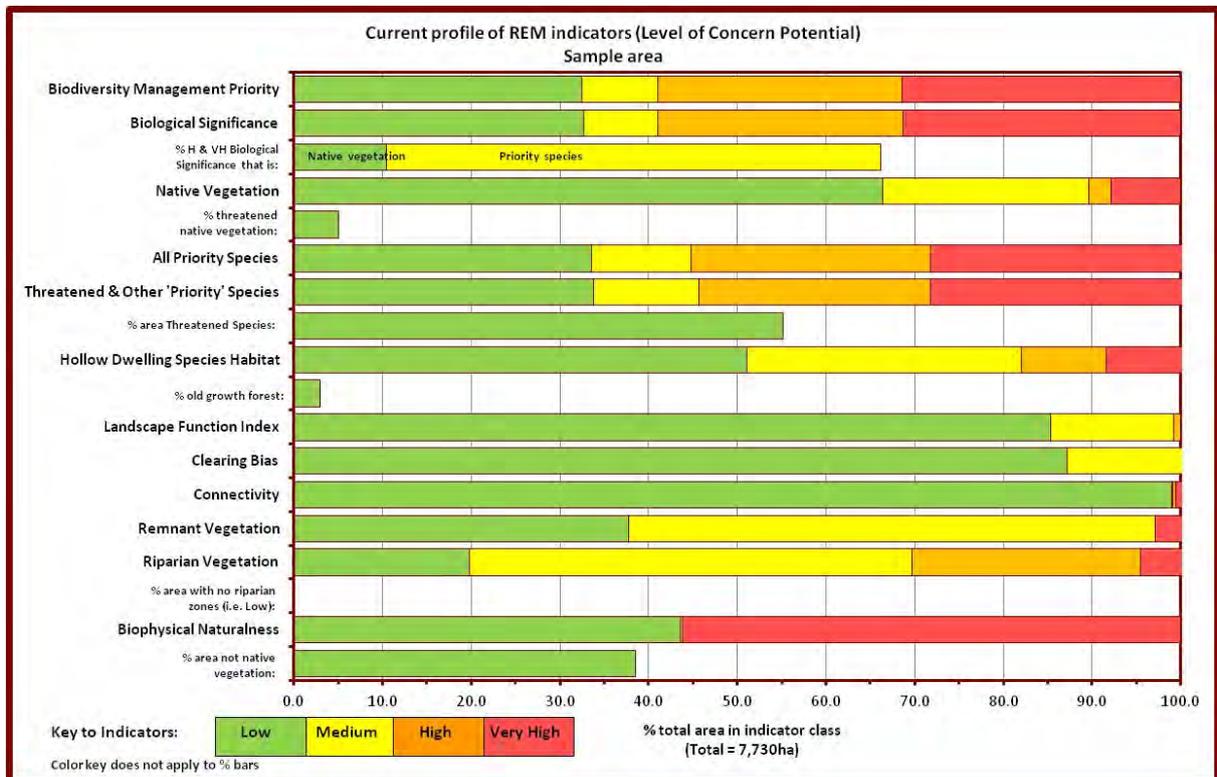


Figure 4. Sample REM profile – Potential Level of Concern



Attachment 1. Summary of REM assets, indicators and Issues

Issue	Definition	Summary	Indicator
Biological Significance	Biological significance measures the relative priority for management of the elements of biodiversity contained within a given area.	Biological significance is one of two arms of the REM and represents a structured classification of biodiversity. It is comprise of Native Vegetation and priority species (see below).	Classes ranked from Low-Very high derived from a matrix of Level of Concern classes for Native Vegetation and Priority Species.
Native Vegetation	Native vegetation communities based on the classification used in Tasveg.	Native vegetation comprises all areas mapped to the Tasveg classification, except for cleared land types ("F" codes), water, (OAQ"), sand and mud (OSM) and rock (ORO). An additional native vegetation mapping unit has been introduced to the REM for areas comprised of native vegetation plantings (DEP).	The REM contains a grouped classification for native vegetation which is used in various parts of its application.
Vegetation conservation status	Native vegetation communities with legislative recognition of being threatened.	na	Vegetation communities listed as threatened under the Tasmanian Nature Conservation Act 2002 or Commonwealth Environment Protection and Biodiversity Conservation Act 1999.
Relative reservation	Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system	Higher levels of reservation give greater confidence that the species for which vegetation communities are surrogates are likely to be protected, subject to appropriate geographic and biophysical distribution in the landscape.	Percentage bands of reservation of the vegetation communities, utilising the lesser of the Statewide or relevant bioregional reservation level.
Relative rarity	The extent of a native vegetation community in the bioregion being assessed.	Relative rarity is scale to reflect increased importance for vegetation types which are more restricted, and less importance for those which are relatively extensive.	The REM stratifies the extent of each community in each bioregion into bands, which are then form part of the matrix for deriving Level of Concern for native vegetation.
Priority species	Priority species are those that are recognised as threatened and certain classes of other species that are identified as priorities for conservation.	Classification within the group is structured around species listed as threatened and other priority species.	Level of Concern for priority species is classified from Low-Very High through a matrix combining threatened species status, number of threatened species, other priority species and hollow dwelling species habitat.

Issue	Definition	Summary	Indicator
Listed threatened species	Species listed as threatened under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999)	na	Threat status and number of co-occurring threatened species in an area.
Other priority species	Non-threatened species identified as priorities for attention to conservation and management.	Other priority species comprises non-threatened species identified in the Regional Forest Agreement as Priority Species, including species groups such as hollow dwelling species, and flora species identified as inadequately reserved at the State or bioregional level.	The presence of other priority species (excluding hollow dwelling species habitat) is assigned a single ranking the REM (Medium), above that for no priority species and below that for threatened species.
Hollow dwelling species	Habitat for hollow dwelling species.	Hollow dwelling species comprise a group of 29 species listed in the Regional Forest Agreement as a priority species group.	Hollow dwelling species habitat is classed from Low-Very High depending on the type of vegetation present, eucalypt forest structure, predicted hollow abundance and presence/absence of old growth forest.
Old growth forest	Old growth forest is ecologically mature forest demonstrating the characteristics found in older and/or minimally disturbed forests	na	Old growth forest is classed as Very High Level of Concern (Potential) and as low Level of Concern (Immediate) in the Hollow Dwelling Species component of the REM.
Eucalypt forest structure	Forest structure classes derived from air-photo interpreted vegetation mapping.	Eucalypt forest structure is derived from the published RFA map depicting standard classes as Silviculturally Regeneration, Regrowth, Predominantly Regrowth/Some Mature, Predominantly Mature/Some Regrowth and Mature. This is supplemented with more up to date data where available.	Classes ranked from Low-Very High reflecting higher Immediate Level of Concern where structure is likely to contain fewer hollows and higher Potential Level of Concern where hollows are likely to be more abundant.
Non-eucalypt vegetation.	Vegetation communities in the Tasveg classification that are not recognised as eucalypt forest.	Eucalypt forest classes are identified in Tasveg by the prefixes "W" and "D".	Non-eucalypt vegetation is ranked Low in the schema for hollow dwelling species habitat due to the absence of eucalypts.

Issue	Definition	Summary	Indicator
Landscape Function	The ability of the landscape to sustain the elements of biodiversity it contains.	Landscape function integrates five indicators representing successively finer partitioning of the landscape.	Classes ranked from Low-Very High using a 3 way matrix combining the same classes of Clearing Bias, a submatrix combining Connectivity, Remnant Vegetation and Riparian Vegetation, and Biophysical Naturalness.
Clearing bias	Clearing bias is a measure of the patterns of habitat loss in a region.	There is potential for ecological collapse at a regional level where >70% of a region has been cleared, and potential localised collapse and stress within the region where lower levels of clearing have occurred due to preferential clearing of certain land types.	The percentage of each land component that has been cleared, stratified spatially into areas now cleared or with extant native vegetation.
Connectivity	Connectivity is the degree to which patches of native vegetation are inter-connected and the extent to which species can move between patches,	Remnant vegetation may suffer loss of species in some taxonomic groups, and loss of ecosystem function, if the distance between remnants and the impermeability of the interstice (e.g. through absence of paddock trees) exceeds that which each organism is capable of crossing.	For remnant vegetation patches, the distance to the nearest non-remnant patch. For cleared land, the distance to the nearest patch of native vegetation.
Remnant vegetation	Remnant vegetation is defined as islands of native vegetation, below a specified size, that are surrounded by cleared land.	In heavily cleared landscapes, patches of remnant vegetation can contribute significantly to the maintenance of ecosystem function, while their loss and decline is a major factor in ecosystem collapse. Their smaller size makes them vulnerable to ongoing degradation through various combinations of anthropogenic and natural ecological processes	The indicator for remnant vegetation is the contiguous extent of each patch of native vegetation communities, stratified into size classes.
Riparian vegetation	Riparian vegetation is the vegetation that adjoins freshwater features (e.g. rivers wetlands) and has ecological characteristics which are influenced by the freshwater environment.	Riparian vegetation has been found to have consistently high biodiversity values relative to its extent and therefore contribute disproportionately to landscape function. Its values are also multi-faceted, providing protection for terrestrial biodiversity, land and soils resources, and freshwater ecosystems, and multi-scale in extending beyond the immediate riparian zone.	The percentage of the local catchment of each of river section and wetland which is under native riparian vegetation, stratified into bands as described for the CFEV project. The indicator applies equally to both the cleared and native vegetation components of the catchment.

Issue	Definition	Summary	Indicator
Vegetation condition	Vegetation condition is the composition and structure of native vegetation relative to a reference framework for the particular type of vegetation.	Vegetation condition is an indicator of the ability of native vegetation at the local physical and near-temporal scale to maintain and sustain the elements of biodiversity it contains.	Modified biophysical naturalness classes derived from RFA mapping and application of logical consistency rules to Tasveg community attributions and limited condition descriptors.

Attachment 2. Tasmanian Regional Ecosystem Model - Indicators, Content & Prioritisation Matrices



Native Vegetation Index	Priority Species Index			
	VH	H	M	L
VH	VH	VH	VH	VH
H	VH	VH	H	H
M	VH	H	M	M
L	VH	H	M	L

Biological Significance Index	Landscape Function Index			
	VH	H	M	L
VH	VH	VH	VH	VH
H	VH	VH	H	H
M	VH	H	M	M
L	VH	H	M	L

Threatened & Other Priority Species	Hollow Dwelling Species Habitat				
	VH	H	M	L	
Two or more listed species	VH	VH	VH	VH	VH
Endangered, Critically Endangered	VH	VH	VH	VH	VH
Vulnerable, Rare	H	VH	H	H	H
Other Priority Species	M	H	H	M	M
None	L	H	M	L	L

Component Cleared (%)	Concern - Immediate	Concern - Potential
<i>Cleared</i>		
>90%	VH	L
70-90%	H	L
30-70%	M	L
<30%	L	L
<i>Native veg.</i>		
>90%	VH	VH
70-90%	H	H
30-70%	M	M
<30%	L	L

Species category/attribute	Concern - Immediate	Concern - Potential
Two or more listed species	VH	VH
Endangered, Critically Endangered	VH	VH
Vulnerable, Rare	H	H
Other priority species	M	M
None	L	L

Distance of:	Concern - Immediate	Concern - Potential
<i>Cleared land to native veg.</i>		
<50m	L	L
50-250m	M	L
250-1,000m	H	L
>1,000m	VH	L
<i>Native remnant to non-remnant</i>		
<50m	L	VH
50-250m	M	H
250-1,000m	H	M
>1,000m	VH	L
<i>Non-remnant Any</i>	L	L

Status and bioreg. extent	Concern - Immediate & Potential Reservation level (Min. % State/bioregion)			
	<10%	10-30%	30-60%	>60%
<i>Threatened</i>				
Any	VH	VH	H	H
<i>Not threatened</i>				
<i>Bioregional extent</i>				
<2,000ha	VH	VH	H	M
2,000-5,500ha	VH	VH	H	M
5,500-15,000ha	VH	H	M	L
15,000-55,000ha	H	M	M	L
>55,000ha	M	M	L	L

Biophysical naturalness category	Concern - Immediate	Concern - Potential
5 (highest)	L	VH
4	L	VH
3	M	H
2	H	M
1 (lowest)	VH	M
0 (non-native)	L	L
-1 (water, sand, mud)	na	na

Descriptor of hollow probability (eucalypt forest only)	Concern - Immediate	Concern - Potential
Old growth forest	L	VH
Mature; Predominantly Mature, Some Regrowth	M	H
Predominantly Regrowth, Some Mature	H	M
Regrowth, Silvicultural Regeneration	VH	L
All other vegetation	L	L

Forest Practices Authority - predicted hollow abundance	Concern - Immediate	Concern - Potential
High	L	VH
Medium	M	H
Low	H	M
Not rated	L	L

Native vegetation patch size (ha)	Concern - Immediate	Concern - Potential
<2ha	M	L
2-20ha	VH	VH
20-200ha	H	VH
>200ha	L	M

River section catchment or wetland riparian vegetation (%)	Concern - Immediate	Concern - Potential
<1	VH	L
1-20%	H	VH
20-80%	M	H
>80%	L	M

Attachment 2 (cont). Derivation of Landscape Function Index

Sub-matrix of Connectivity, Remnant Vegetation & Riparian Vegetation (CRR)

Connectivity	Remnant Vegetation	Riparian Vegetation	CRR Index	Rank (1 = highest)
VH	VH	VH	VH	1
H	VH	VH	VH	2
VH	VH	H	VH	3
VH	H	VH	VH	4
M	VH	VH	VH	5
H	VH	H	VH	6
VH	VH	M	VH	7
H	H	VH	VH	8
VH	H	H	VH	9
VH	M	VH	VH	10
L	VH	VH	H	11
M	VH	H	H	12
H	VH	M	H	13
VH	VH	L	H	14
M	H	VH	H	15
VH	H	M	H	16
H	M	VH	H	17
VH	M	H	H	18
VH	L	VH	H	19
L	VH	H	H	20
M	VH	M	H	21
H	VH	L	H	22
L	H	VH	H	23
VH	H	L	H	24
M	M	VH	H	25
VH	M	M	H	26
H	L	VH	H	27
VH	L	H	H	28
L	VH	M	H	29
M	VH	L	H	30
L	M	VH	H	31
VH	M	L	H	32
M	L	VH	H	33

Connectivity	Remnant Vegetation	Riparian Vegetation	CRR Index	Rank (1 = highest)
VH	L	M	H	34
H	H	H	H	35
M	H	H	M	36
H	H	M	M	37
H	M	H	M	38
L	VH	L	M	39
L	L	VH	M	40
VH	L	L	M	41
L	H	H	M	42
M	H	M	M	43
H	H	L	M	44
M	M	H	M	45
H	M	M	M	46
H	L	H	M	47
L	H	M	M	48
M	H	L	M	49
L	M	H	M	50
H	M	L	M	51
M	L	H	M	52
H	L	M	M	53
L	H	L	M	54
L	L	H	M	55
H	L	L	M	56
M	M	M	L	57
L	M	M	L	58
M	M	L	L	59
M	L	M	L	60
L	M	L	L	61
L	L	M	L	62
M	L	L	L	63
L	L	L	L	64

Clearing Bias	CRR sub-matrix	Condition	Landscape Function Index	Rank (1 = highest)
VH	VH	VH	VH	1
VH	VH	H	VH	2
VH	H	VH	VH	3
VH	VH	M	VH	4
VH	H	H	VH	5
VH	VH	L	VH	6
H	VH	VH	VH	7
VH	M	VH	VH	8
VH	H	M	VH	9
H	VH	H	VH	10
VH	M	H	VH	11
VH	H	L	VH	12
H	H	VH	VH	13
H	VH	M	VH	14
VH	L	VH	VH	15
VH	M	M	VH	16
H	H	H	H	17
H	VH	L	H	18
M	VH	VH	H	19
VH	L	H	H	20
VH	M	L	H	21
H	M	VH	H	22
H	H	M	H	23
M	VH	H	H	24
VH	L	M	H	25
H	M	H	H	26
H	H	L	H	27
M	H	VH	H	28
M	VH	M	H	29
VH	L	L	M	30
H	L	VH	H	31
H	M	M	H	32
M	H	H	M	33

Full Landscape Function Index matrix

Clearing Bias	CRR sub-matrix	Condition	Landscape Function Index	Rank (1 = highest)
L	VH	VH	M	34
M	VH	L	M	35
H	L	H	M	36
H	M	L	M	37
M	M	VH	M	38
M	H	M	M	39
L	VH	H	M	40
H	L	M	M	41
M	M	H	M	42
M	H	L	M	43
L	H	VH	M	44
L	VH	M	M	45
H	L	L	M	46
M	L	VH	M	47
M	M	M	M	48
L	H	H	L	49
L	VH	L	M	50
M	L	H	L	51
M	M	L	M	52
L	M	VH	L	53
L	H	M	L	54
M	L	M	L	55
L	M	H	L	56
L	H	L	L	57
M	L	L	L	58
L	L	VH	L	59
L	M	M	L	60
L	L	H	L	61
L	M	L	L	62
L	L	M	L	63
L	L	L	L	64

Attachment 3:
A simple guide to using the
Regional Ecosystem Model for biodiversity planning

The REM contains assessments of four attributes of biodiversity that may need to be considered for conservation:

- Native vegetation (Tasveg-based units assessed Statewide and bioregionally);
- Priority species (threatened and other important species);
- Hollow dwelling species habitat; and
- Landscape ecological function – the ability of the landscape to maintain the elements of biodiversity it contains.

Actions may range from retention in an existing state, rehabilitation to a better state or restoration of native vegetation. Actions can be guided by the REM classification of attributes from two prioritisation perspectives:

- Immediate – importance for intervention to restore or rehabilitate; and
- Potential – important to protect from further loss or degradation.

In the REM these are termed ‘Level of Concern’. All REM Level of Concern attributes are rated on a scale of Low, Medium, High or Very High. Immediate and Potential priorities are identical for native vegetation and priority species, but are different for hollow dwelling species habitat and landscape ecological function.

Priorities to be assigned to any of the REM attributes will be heavily influence by the purpose and objectives being considered and the adequacy of resources to effect desired outcomes. REM priorities can also be considered on an entirely objective basis, and used to judge whether objectives and resources are appropriately targeted, adequate to achieve outcomes. Monitoring over time can also be facilitated by the REM.

Prioritising areas or actions may require consideration of any of the four key attributes either singly or in combination. The potential range of combinations is large. However, for regions which are relatively intensively developed a fairly consistent set of combinations can be identified, particularly through focusing on priorities classified as either High or Very High. These are identified in the table that follows.

REM attribute (High or Very High)	Co-occurring attributes	Key considerations
Native vegetation	Priority species	Actions will depend on individual species' conservation needs.
	Landscape function – Potential	Landscape has some sensitivity to further loss or degradation. Action to protect the vegetation should be considered.
	Landscape function – Immediate	Landscape function is degraded. Consider whether actions to protect or enhance the native vegetation can make a difference.
	None	Consider if there are potential threats or other benefits that would arise from intervention. Also consider if there is a residual reservation target for the vegetation community and whether a good example of the community would be secured.
Priority species	None	Consider the conservation needs of each individual species individually.
	Landscape function – Potential	Landscape is sensitive to further loss or degradation. Consider whether this might have negative effects on each species.
	Landscape function – Immediate	Landscape function is degraded. Consider if landscape characteristics are contributing to the species status or likely persistence.
Hollow dwelling species habitat – Immediate	None	Vegetation is lacking in hollows. Look at the landscape context to determine if there is a likely benefit from taking actions which would improve long term prospects to have adequate mature eucalypt abundance, e.g. is the area a gap in distribution. The primary attribute field [Vstr_clasZ] should be used for this.
Hollow dwelling species habitat – Potential	None	Mature eucalypt abundance is likely to be relatively high. Act to protect and enhance, especially if either Immediate or Potential landscape ecological function classes are high.
Landscape function – Immediate	None	Landscape function is degraded. Consider what aspects of can be improved – condition, patch size, riparian vegetation or connectivity – within the available resources. The spreadsheet version of the REM can be used to explore scenarios.
Landscape function - Potential	None	Landscape function is sensitive to further loss or degradation. Consider what action can be take to secure landscape attributes.
Landscape function – Immediate	Landscape function - Potential	These are generally more important remnants. Consider whether resources are sufficient to both secure and improve landscape attributes.

Tasmanian Planning Scheme

Explaining the Priority Vegetation Area Overlay – the Regional Ecosystem Model

Section LP1.7.5 of the State Planning Provisions requires that each Local Provisions Schedule must contain an overlay map of Priority Vegetation Areas (PVA).

Section LP1.7.5 (c) stipulates that the PVA must:

- include Threatened Native Vegetation Communities as identified in TASVEG Version 3;
- be derived from threatened flora data identified in the Tasmanian Natural Values Atlas; and
- be derived from threatened fauna data the Tasmanian Natural Values Atlas for the identification of significant habitat for threatened fauna species .

‘Significant Habitat’ is the habitat within the known and core range of a threatened fauna species where it is known to be of high priority for the maintenance of breeding populations or its conversion to ‘non-priority’ (presumably non-native) vegetation would result in a long term negative impact on breeding populations.

When compiled, the mapped known and core range of the State’s threatened fauna covers virtually the full extent of Tasmania’s land mass.

There is no State data set that identifies the vegetation within that extent that would meet the definition of Significant Habitat (noting that some significant habitat exists in non-native vegetation).

Section LP1.7.5 (d) provides that the PVA can be modified, based on analysis at a local or regional level for:

- anomalies or inaccuracies in the data described above; or
- more recent or detailed local assessment of the data and mapping described above; or
- identification of native vegetation of local importance, including habitat for native fauna of local importance.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The REM forms the basis of the PVA to be incorporated into Local Provisions Schedules. Individual planning authorities may also supplement the REM with more detailed, on-ground information. This will be described by the relevant planning authority.

A subset of attributes and indicators from the REM has been used to produce the PVA overlay and includes a more detailed local assessment of the data that is consistent with the provisions for modification of the PVA:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
 - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
 - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- Native vegetation of local importance includes:
 - a subset of threatened fauna species habitat models,
 - native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

Undertaking this analysis inevitably results in the identification of native vegetation (including fauna habitat) of local importance, recognising that habitat is not confined to local administrative boundaries and is more relevant to localised and landscape-scale habitat attributes, bioregional level representation and ecosystem function. Each local area contributes to the survival of threatened vegetation communities, threatened flora and threatened fauna within a State wide mosaic that enables the distribution of species to be maintained and provides for mobility of fauna through connected habitat.

The Priority Vegetation Area overlay map resulting from the REM is made up of the data outlined in Table 1. The attributes in the overlay are elaborated further below.

Table1 – Attributes of the Priority Vegetation Area

Definition in SPP	Attribute	What are they?
Forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the <i>Nature Conservation</i>	Threatened native vegetation communities	Vegetation communities listed as threatened under the <i>Nature Conservation Act (Tas)</i> or <i>EPBC Act (Comm)</i>
A threatened flora species	Threatened flora species	Flora species listed under the <i>Threatened Species Protection Act (Tas)</i> or <i>EPBC Act</i> .
Forms a significant habitat for a threatened fauna species	Threatened fauna species habitat	Fauna species listed under the <i>Threatened Species Protection Act (Tas)</i> or <i>EPBC Act</i> .
	Landscape dependent threatened fauna species habitat	Fauna species listed under the <i>Threatened Species Protection Act (Tas)</i> or <i>EPBC Act</i> and classified as landscape dependent fauna
	Relative reservation	Native vegetation community <30% reserved in bioregion
	Relative rarity	Native vegetation community <2,000 ha extent in bioregion
	Remnant vegetation	Native vegetation patches <200ha contiguous extent and On land components >70% cleared of native vegetation

Threatened Native Vegetation Communities

Threatened Native Vegetation Communities (TNVC) are vegetation communities with legislative recognition of being threatened.

The attribute comprises vegetation communities listed as threatened under the Tasmanian Nature Conservation Act 2002 or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Listing under these acts is based on historical vegetation loss since European settlement, natural limited extent or vulnerability to particular factors.

Why is it included?

- Heavily cleared – generally greater than 70% of pre-1750 extent has been cleared;
- Rarity – generally less than 1,000 hectares remaining

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Extremely variable – aerial identification and/or on-ground field verification

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options

Threatened Flora Species

These are species listed as threatened under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999).

Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened flora habitat characteristics are mostly localised and are modelled solely on Natural Values Atlas records with a limited number of habitat variables.

Why is it included?

- Statutory recognition that species extinction is likely

Data Source:

- NVA records combined with REM point-based modelling rules
- Generally highly localised

Reliability:

- Reasonably reliable – on-ground field verification

Management:

- Check species observation source
- Potentially require on-ground field verification

Threatened flora can be grouped into types, which assists in understanding preferred management approaches.

Flora			
Type		Management objective	What is assessed?
Singletons and highly restricted species	Species known from one location only or from a particular land system component	Maintenance of species population	Assessment of species population and habitat condition (specialist required)

Localised	Species tend to occur in small localised areas across their range	Persistence of species at site	Assessment of species population and habitat condition (specialist may be required)
Riparian	Species occur predominantly in riparian zones	Maintenance of healthy riparian zones	Assessment of health of riparian vegetation
More extensive	Species occur relatively extensively in a local area	Persistence of species in locality	Assessment of species population and habitat condition (specialist MAY be required)

Threatened Fauna Species and Significant Habitat

These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999).

Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat variables or more detailed customised models for about 100 fauna species. Some species habitat occurs across the landscape but not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.

Why is it included?

- Statutory recognition that species extinction is likely, however not all sites are important or occupied

Data Source:

- NVA records combined with REM point-based modelling rules
- Habitat-based models

Reliability:

- Variable

Management:

- Check species observation source

- Check data on habitat and local context
- Potentially require on-ground field verification

Threatened fauna and their significant habitat can be grouped into types which assist in understanding preferred management approaches.

Fauna and significant habitat			
Type		Management objective	What is assessed?
Localised species ¹	Species tend to occur in small localised areas across their range	Maintenance of species population	Assessment of species population and habitat condition (specialist required)
Aquatic species	Species habitat is in waterways, wetlands and associated riparian vegetation	Maintenance of healthy riparian zones and water quality	Assessment of species population, habitat condition and potential water quality impacts (specialist MAY be required)
Riparian species	Riparian zones an important part of species habitat	Maintenance of healthy riparian zones	Assessment of species population and habitat condition (specialist may be required)
Highly restricted species	Species known from one location only or from particular land system components	Maintenance of species population	Assessment of species habitat extent and population size (specialist required)
Obligate log dwellers	Species survival dependent of coarse woody debris (CWD) on forest floor	Maintenance of logs and large branches on forest floor and mature forest for ongoing supply of CWD	Assessment of abundance and relative size of CWD and mature eucalypts
Hollow dependent fauna	Species depend on hollows in mature trees for critical parts of the life cycle	Maintenance of mature trees	Assessment of relative abundance of mature eucalypts
Ground dwelling species with particular habitat requirements	Species utilise highly localised on ground habitat features for critical parts of the life cycle	Maintenance of the features critical for the life cycle	Assessment of presence of den sites, CWD, rock overhangs and mature trees
Highly specialised species (habitat well understood)	Species with highly specialised habitat requirements that do not correlate with coarser scale environmental variable or is highly restricted locally	Maintenance of species population	Dependent on species (specialist required)

¹ Species in this category will also often fit into other categories. The difference is that the risk of significant loss is higher as there are very few replicate sites.

Other fauna species (habitat not well understood)	Species where the factors contributing to local populations are not well understood or identifiable	Maintenance of healthy population size in general area	Dependent on species (specialist required)
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Poorly Reserved Vegetation Communities

Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system.

Higher levels of reservation give greater confidence that the species for which vegetation communities are surrogates are likely to be protected, subject to appropriate geographic and biophysical distribution in the landscape. Reservation provides greater certainty of the maintenance of better condition vegetation and hence maintenance of ecological function at local and landscape scales.

Why is it included?

- Less than 30% of extent in bioregion is in reserves

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

Vegetation Communities of Limited Bioregional Extent

Relative rarity, or extent, is scaled to reflect increased importance for vegetation types which are more restricted, and less importance for those which are relatively extensive. The threshold of 2,000 ha is used by the Forest Practices Authority.

Why is it included?

- Less than 2000 hectares of the community in the bioregion

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

- Check TasVeg for field verification

- Consider local extent, condition & management options
- Potentially require on-ground field verification

Remnant Vegetation

Remnant vegetation is defined as islands of native vegetation, below a specified size (200 ha), that are surrounded by cleared land, and occur on land types (land system components) that have been cleared of more than 70% of their native vegetation. In heavily cleared landscapes, patches of remnant vegetation can contribute significantly to the maintenance of ecosystem function, while their loss and decline is a major factor in ecosystem collapse. Their smaller size makes them vulnerable to ongoing degradation through various combinations of human impacts and natural ecological processes.

Why is it included?

- Less than 200 hectare patch of native vegetation on land components that are over 70% cleared of native vegetation.

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Reasonably reliable depending on TasVeg currency

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

Guideline No. 1

Local Provisions Schedule (LPS): zone and code application

June 2018

This Guideline has been issued by the Tasmanian Planning Commission under section 8A of the *Land Use Planning and Approvals Act 1993* with the approval of the Minister for Planning and Local Government.

Version	Issue Date	Description
0.0	4 May 2017	original issue
1.0	4 October 2017	amended to reflect changes to the Act
2.0	6 June 2018	amended to reflect minor amendments to the SPPs and correct anomalies

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1.0 Guideline purpose

The purpose of this guideline is to provide an easy reference guide for the application of all zones and codes for the preparation of draft Local Provisions Schedules (LPSs) and amendments to LPSs.

2.0 Guideline issue

This Guideline has been issued by the Tasmanian Planning Commission under section 8A of the *Land Use Planning and Approvals Act 1993* (the Act) with the approval of the Minister for Planning and Local Government.

3.0 LPS zone and code application

- 3.1 Clauses 5.0 and 6.0 of this guideline provide detailed Local Provisions Schedule (LPS) application instructions for the State Planning Provisions (SPPs) zones and codes.
- 3.2 This guideline must be read in conjunction with the:
 - (a) SPPs and particularly clause LP1.0 Local Provisions Schedule Requirements of the SPPs;
 - (b) the transitional provisions under Schedule 6 of the Act; and
 - (c) any declarations made by the Minister in relation to specific area plans, particular purpose zones, site-specific qualifications and code-applying provisions under Schedule 6 of the Act¹.
- 3.3 The zone and overlay names, colours, outlines, hatching and annotations must be applied as shown in the first column of the tables in clauses 5.0 and 6.0 of this guideline.
- 3.4 The primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible. Reference may also be made to the 'allowable minimum lot size' in the Acceptable Solution, unless there is a Performance Criterion that specifies an absolute minimum, in the subdivision standards for the zone to understand the density that is allowable.
- 3.5 The spatial application of zones and codes should as far as practicable be consistent with and coordinated with the LPS that applies to an adjacent municipal area as required by section 34(2)(g) of the Act.

4.0 Disclaimer

Notwithstanding the content of this guideline, the LPS must also meet the LPS criteria of section 34 of the Act which prevail over any conflict with the content in this guideline.

¹ Note: The Minister has issued an Advisory Statement - [Transitional Arrangements for Existing Provisions, 23 June 2017](#)

Glossary

LIST	the Land Information System Tasmania
LPS	Local Provisions Schedule
section 29 Planning Scheme	a planning scheme approved under section 29 of the former provisions of the Act
SPPs	State Planning Provisions
the Act	<i>Land Use Planning and Approvals Act 1993</i>
TPS	Tasmanian Planning Scheme

5.0 Zone Application

Zone	Zone Purpose	Zone Application Guidelines
<p>8.0 General Residential Zone</p>  <p>Red 255, Green 0, Blue 0</p>	<p>The purpose of the General Residential Zone is:</p> <p>8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.</p> <p>8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.</p> <p>8.1.3 To provide for non-residential use that:</p> <ul style="list-style-type: none"> (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. <p>8.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p>	<p>GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</p> <ul style="list-style-type: none"> (a) are not targeted for higher densities (see Inner Residential Zone); and (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system. <p>GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</p> <ul style="list-style-type: none"> (a) within the General Residential Zone in an interim planning scheme; (b) within an equivalent zone under a section 29 planning scheme; or (c) 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; and (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system, <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p> <p>GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</p>

Zone	Zone Purpose	Zone Application Guidelines
<p>9.0</p> <p>Inner Residential Zone</p>  <p>Red 128, Green 0, Blue 0</p>	<p>The purpose of the Inner Residential Zone is:</p> <p>9.1.1 To provide for a variety of residential use or development that accommodates a range of dwelling types at higher densities.</p> <p>9.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.</p> <p>9.1.3 To provide for non-residential use that:</p> <ul style="list-style-type: none"> (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity, through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. <p>9.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p>	<p>IRZ 1 The Inner Residential Zone should be applied to urban residential areas that are connected to a reticulated water supply service, reticulated sewerage system, and a public stormwater system, and have been identified for higher density development where any of the following conditions exist:</p> <ul style="list-style-type: none"> (a) characterised by higher dwelling density with greater presence of non-housing activity; (b) proximity to activity centres with a range of services and facilities; or (c) located along high frequency public transport corridors. <p>IRZ 2 The Inner Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</p> <ul style="list-style-type: none"> (a) within the Inner Residential Zone in an interim planning scheme; or (b) within an equivalent zone under a section 29 planning scheme. <p>IRZ 3 The Inner Residential Zone should not be applied to land that is highly constrained by hazards, natural or cultural values or other impediments that will limit developing the land to higher densities.</p>

Zone	Zone Purpose	Zone Application Guidelines
<p>10.0 Low Density Residential Zone</p>  <p>Red 240, Green 128, Blue 128</p>	<p>The purpose of the Low Density Residential Zone is:</p> <p>10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.</p> <p>10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.</p> <p>10.1.3 To provide for Visitor Accommodation that is compatible with residential character.</p>	<p>LDRZ 1 The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist:</p> <ul style="list-style-type: none"> (a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints: <ul style="list-style-type: none"> (i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and (ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or (b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services; or (c) existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities. <p>LDRZ 2 The Low Density Residential Zone may be applied to areas within a Low Density Residential Zone in an interim planning scheme or a section 29 planning scheme to lots that are smaller than the allowable minimum lot size for the zone, and are in existing residential areas or settlements that do not have reticulated infrastructure services.</p> <p>LDRZ 3 The Low Density Residential Zone should not be applied for the purpose of protecting areas of important natural or landscape values.</p> <p>LDRZ 4 The Low Density Residential Zone should not be applied to land that is targeted for green-field development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.</p>

Zone	Zone Purpose	Zone Application Guidelines
<p>11.0</p> <p>Rural Living Zone</p>  <p>Red 255, Green 201, Blue 210</p>	<p>The purpose of the Rural Living Zone is:</p> <p>11.1.1 To provide for residential use or development in a rural setting where:</p> <p>(a) services are limited; or</p> <p>(b) existing natural and landscape values are to be retained.</p> <p>11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</p> <p>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.</p> <p>11.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p>	<p>RLZ 1 The Rural Living Zone should be applied to:</p> <p>(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</p> <p>(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,</p> <p>unless RLZ 4 below applies.</p> <p>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:</p> <p>(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</p> <p>(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 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.</p> <p>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 :</p> <p>(a) a reflection of the existing pattern and density of development within the rural living area; or</p> <p>(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.</p>

Zone	Zone Purpose	Zone Application Guidelines
		<p>RLZ 4 The Rural Living Zone should not be applied to land that:</p> <ul style="list-style-type: none"> (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.
<p>12.0 Village Zone</p>  <p>Red 255, Green 165, Blue 0</p>	<p>The purpose of the Village Zone is:</p> <p>12.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.</p> <p>12.1.2 To provide amenity for residents appropriate to the mixed use characteristics of the zone.</p>	<p>VZ 1 The Village Zone should be applied to land within rural settlements where the Urban Mixed Use Zone is not suitable and there is an unstructured mix of residential, commercial activities and community services and there is a strategic intention to maintain this mix.</p> <p>VZ 2 The Village Zone may be applied to land where the full range of reticulated infrastructure services are or are not available.</p> <p>VZ 3 The Village Zone may cover either:</p> <ul style="list-style-type: none"> (a) an entire settlement where the settlement is relatively small and no clear town centre exists or is intended to exist; or (b) part of a settlement where a high degree of use mix exists or is intended in the centre (otherwise refer to Local Business Zone) the remainder of the settlement may be zoned either General Residential or Low Density Residential depending on the characteristics of the settlement.

Zone	Zone Purpose	Zone Application Guidelines
		<p>VZ 4 The Village Zone should not be applied to existing rural settlements where a mix of uses does not exist or where there is no strategic intention to provide a mix of uses.</p>
<p>13.0 Urban Mixed Use Zone</p>  <p>Red 221, Green 221, Blue 221</p>	<p>The purpose of the Urban Mixed Use Zone is:</p> <p>13.1.1 To provide for a mix of residential, retail, community services and commercial activities in urban locations.</p> <p>13.1.2 To provide for a diverse range of use or development that are of a type and scale that support and do not compromise or distort the role of surrounding activity centres in the activity centre hierarchy.</p>	<p>UMUZ 1 The Urban Mixed Use Zone should be applied to land within urban settlements:</p> <ul style="list-style-type: none"> (a) which have an existing mix of uses, where no particular use dominates, and there is a strategic intention to maintain a mix of uses; or (b) where there is a strategic intention to create an area with a mix of uses where no particular use dominates. <p>UMUZ 2 The Urban Mixed Use Zone may be applied to urban areas:</p> <ul style="list-style-type: none"> (a) along high frequency public transport corridors or key transport hubs such as bus interchanges; or (b) areas intended for commercial, retail and residential activity with good access to high frequency public transport services. <p>UMUZ 3 The Urban Mixed Use Zone should not be applied to:</p> <ul style="list-style-type: none"> (a) commercial strips where commercial and retail activity is intended as the dominant activity (see business zones); (b) residential areas where residential use is intended as the dominant use (see residential zones); or (c) smaller rural settlements (see Village Zone).

Zone	Zone Purpose	Zone Application Guidelines
<p>14.0</p> <p>Local Business Zone</p>  <p>Red 143, Green 188, Blue 255</p>	<p>The purpose of the Local Business Zone is:</p> <p>14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.</p> <p>14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.</p> <p>14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.</p> <p>14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.</p>	<p>LBZ 1 The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</p> <ul style="list-style-type: none"> (a) local shopping strips; or (b) town centres for some smaller settlements. <p>LBZ 2 The Local Business Zone may be applied to:</p> <ul style="list-style-type: none"> (a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy; (b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and (c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy. <p>LBZ 3 The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</p> <p>LBZ 4 The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</p> <ul style="list-style-type: none"> (a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or (b) there is a strategic intention to expand the existing retail or business area in this locality 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.

Zone	Zone Purpose	Zone Application Guidelines
<p>15.0</p> <p>General Business Zone</p>  <p>Red 9, Green 109, Blue 255</p>	<p>The purpose of the General Business Zone is:</p> <p>15.1.1 To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania’s main suburban and rural centres.</p> <p>15.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.</p> <p>15.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.</p> <p>15.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.</p>	<p>GBZ 1 The General Business Zone should be applied to land within urban settlements that provides, or is intended to provide, for the business, commercial and community functions within Tasmania’s main suburban and rural town centres.</p> <p>GBZ 2 The General Business Zone may be applied to:</p> <ul style="list-style-type: none"> (a) Major Activity Centres, Rural Service Centres and the higher order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy; (b) Suburban Activity Centres and District Service Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and (c) the main retail and business areas of District Activity Centres in the activity centres description in the Cradle Coast Regional Land Use Strategy.

Zone	Zone Purpose	Zone Application Guidelines
<p>16.0</p> <p>Central Business Zone</p>  <p>Red 4, Green 50, Blue 154</p>	<p>The purpose of the Central Business Zone is:</p> <p>16.1.1 To provide for the concentration of the higher order business, retail, administrative, professional, community, and entertainment functions within Tasmania’s primary centres.</p> <p>16.1.2 To provide for a type and scale of use and development supports and does not compromise or distort the activity centre hierarchy.</p> <p>16.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.</p> <p>16.1.4 To encourage Residential and Visitor Accommodation use above ground floor level if it supports the viability of the activity centre and an active street frontage is maintained.</p>	<p>CBZ 1 The Central Business Zone should be applied to land within urban settlements that provides, or is intended to provide, for the key concentration of the higher-order business, retail, administrative, professional, community, and entertainment functions, within Tasmania’s primary activity centres that service the entire State, region or sub-region.</p> <p>CBZ 2 The Central Business Zone may be applied to:</p> <ul style="list-style-type: none"> (a) the Primary Activity Centre and the Principal Activity Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy; (b) the Principal Activity Centre in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and (c) the main retail and business areas of Regional Activity Centres in the activity centres description in the Cradle Coast Regional Land Use Strategy. <p><i>Note: The unique characteristics of the CBDs of Hobart or Launceston may warrant consideration of a Specific Area Plan subject to the requirements of section 32(4) of the Act.</i></p>

Zone	Zone Purpose	Zone Application Guidelines
<p>17.0 Commercial Zone</p>  <p>Red 181, Green 145, Blue 197</p>	<p>The purpose of the Commercial Zone is:</p> <p>17.1.1 To provide for retailing, service industries, storage and warehousing that require:</p> <p>(a) large floor or outdoor areas for the sale of goods or operational requirements; and</p> <p>(b) high levels of vehicle access and parking for customers.</p> <p>17.1.2 To provide for a mix of use development that supports and does not compromise or distort the role of other activity centres in the activity centre hierarchy.</p>	<p>CZ 1 The Commercial Zone should be applied to land within urban settlements that provides, or is intended to provide, for large floor area retailing (such as Bulky Goods Sales and Equipment and Machinery Sales and Service), service industry, low impact storage and warehousing, or other commercial use needs of the community that demand:</p> <p>(a) large floor or outdoor areas; and</p> <p>(b) high levels of vehicle access and car parking for customers.</p> <p>CZ 2 The spatial application of the Commercial Zone must ensure that it does not compromise the viability of the other retail and business centres located within the three business zones.</p> <p>CZ 3 The Commercial Zone should not be applied to land:</p> <p>(a) where the primary purpose is to provide for industrial purposes (see industrial zones); or</p> <p>(b) where the primary purpose is to provide for General Retail and Hire uses such as supermarkets, department stores or other variety stores (see business zones).</p>
<p>18.0 Light Industrial Zone</p>  <p>Red 176, Green 0, Blue 176</p>	<p>The purpose of the Light Industrial Zone is:</p> <p>18.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses.</p>	<p>LIZ 1 The Light Industrial Zone should be applied to land where there are likely to be minimal off site impacts.</p> <p>LIZ 2 The Light Industrial Zone should not be applied to individual, isolated industrial uses, unless:</p> <p>(a) they are a use, or are of a scale, that is more appropriate for the Light Industrial Zone and there is a strategic intention to maintain the use; or</p> <p>(b) there is a strategic intention to expand the existing industrial area in this locality 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.</p>

Zone	Zone Purpose	Zone Application Guidelines
	<p>18.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.</p>	<p>LIZ 3 The Light Industrial Zone should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities (see General Industrial Zone).</p> <p>LIZ 4 The Light Industrial Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, light industrial activities.</p>
<p>19.0 General Industrial Zone</p>  <p>Red 92, Green 0, Blue 92</p>	<p>The purpose of the General Industrial Zone is:</p> <p>19.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses.</p> <p>19.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.</p>	<p>GIZ 1 The General Industrial Zone should be applied to land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses. These are likely to include large industrial operations with actual or potential nearby off site impacts. These may be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts.</p> <p>GIZ 2 The General Industrial Zone should not directly adjoin land zoned for residential purposes unless:</p> <ul style="list-style-type: none"> (a) separated by physical buffers such as a major road; or (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses. <p>GIZ 3 The General Industrial Zone should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use.</p> <p>GIZ 4 The General Industrial Zone may be applied to land without connection to a reticulated sewerage system if:</p> <ul style="list-style-type: none"> (a) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses; (b) unnecessary for the intended industrial use; or

Zone	Zone Purpose	Zone Application Guidelines
		<p>(c) the area is capable of accommodating on-site waste water treatment systems suitable for the intended industrial use.</p> <p>GIZ 5 The General Industrial Zone may be applied to port and marine facilities that are directly linked to specific higher impact manufacturing, processing, repair, servicing or storage uses.</p> <p>GIZ 6 The General Industrial Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, industrial activities.</p>
<p>20.0</p> <p>Rural Zone</p>  <p>Red 228, Green 172, Blue 144</p>	<p>The purpose of the Rural Zone is:</p> <p>20.1.1 To provide for a range of use or development in a rural location:</p> <p>(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;</p> <p>(b) that requires a rural location for operational reasons;</p> <p>(c) is compatible with agricultural use if occurring on agricultural land;</p> <p>(d) minimises adverse impacts on surrounding uses.</p> <p>20.1.2 To minimise conversion of agricultural land for non-agricultural use.</p> <p>20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and</p>	<p>RZ 1 The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.</p> <p>RZ 2 The Rural Zone should only be applied after considering whether the land is suitable for the Agriculture Zone in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST.</p> <p>RZ 3 The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if:</p> <p>(a) it can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;</p> <p>(b) it can be demonstrated that there are significant constraints to agricultural use occurring on the land;</p> <p>(c) the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis;</p>

Zone	Zone Purpose	Zone Application Guidelines
	<p>does not compromise the function of surrounding settlements.</p>	<ul style="list-style-type: none"> (d) the land is identified for a strategically important use or development that is more appropriately located in the Rural Zone and is supported by strategic analysis; or (e) it can be demonstrated, by strategic analysis, that the Rural Zone is otherwise more appropriate for the land.

Zone	Zone Purpose	Zone Application Guidelines
<p>21.0</p> <p>Agriculture Zone</p>  <p>Red 179, Green 113, Blue 59</p>	<p>The purpose of the Agriculture Zone is:</p> <p>21.1.1 To provide for the use or development of land for agricultural use.</p> <p>21.1.2 To protect land for the use or development of agricultural use by minimising:</p> <p>(a) conflict with or interference from non-agricultural uses;</p> <p>(b) non-agricultural use or development that precludes the return of the land to agricultural use; and</p> <p>(c) use of land for non-agricultural use in irrigation districts.</p> <p>21.1.3 To provide for use or development that supports the use of the land for agricultural use.</p>	<p>AZ 1 The spatial application of the Agriculture Zone should be based on the land identified in the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST, while also having regard to:</p> <p>(a) any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which:</p> <p>(i) incorporates more recent or detailed analysis or mapping;</p> <p>(ii) better aligns with on-ground features; or</p> <p>(iii) addresses any anomalies or inaccuracies in the 'Land Potentially Suitable for Agriculture Zone' layer, and</p> <p>where appropriate, may be demonstrated in a report by a suitably qualified person, and is 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;</p> <p>(b) any other relevant data sets; and</p> <p>(c) any other strategic planning undertaken at a local or regional level 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.</p> <p>AZ 2 Land within the Significant Agriculture Zone in an interim planning scheme should be included in the Agriculture Zone unless considered for an alternate zoning under AZ 6.</p> <p>AZ 3 Titles highlighted as Potentially Constrained Criteria 2A, 2B or 3 in the 'Land Potentially Suitable for Agriculture Zone' layer may require further investigation as to their suitability for inclusion within the Agriculture Zone, having regard to:</p> <p>(a) existing land uses on the title and surrounding land;</p>

Zone	Zone Purpose	Zone Application Guidelines
		<ul style="list-style-type: none"> (b) whether the title is isolated from other agricultural land; (c) current ownership and whether the land is utilised in conjunction with other agricultural land; (d) the agricultural potential of the land; and (e) any analysis or mapping undertaken at a local or regional level 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. <p>AZ 4 The 'Potential Agricultural Land Initial Analysis' layer may assist in making judgements on the spatial application of Agriculture Zone, including, but not limited to:</p> <ul style="list-style-type: none"> (a) any titles that have or have not been included in the 'Land Potential Suitable for the Agriculture Zone' layer, including titles that are surrounded by land mapped as part of the LIST layer; (b) any titles highlighted as Potentially Constrained Criteria 2A, 2B or 3; (c) outlying titles that are either included or excluded within the 'Land Potential Suitable for the Agriculture Zone' layer; and (d) larger titles or those with extensive areas of native vegetation cover. <p>AZ 5 Titles may be split-zoned to align with areas potentially suitable for agriculture, and areas on the same title where agriculture is constrained. This may be appropriate for some larger titles.</p> <p>AZ 6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if:</p> <ul style="list-style-type: none"> (a) local or regional strategic analysis has identified or justifies the need for an alternate consistent with the relevant regional land use strategy, or supported by more detailed

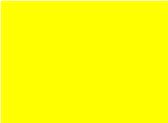
Zone	Zone Purpose	Zone Application Guidelines
		<p>local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;</p> <p>(b) for the identification and protection of a strategically important naturally occurring resource which requires an alternate zoning;</p> <p>(c) for the identification and protection of significant natural values, such as priority vegetation areas as defined in the Natural Assets Code, which require an alternate zoning, such as the Landscape Conservation Zone or Environmental Management Zone;</p> <p>(d) for the identification, provision or protection of strategically important uses that require an alternate zone; or</p> <p>(e) it can be demonstrated that:</p> <p style="padding-left: 40px;">(i) the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;</p> <p style="padding-left: 40px;">(ii) there are significant constraints to agricultural use occurring on the land; or</p> <p style="padding-left: 40px;">(iii) the Agriculture Zone is otherwise not appropriate for the land.</p> <p>AZ 7 Land not identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for inclusion within the Agriculture Zone if:</p> <p>(a) local or regional strategic analysis has identified the land as appropriate for the Agriculture Zone 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;</p> <p>(b) the land has similar characteristics to land mapped as suitable for the Agriculture Zone or forms part of a larger area of land used in conjunction with land mapped as suitable for the Agriculture Zone;</p>

Zone	Zone Purpose	Zone Application Guidelines
		<p>(c) it can be demonstrated that the Agriculture Zone is appropriate for the land based on its significance for agricultural use; or</p> <p>(d) it addresses any anomalies or inaccuracies in the 'Land Potentially Suitable for Agriculture Zone' layer, and</p> <p>having regard to the extent of the land identified in the 'Potential Agricultural Land Initial Analysis' layer.</p> <p><i>Note: Further details on the Agricultural Land Mapping Project can be found in the Agricultural Land Mapping Project: Background Report, April 2017, including the methodology used in generating the 'Land Potentially Suitable for Agriculture Zone' and the 'Potential Agricultural Land Initial Analysis' layers. The Background Report is available on the Department of Justice, Tasmanian planning reform website (www.justice.tas.gov.au/tasmanian_planning_reform).</i></p>
<p>22.0 Landscape Conservation Zone</p>  <p>Red 150, Green 146, Blue 0</p>	<p>The purpose of the Landscape Conservation Zone is:</p> <p>22.1.1 To provide for the protection, conservation and management of landscape values.</p> <p>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.</p>	<p>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.</p> <p>LCZ 2 The Landscape Conservation Zone may be applied to:</p> <p>(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;</p> <p>(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or</p> <p>(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.</p>

Zone	Zone Purpose	Zone Application Guidelines
		<p>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.</p> <p>LCZ 4 The Landscape Conservation Zone should not be applied to:</p> <ul style="list-style-type: none"> (a) land where the priority is for residential use and development (see Rural Living Zone); or (b) State-reserved land (see Environmental Management Zone). <p><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.</i></p> <p><i>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></p>
<p>23.0 Environmental Management Zone</p>  <p>Red 90, Green 89, Blue 45</p>	<p>The purpose of the Environmental Management Zone is:</p> <p>23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.</p> <p>23.1.2 To allow for compatible use or development where it is consistent with:</p>	<p>EMZ 1 The Environmental Management Zone should be applied to land with significant ecological, scientific, cultural or scenic values, such as:</p> <ul style="list-style-type: none"> (a) land reserved under the <i>Nature Conservation Act 2002</i>; (b) land within the Tasmanian Wilderness World Heritage Area; (c) riparian, littoral or coastal reserves; (d) Ramsar sites; (e) any other public land where the primary purpose is for the protection and conservation of such values; or

Zone	Zone Purpose	Zone Application Guidelines
	<p>(a) the protection, conservation and management of the values of the land; and</p> <p>(b) applicable reserved land management objectives and objectives of reserve management plans.</p>	<p>(f) any private land containing significant values identified for protection or conservation and where the intention is to limit use and development.</p> <p>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:</p> <p>(a) passive recreation opportunities (see Open Space Zone);</p> <p>(b) recreational facilities (see Recreation Zone);</p> <p>(c) large scale port and marine activities or facilities (see Port and Marine Zone);</p> <p>(d) industrial activities or facilities (see industrial zones); or</p> <p>(e) major utilities infrastructure (see Utilities Zone).</p> <p>EMZ 3 The Environmental Management Zone may be applied to land for water storage facilities directly associated with major utilities infrastructure, such as dams.</p> <p><i>Note: If the land seaward of the high water mark that is outside the municipal area is unzoned, the General Provision at clause 7.11 of the State Planning Provisions will be applicable for any use subject to section 7 of the Act. Clause 7.11 requires the consideration of the provisions of the zone that is closest to the site, or the provision of the zone from which the use or development extends.</i></p>
<p>24.0</p> <p>Major Tourism Zone</p>  <p>Red 129, Green 134, Blue 143</p>	<p>The purpose of the Major Tourism Zone is:</p> <p>24.1.1 To provide for large scale tourist facilities which include a range of use and development.</p> <p>24.1.2 To provide for compatible use and development that complements or</p>	<p>MTZ 1 The Major Tourism Zone should be applied to land that is, or intended, for major tourism developments with a range of facilities which, due to their scale and complexity, are best managed through a specific tourism zoning.</p> <p>MTZ 2 The Major Tourism Zone should only be applied to land if:</p> <p>(a) it is within the Major Tourism Zone in an interim planning scheme and the strategic intention for the site is consistent with the zone purpose; or</p>

Zone	Zone Purpose	Zone Application Guidelines
	<p>enhances the tourist facilities on the site.</p> <p>24.1.3 To provide for development that does not unreasonably impact on surrounding areas.</p> <p>24.1.4 To ensure that any commercial uses support the tourist purpose of the site and do not compromise or distort the role of existing activity centres.</p>	<p>(b) justification has been provided for the zone 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.</p> <p>MTZ 3 The Major Tourism Zone should not be applied to land that is:</p> <p>(a) only intended for a single use (e.g. Visitor Accommodation); or</p> <p>(b) only intended as small-scale sites that can be more appropriately managed through an alternate zoning.</p> <p><i>Note: Major tourism developments with unique characteristics that differ significantly to the Major Tourism Zone purpose may be more appropriately located within a Particular Purpose Zone.</i></p>
<p>25.0</p> <p>Port and Marine Zone</p>  <p>Red 0, Green 244, Blue 238</p>	<p>The purpose of the Port and Marine Zone is:</p> <p>25.1.1 To provide for major port and marine activity related to shipping and other associated transport facilities and supply and storage.</p> <p>25.1.2 To provide for use or development that supports and does not adversely impact on port and marine activities.</p>	<p>PMZ 1 The Port and Marine Zone should be applied to land that is used for large scale port and marine activity, including proclaimed wharf areas as described under section 11(7) of the <i>Land Use Planning and Approvals Act 1993</i>.</p> <p>PMZ 2 The Port and Marine Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, large scale port and marine activities or facilities.</p> <p>PMZ 3 The Port and Marine Zone should not be applied to land only intended for small scale or minor port and marine facilities, such as boat ramps, or small scale marinas or jetties.</p>

Zone	Zone Purpose	Zone Application Guidelines
<p>26.0</p> <p>Utilities Zone</p>  <p>Red 255, Green 255, Blue 0</p>	<p>The purpose of the Utilities Zone to:</p> <p>26.1.1 To provide land for major utilities installations and corridors.</p> <p>26.1.2 To provide for other compatible uses where they do not adversely impact on the utility.</p>	<p>UZ 1 The Utilities Zone should be applied to land that is used, or intended to be used, for major utilities infrastructure, including:</p> <ul style="list-style-type: none"> (a) category 1, 2, 3, 4 and 5 roads as defined in the <i>Tasmanian State Road Hierarchy</i> published by the Tasmanian Department of State Growth; (b) any listed major local roads; (c) future road corridors for major local and all State roads; (d) energy production facilities, such as power stations, and major electricity substation facilities; (e) waste water treatment plants; or (f) rail corridors. <p>UZ 2 The application of the Utilities Zone to category 1, 2, 3, 4 or 5 roads as defined in the <i>Tasmanian State Road Hierarchy</i> should be based on the 'State Road Casement' layer published on the LIST.</p> <p>UZ 3 The Utilities Zone may be applied to land that provides, or is intended to provide, for major waste transfer stations, recycling depots or refuse disposal sites.</p> <p>UZ 4 The Utilities Zone may be applied to land for water storage facilities for the purposes of water supply directly associated with major utilities infrastructure, such as dams or reservoirs.</p> <p>UZ 5 The Utilities Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, port and marine activities or facilities.</p> <p>UZ 6 The Utilities Zone should not be used for minor utilities or underground utilities as these are more appropriately contained with the surrounding zone to which it is located.</p> <p><i>Note: Major airport facilities may be more appropriately located within a Particular Purpose Zone</i></p>

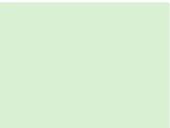
Zone	Zone Purpose	Zone Application Guidelines
<p>27.0 Community Purpose Zone</p>  <p>Red 255, Green 255, Blue 192</p>	<p>The purpose of the Community Purposes Zone is:</p> <p>27.1.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities.</p> <p>27.1.2 To encourage multi-purpose, flexible and adaptable social infrastructure.</p>	<p>CPZ 1 The Community Purpose Zone should be applied to land that provides, or is intended to provide, for key community facilities and services, including:</p> <ul style="list-style-type: none"> (a) schools, tertiary institutions or other education facilities; (b) medical centres, hospital services or other care-based facilities; (c) emergency services facilities; or (d) large community halls, places of worship or other key community or cultural facilities. <p>CPZ 2 Some community facilities and services may be zoned the same as the surrounding zone, such as a residential or business zone, if the zone is appropriate for the nature or scale of the intended use, such as a small scale place of worship, public hall, community centre or neighbourhood centre.</p> <p><i>Note: Major community facilities and services, such as tertiary educational facilities and hospital services, with unique characteristics may be more appropriately located within a Particular Purpose Zone.</i></p>
<p>28.0 Recreation Zone</p>  <p>Red 50, Green 226, Blue 27</p>	<p>The purpose of the Recreation Zone is:</p> <p>28.1.1 To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.</p> <p>28.1.2 To provide for complementary uses that do not impact adversely on the recreational use of the land.</p>	<p>RecZ 1 The Recreation Zone should be applied to land that is, or is intended to be, used for active or organised recreational purposes, including:</p> <ul style="list-style-type: none"> (a) sporting grounds and facilities; (b) golf courses; (c) racecourses; and (d) major sporting facilities. <p>RecZ 2 The Recreation Zone may be applied to either public or privately owned land.</p> <p>RecZ 3 The Recreation Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, recreational facilities.</p>

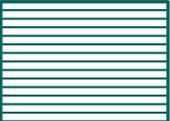
Zone	Zone Purpose	Zone Application Guidelines
	28.1.3 To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.	RecZ 4 The Recreation Zone should not be used for open space areas or land predominantly intended for passive recreation (see Open Space Zone).
29.0 Open Space Zone  Red 51, Green 153, Blue 102	The purpose of the Open Space Zone is: 29.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity. 29.1.2 To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.	OSZ 1 The Open Space Zone should be applied to land that provides, or is intended to provide, for the open space needs of the community, including land identified for: (a) passive recreational opportunities; or (b) natural or landscape amenity within an urban setting. OSZ 2 The Open Space Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, passive recreation opportunities. OSZ 3 The Open Space Zone should generally only be applied to public land, but may be applied to privately owned land if it has been strategically identified for open space purposes. OSZ 4 The Open Space Zone should not be applied to land: (a) with significant natural values (see Environmental Management Zone); or (b) with, or intended for, formal recreational facilities, such as sporting grounds, golf courses, racecourses or major sporting facilities (see Recreation Zone).
30.0 Future Urban Zone  Red 255, Green 135, Blue 75	The purpose of the Future Urban Zone is: 30.1.1 To identify land intended for future urban use and development. 30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.	FUZ 1 The Future Urban Zone should be applied to land identified for future urban development to protect the land from use or development that may compromise its future development, 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. FUZ 2 The Future Urban Zone should be applied to land within an interim planning scheme Particular Purpose Zone which provides for the identification of future urban land.

Zone	Zone Purpose	Zone Application Guidelines
	30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.	<p>FUZ 3 The Future Urban Zone may be applied to land identified in an interim planning scheme code or specific area plan overlay which provides for future urban land.</p> <p>FUZ 4 The Future Urban Zone may be applied to sites or areas that require further structure or master planning before its release for urban development.</p>
<p>PX.0 Particular Purpose Zone</p>  <p>Red 255, Green 33, Blue 118</p>		<p>PPZ 1 A Particular Purpose Zone (PPZ) may be applied to a particular area of land where the intended planning outcomes cannot be achieved through the application of one or more State Planning Provision zones. It may be applied to land that provides major facilities or sites which require a unique or tailored approach to both use and development standards, such as a university campus, or major hospital site.</p> <p><i>Note: A new PPZ must meet a requirement of section 32(4) of the Act.</i></p>

6.0 Code Application

Code	Code Purpose	Code Application Guidelines
<p>C1.0 Signs Code</p>	<p>The purpose of the Signs Code is:</p> <p>C1.1.1 To provide for appropriate advertising and display of information for business and community activity.</p> <p>C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.</p> <p>C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.</p>	<p>There are no overlays applicable to operation of the Signs Code however, the allowable sign types and development standards relate to the zones in which they occur.</p>
<p>C2.0 Parking and Sustainable Transport Code</p> <p>Parking precinct plan</p>  <p>Red 194, Green 165, Blue 207</p>	<p>The purpose of the Parking and Sustainable Transport Code is:</p> <p>C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.</p> <p>C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.</p>	<p>Overview</p> <p>The Parking and Sustainable Transport Code enables the identification of two overlays for:</p> <ul style="list-style-type: none"> • a parking precinct plan; and • pedestrian priority streets. <p>Guidelines for applying the Parking and Sustainable Transport Code overlays</p> <p>PSTC 1 A parking precinct plan overlay may be applied to an area where the intention is to reduce the amount of on-site car parking. This may apply to a specific area such as a main activity centre (e.g. parts of a CBD) or to key development sites (e.g. hospitals).</p> <p>PSTC 2 A pedestrian priority street overlay may be applied to a road where pedestrian movement and activity are to take priority over siting of vehicle parking and access to facilitate active</p>

Code	Code Purpose	Code Application Guidelines
<p>Pedestrian priority street</p>  <p>Red 123, Green 50, Blue 148</p>	<p>C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.</p> <p>C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.</p> <p>C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.</p> <p>C2.1.6 To provide for parking precincts and pedestrian priority streets.</p>	<p>street frontages. These may apply to a specific area such as key streets within the main business or retail areas.</p>
<p>C3.0</p> <p>Road and Railway Assets Code</p> <p>Road or railway attenuation area</p>  <p>Red 217, Green 240, Blue 211</p> <p>Future major road</p>	<p>The purpose of the Road and Railway Assets Code is:</p> <p>C3.1.1 To protect the safety and efficiency of the road and railway networks; and</p> <p>C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.</p>	<p>Overview</p> <p>The Road and Railway Asset Codes enables the identification of three overlays for:</p> <ul style="list-style-type: none"> • a road or railway attenuation area; • future major road; and • future railway. <p>A road or railway attenuation area applies to land within a relevant overlay, or, in the absence of an overlay, to land within 50m of the boundary of:</p> <ul style="list-style-type: none"> • a major road with a speed limit above 60km/h; • the rail network; • a future major road; or • a future railway.

Code	Code Purpose	Code Application Guidelines
 <p>Red 127, Green 191, Blue 123</p> <p>Future major railway</p>  <p>Red 27, Green 120, Blue 55</p>		<p>The code also provides for future major roads and future railways to be shown as an overlay to assist with application of the provisions.</p> <p>Guidelines for applying the Road and Railway Assets Code overlays</p> <p>RRAC 1 A road or railway attenuation area overlay may be applied to provide appropriate buffers around existing major roads or railways or future major roads or railways as an alternative to the 50m attenuation area specified in the definition to take account of local circumstances, such as:</p> <ul style="list-style-type: none"> (a) the characteristics of the road or railway; (b) the topography of the surrounding area; (c) the surrounding use or development; or (d) any existing attenuation measures or buffers. <p>RRAC2 A future major road overlay or a future railway overlay must be applied to land intended for such purposes.</p>
<p>C4.0</p> <p>Electricity Transmission Infrastructure Protection Code</p> <p>Communications station buffer area</p>  <p>Red 1, Green 102,</p>	<p>The purpose of the Electricity Transmission Infrastructure Protection Code is:</p> <p>C4.1.1 To protect use and development against hazards associated with proximity to electricity transmission infrastructure.</p> <p>C4.1.2 To ensure that use and development near existing and future electricity transmission infrastructure does not</p>	<p>Overview</p> <p>The Electricity Transmission Infrastructure Protection Code applies to land within the following overlays:</p> <ul style="list-style-type: none"> • electricity transmission corridor overlay; • communications station buffer area overlay; or • substation facility buffer area overlay. <p>The electricity transmission corridor overlay covers land within:</p> <ul style="list-style-type: none"> • a specified distance either side of existing overhead transmission lines;

Code	Code Purpose	Code Application Guidelines
<p>Blue 94</p> <p>Electricity transmission corridor</p>  <p>Red 199, Green 234, Blue 229</p> <p>Inner protection area</p>  <p>Red 90, Green 180, Blue 172</p> <p>Substation facility</p>  <p>Red 216, Green 179, Blue 101</p> <p>Substation facility buffer area</p>	<p>adversely affect the safe and reliable operation of that infrastructure.</p> <p>C4.1.3 To maintain future opportunities for electricity transmission infrastructure.</p>	<ul style="list-style-type: none"> • a specified distance either side of existing underground cabling for electricity transmission; or • a specified distance from the edge of an easement established by unregistered wayleave agreement under the <i>Electricity Wayleaves and Easements Act 2000</i> and regardless of whether containing existing infrastructure or not, whichever is the greater. <p>The substation facility buffer area overlay extends 65m from the title, lease or licence boundary of all 110kV and 220kV substations. The communications station buffer area overlay extends 55m from the centre of the tower of TasNetworks communications stations.</p> <p>The code also includes two further overlays that assist with the interpretation of the exemptions and development standards. These include the:</p> <ul style="list-style-type: none"> • inner protection area overlay, which is contained within the electricity transmission corridor overlay; and • substation facility overlay, which identifies the location of substation facilities that are subject to the substation facility buffer area overlay. <p>The overlays for the code have been prepared by TasNetworks and are published on the LIST.</p> <p>Guidelines for applying the Electricity Transmission Infrastructure Protection Code overlays</p> <p>ETIPC 1 The following overlays must be included for the application of the Electricity Transmission Infrastructure Protection Code in accordance with the overlay maps produced by TasNetworks:</p> <ol style="list-style-type: none"> (a) communications station buffer area overlay; (b) electricity transmission corridor overlay;

Code	Code Purpose	Code Application Guidelines
 <p data-bbox="107 400 338 464">Red 140, Green 81, Blue 10</p>		<p data-bbox="1070 256 1487 288">(c) inner protection area overlay;</p> <p data-bbox="1070 309 1491 341">(d) substation facility overlay; and</p> <p data-bbox="1070 362 1581 394">(e) substation facility buffer area overlay,</p> <p data-bbox="1070 432 1760 464">unless modified to address any anomalies or inaccuracies.</p>
<p data-bbox="107 504 338 616">C5.0 Telecommunications Code</p>	<p data-bbox="371 504 927 568">The purpose of the Telecommunications Code is:</p> <p data-bbox="371 595 887 699">C5.1.1 To provide for telecommunication networks as a service for the community.</p> <p data-bbox="371 722 846 786">C5.1.2 To ensure that facilities are co-located where practicable.</p> <p data-bbox="371 810 909 914">C5.1.3 To ensure that facilities use mitigation measures to avoid an unreasonable loss of visual amenity.</p>	<p data-bbox="954 504 1906 536">There are no overlays applicable to operation of the Telecommunications Code.</p>

Code	Code Purpose	Code Application Guidelines
<p>C6.0</p> <p>Local Historic Heritage Code</p> <p>Local heritage place</p>  <p>Red 230, Green 245, Blue 208</p> <p>Local heritage precinct</p>  <p>Red 161, Green 215, Blue 106</p> <p>Local historic landscape precinct</p>  <p>Red 197, Green 27, Blue 125</p>	<p>The purpose of the Local Historic Heritage Code is:</p> <p>C6.1.1 To recognise and protect the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential and significant trees by regulating development that may impact on their values, features and characteristics.</p>	<p>Overview</p> <p>The Local Historic Heritage Code aims to recognise and protect the local historic heritage significance of local heritage places, heritage precincts, historic landscape precincts and places or precincts of archaeological potential, as well as significant trees, by regulating development that may impact on their values, features and characteristics.</p> <p>The Local Historic Heritage Code applies to development only, not use. Internal buildings and works are exempt from requiring a planning permit under clause 4.3.2 of the SPPs.</p> <p>The Local Historic Heritage Code does not apply to a registered place entered on the Tasmanian Heritage Register (THR). Some sites may have dual listings for mutually exclusive parts of the same lot or lots, therefore, the code does not apply to that part of the site listed on the THR, unless for the lopping, pruning, removal or destruction of a significant tree as defined in the code.</p> <p>Guidelines for applying the Local Historic Heritage Code</p> <p>LHHC 1 THR places may be listed as local heritage places in the Code list (Table C6.1).</p> <p><i>Note: Inclusion of THR places in the LPS local heritage places list provides for the automatic application of the Local Historic Heritage Code to such places if they are de-listed from the THR in the future. The Local Historic Heritage Code will not apply to any THR places if they are included on the LPS code list while they remain listed on the THR, unless for the lopping, pruning, removal or destruction of a significant tree as defined in the code.</i></p> <p>LHHC 2 If the planning authority has local historic landscape precincts, local heritage precincts, or places or precincts of archaeological potential, within its municipal area, the LPS must include an overlay map showing these places or precincts for the application of the code.</p>

Code	Code Purpose	Code Application Guidelines
<p>Place or precinct or archaeological potential</p>  <p>Red 233, Green 163, Blue 201</p> <p>Significant trees</p>  <p>Red 77, Green 146, Blue 33</p>		<p>LHHC 3 Each LPS may contain an overlay map showing local heritage places for the application of the Local Historic Heritage Code.</p> <p>LHHC 4 Each LPS may contain an overlay map showing significant trees, for the application of the Local Historic Heritage Code.</p> <p>LHHC 5 If including a statement of significance in Table C6.1, C6.2 or C6.3 the information included in the right hand column (titled 'Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values') must address the significance of each place and its historic heritage values, as set out in the definition for local historic heritage significance in the code.</p> <p>The statement of local historic heritage significance must incorporate the historic heritage values of the place.</p> <p>The information may be set out in the table or appear in a separate datasheet. All external documents must be listed in the LPS's Applied, Adopted or Incorporated Documents table.</p> <p><i>Note: Transitioning of existing heritage lists is addressed in Minister's Advisory Statement - Transitional Arrangements for Existing Provisions, 23 June 2017 and is subject to the transitional provisions under Clause 8D, Schedule 6 of the Act.</i></p>
<p>C7.0</p> <p>Natural Assets Code</p> <p>Waterway and coastal protection area</p>	<p>The purpose of the Natural Assets Code is:</p> <p>C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological</p>	<p>Overview</p> <p>The Natural Assets Code applies to land within the following overlays:</p> <ul style="list-style-type: none"> • waterway and coastal protection area; • future coastal refugia area; and

Code	Code Purpose	Code Application Guidelines
 <p>Red 141, Green 160, Blue 203</p> <p>Future coastal refugia area</p>  <p>Red 252, Green 141, Blue 98</p> <p>Priority vegetation area</p>  <p>Red 102, Green 194, Blue 165</p>	<p>function of watercourses, wetlands and lakes.</p> <p>C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.</p> <p>C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.</p> <p>C7.1.4 To minimise impacts on identified priority vegetation.</p> <p>C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.</p>	<ul style="list-style-type: none"> • priority vegetation area. <p>The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.</p> <p>The future coastal refugia area overlay is applied to land identified for the protection of land for the landward retreat of coastal habitats, such as saltmarshes and tidal wetlands, which have been identified as at risk from predicted sea level rise.</p> <p>The priority vegetation area overlay is intended for native vegetation that:</p> <ul style="list-style-type: none"> • forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the <i>Nature Conservation Act 2002</i>; • is a threatened flora species; • forms a significant habitat for a threatened fauna species; or • has been identified as native vegetation of local importance. <p>Guidelines for applying the Natural Assets Code overlays</p> <p><i>Waterway and Coastal Protection Area Overlay</i></p> <p>A ‘Waterway and Coastal Protection Area Guidance Map’ (guidance map) has been prepared and published on the LIST to provide guidance for preparing the waterway and coastal protection area overlay. The guidance map identifies the relevant buffer distances for the overlay based on the class of watercourse and the type of wetland.</p>

Code	Code Purpose	Code Application Guidelines
		<p>NAC 1 The waterway and coastal protection area overlay should be derived from the guidance map.</p> <p>NAC 2 To assist with the interpretation of the Natural Assets Code, the waterway and coastal protection area overlay metadata may indicate whether it relates to a watercourse, along with the class of watercourse, or a wetland, along with the type of wetland, as per the definition of 'waterway and coastal protection area' in the code. This can be derived from the guidance map by measurement of the buffers applied in the guidance map and cross-referencing with the distances specified in Table 1 in the definition of 'waterway and coastal protection area' in the Natural Assets Code for the relevant watercourse or wetland.</p> <p><i>Note: The watercourses in the guidance map have either been mapped as lines or polygons, and the buffer distance measured from these. For those watercourses mapped as lines, the buffer distances need to be measured from the centre line of the watercourse in determining the class of the watercourse.</i></p> <p>NAC 3 The waterway and coastal protection area overlay may include modifications to the areas depicted on the guidance map to:</p> <ul style="list-style-type: none"> (a) address any anomalies or inaccuracies in the guidance map; (b) identify a larger area if demonstrated as necessary to protect identified natural assets associated with the waterway and coastal protection area; (c) make any adjustments to align with the definition of 'waterway and coastal protection area' in the Natural Assets Code, such as removing piped watercourses or piped drainage lines; (d) remove areas of existing development, particularly within urban areas; or (e) to include Ramsar wetlands within the overlay area. <p><i>Future Coastal Refugia Area Overlay</i></p>

Code	Code Purpose	Code Application Guidelines												
		<p>A 'Future Coastal Refugia Area Guidance Map' (guidance map) has been prepared and published on the LIST to provide guidance for preparing the future coastal refugia area overlay.</p> <p>The guidance map provides guidance for mapping the future coastal refugia area overlay by identifying potential future coastal saltmarsh and tidal wetland areas based on the Department of Premier and Cabinet (DPAC) predicted sea level rise and 1% AEP storm surge height mapping for 2100, including areas with and without LiDAR coverage.</p> <p>The guidance map categorises the land in accordance with the current interim planning schemes (IPS) and <i>Flinders Planning Scheme 2000</i> (FPS 2000) zones (see Table NAC 1) for the purposes of mapping the future coastal refugia area overlay.</p> <p>Table NAC 1: Future Coastal Refugia Area Guidance Map IPS and FPS 2000 zone categories</p> <table border="1" data-bbox="987 754 2130 1385"> <thead> <tr> <th data-bbox="994 759 1364 807">Zone Category</th> <th data-bbox="1368 759 1722 807">Interim Planning Scheme</th> <th data-bbox="1727 759 2123 807">Flinders Planning Scheme 2000</th> </tr> </thead> <tbody> <tr> <td data-bbox="994 810 1364 1062">Compatible Zone</td> <td data-bbox="1368 810 1722 1062">Rural Resource Zone Significant Agriculture Zone Open Space Zone Environmental Management Zone</td> <td data-bbox="1727 810 2123 1062">Rural Zone Environmental Management and Recreation Zone</td> </tr> <tr> <td data-bbox="994 1066 1364 1169">Special Consideration Zone</td> <td data-bbox="1368 1066 1722 1169">Rural Living Zone Environmental Living Zone</td> <td data-bbox="1727 1066 2123 1169">Rural Residential Zone</td> </tr> <tr> <td data-bbox="994 1173 1364 1380">Case by Case Consideration Zone</td> <td data-bbox="1368 1173 1722 1380">Utilities Zone Major Tourism Zone Community Purpose Zone Recreation Zone</td> <td data-bbox="1727 1173 2123 1380">Public Purpose Zone</td> </tr> </tbody> </table>	Zone Category	Interim Planning Scheme	Flinders Planning Scheme 2000	Compatible Zone	Rural Resource Zone Significant Agriculture Zone Open Space Zone Environmental Management Zone	Rural Zone Environmental Management and Recreation Zone	Special Consideration Zone	Rural Living Zone Environmental Living Zone	Rural Residential Zone	Case by Case Consideration Zone	Utilities Zone Major Tourism Zone Community Purpose Zone Recreation Zone	Public Purpose Zone
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Code	Code Purpose	Code Application Guidelines		
		<p>Incompatible Zone</p>	<p>Particular Purpose Zone</p> <p>General Residential Zone Inner Residential Zone Low Density Residential Zone Village Zone Urban Mixed Use Zone Local Business Zone General Business Zone Central Business Zone Commercial Zone Light Industrial Zone General Industrial Zone Port and Marine Zone</p>	<p>Residential Zone Low Density Residential Zone Commercial Zone Village Zone Port Zone</p>
		<p>NAC 4 The future coastal refugia area overlay may include modifications to the areas depicted in the guidance map to:</p> <ul style="list-style-type: none"> (a) address any anomalies or inaccuracies in the guidance map, particularly areas that are located within an area with no LiDAR coverage; (b) identify a larger area if demonstrated as necessary to protect identified future coastal refugia areas, such as mobile and other sensitive coastal habitats and existing saltmarshes and tidal wetlands; or 		

Code	Code Purpose	Code Application Guidelines
		<p>(c) remove an area if it is demonstrated that the application of the future coastal refugia area will constrain the future use and development of existing habitable buildings, major infrastructure, key community facilities and services and the like.</p> <p>NAC 5 The accuracy of the areas with no LiDAR coverage that are mapped in the guidance map is uncertain. These areas may be expanded or reduced to reflect the extent of potential future saltmarshes and tidal wetlands. <i>Note: Anomalies in the future coastal refugia area guidance map are identified in Information Sheet – Clarification on Future Coastal Refugia Area Guidance Map, December 2017, issued by Department of Justice, Planning Policy Unit.</i></p> <p>NAC 6 The future coastal refugia area overlay should be derived from the guidance map, with the following considerations:</p> <p>(a) the future coastal refugia area overlay should not be applied to land that is currently within an incompatible zone, unless:</p> <p>(i) it is intended to provide an alternate zoning for the land in order to protect the future coastal refugia area; or</p> <p>(ii) the land is intended for open space purposes within that zone.</p> <p>(b) the future coastal refugia area overlay may be applied to land that is currently within a special consideration zone if:</p> <p>(i) it is intended to apply the Landscape Conservation Zone, Rural Living C Zone, Rural Living D Zone, or any other zone that is compatible with the overlay; or</p> <p>(ii) it is demonstrated that the application of the future coastal refugia area will not constrain the future use and development of existing habitable buildings, major infrastructure, key community facilities and services and the like.</p> <p>(c) the future coastal refugia area overlay may be applied to land that is currently within a case-by-case consideration zone if:</p>

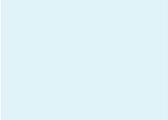
Code	Code Purpose	Code Application Guidelines
		<p>(i) the application of the future coastal refugia area overlay is compatible with the purpose of the zone; or</p> <p>(ii) the application of the future coastal refugia area overlay will not significantly impact on the existing development on the land.</p> <p>(d) the future coastal refugia area overlay should be applied to land that is currently within a compatible zone if it is demonstrated that the application of the future coastal refugia area will not constrain the future use and development of existing habitable buildings, major infrastructure, key community facilities and services and the like.</p> <p><i>Priority Vegetation Area Overlay</i></p> <p>NAC 7 The priority vegetation area overlay must include threatened native vegetation communities as identified in TASVEG Version 3 mapping, as published on the Department of Primary Industries, Parks, Water and the Environment’s (DPIPWE) website and available on the LIST.</p> <p>NAC 8 For the purposes of applying the priority vegetation area overlay to land containing threatened flora species, any areas mapped within the overlay should be derived from or based on the threatened flora data from the Natural Values Atlas as published DPIPWE’s website and available on the LIST.</p> <p>NAC 9 In applying the priority vegetation area overlay for threatened flora species, the overlay map may include an area around recorded occurrences of threatened flora species to identify areas of potential occurrence based on field verification, analysis or mapping undertaken by, or on behalf of, the planning authority.</p> <p>NAC 10 For the purposes of applying the priority vegetation area overlay to land containing significant habitat for threatened fauna species, any areas identified as significant habitat</p>

Code	Code Purpose	Code Application Guidelines
		<p>should be based on the threatened fauna data from the Natural Values Atlas, as published on DPIPWE’s website.</p> <p>NAC 11 The priority vegetation area overlay may be based on field verification, analysis or mapping undertaken by, or on behalf of, the planning authority to:</p> <ul style="list-style-type: none"> (a) address any anomalies or inaccuracies in the mapping and data in clauses NAC 7, NAC 8 and NAC 10 above; or (b) provide more recent or detailed local assessment of the mapping and data in clauses NAC 7, NAC 8 and NAC 10 above. <p>NAC 12 The priority vegetation area overlay may include areas of native vegetation which have been identified as being of local importance based on field verification, analysis or mapping undertaken by, or on behalf of, the planning authority. Identification of these areas may be assisted by datasets or spatial products identified by DPIPWE.</p> <p>NAC 13 A priority vegetation area should not be shown on the overlay map for land that is within the:</p> <ul style="list-style-type: none"> (a) Inner Residential Zone; (b) Village Zone; (c) Urban Mixed Use Zone; (d) Local Business Zone; (e) General Business Zone; (f) Central Business Zone; (g) Commercial Zone; (h) Light Industrial Zone;

Code	Code Purpose	Code Application Guidelines
		<ul style="list-style-type: none">(i) General Industrial Zone;(j) Agriculture Zone; or(k) Port and Marine Zone.

Code	Code Purpose	Code Application Guidelines
<p>C8.0</p> <p>Scenic Protection Code</p> <p>Scenic protection area</p>  <p>Red 117, Green 107, Blue 177</p> <p>Scenic road corridor</p>  <p>Red 188, Green 189, Blue 220</p>	<p>The purpose of the Scenic Protection Code is:</p> <p>C8.1.1 To recognise and protect landscapes that are identified as important for their scenic values.</p>	<p>Overview</p> <p>The Scenic Protection Code applies to land shown within a:</p> <ul style="list-style-type: none"> • scenic protection area overlay; or • scenic road corridor overlay. <p>The code provides for individual scenic protection areas and scenic road corridors to be listed in the LPSs and for the specific scenic values and management objectives to be identified. The articulation of specific scenic values and management objectives allow for greater guidance in the assessment of discretionary applications against the code.</p> <p>Guidelines for applying the Scenic Protection Code overlays</p> <p>SPC 1 The scenic protection area overlay and the scenic road corridor overlay may be applied to land identified at the local or regional level as important for the protection of scenic values. These may include areas:</p> <ol style="list-style-type: none"> (a) containing significant native vegetation or bushland areas with important scenic values (such as skyline areas); or (b) identified for their significant scenic views. <p>SPC 2 The scenic protection area overlay and the scenic road corridor overlay should be justified as having significant scenic values requiring protection from inappropriate development that would or may diminish those values.</p> <p>SPC 3 The scenic protection area and the scenic road corridor may only be shown on the overlay map for the following zones:</p> <ol style="list-style-type: none"> (a) Rural Living Zone;

Code	Code Purpose	Code Application Guidelines
		<ul style="list-style-type: none"> (b) Rural Zone; (c) Agriculture Zone; (d) Landscape Conservation Zone; (e) Environmental Management Zone; or (f) Open Space Zone.
<p>C9.0</p> <p>Attenuation Code</p> <p>Attenuation area</p>  <p>Red 27, Green 158, Blue 119</p>	<p>The purpose of the Attenuation Code is:</p> <p>C9.1.1 To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions</p> <p>C9.1.2 To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.</p>	<p>Overview</p> <p>The Attenuation Code provides for an attenuation area overlay to be applied around existing activities as a variation to the generic attenuation distances specified in the Tables. An attenuation area depicted by an overlay prevails over the generic attenuation distances specified in the Tables.</p> <p>Guidelines for applying an Attenuation Area overlay</p> <p>AC 1 An attenuation area overlay may be applied to an existing activity listed in Tables C9.1 or C9.2 of the Attenuation Code as a variation to the generic attenuation distances to take account of local circumstances, such as:</p> <ul style="list-style-type: none"> (a) the characteristics of the activity; (b) the topography of the surrounding area; (c) the surrounding land uses or zones; or (d) any existing attenuation measures or buffers. <p>AC 2 Any new attenuation area overlay for an existing activity listed in Tables C9.1 or C9.2, which does not align with an equivalent overlay contained in an interim planning scheme or section 29 planning scheme, must be justified by a suitably qualified person. The</p>

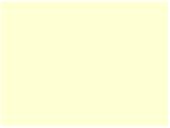
Code	Code Purpose	Code Application Guidelines
		attenuation area overlay may apply to an area larger or smaller than the generic attenuation distances specified for the relevant activity.
<p>C10.0 Coastal Erosion Hazard Code</p> <p>Coastal erosion investigation area</p>  <p>Red 224, Green 243, Blue 248</p> <p>Low coastal erosion hazard band</p>  <p>Red 254, Green 224, Blue 144</p> <p>Medium coastal erosion hazard band</p>	<p>The purpose of the Coastal Erosion Hazard Code is:</p> <p>C10.1.1 To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that:</p> <ul style="list-style-type: none"> (a) people, property and infrastructure are not exposed to an unacceptable level of risk; (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; (c) it does not increase the risk from coastal erosion to other land or public infrastructure; and (d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land. 	<p>Overview</p> <p>The Coastal Erosion Hazard Code is applied by reference to the coastal erosion hazard area overlay, which includes land within the three coastal erosion hazard bands (low, medium or high) or within a coastal erosion investigation area.</p> <p>The Department of Premier and Cabinet (DPAC), Office of Security and Emergency Management prepared the coastal erosion hazard area overlay as part of the Mitigating Natural Hazards through Land Use Planning Project, which includes the three coastal erosion hazard bands and the coastal erosion investigation area. This overlay is available as a layer on the LIST and is titled 'Coastal Erosion Hazard Bands 20161201'.</p> <p>A coastal erosion investigation area is land shown on the overlay map as within a coastal erosion investigation area. This corresponds with areas with a lack of current data to be able to accurately determine the hazard band. A site assessment of the shoreline is required to determine the applicable hazard band for these areas.</p> <p>The code may also be applied to land outside the mapped overlay area if the planning authority reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone. This ability to 'call-in' an application on land outside the mapped overlay areas is necessary to address the requirements in the <i>State Coastal Policy 1996</i> for actively mobile landforms, namely outcome 1.4.2.</p> <p>Guidelines for applying the Coastal Erosion Hazard Area overlay</p> <p>CEHC 1 The coastal erosion hazard area overlay must include the three coastal erosion hazard bands and the coastal erosion investigation area as depicted in the 'Coastal Erosion Hazard Area Bands 20161201' layer published on the LIST, unless modified:</p>

Code	Code Purpose	Code Application Guidelines										
 Red 252, Green 141, Blue 89 High coastal erosion hazard band  Red 215, Green 48, Blue 39	C10.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.	<p>(a) to reflect the coastal erosion hazard bands or coastal erosion investigation area as depicted in an equivalent overlay contained in the interim planning scheme for that municipal area, if consistent with the thresholds specified in Table CEHC 1 below; or</p> <p>(b) in accordance with a report prepared by a suitably qualified person which justifies a change to these areas to meet the thresholds specified in Table CEHC 1 below.</p> <p>Table CEHC 1: Coastal erosion hazard area overlay thresholds</p> <table border="1" data-bbox="981 539 2089 887"> <thead> <tr> <th data-bbox="981 539 1312 592">Hazard area</th> <th data-bbox="1317 539 2089 592">Thresholds</th> </tr> </thead> <tbody> <tr> <td data-bbox="981 595 1312 687">Low hazard band</td> <td data-bbox="1317 595 2089 687">Recession to 2100 (incorporating the State sea level rise allowance)</td> </tr> <tr> <td data-bbox="981 691 1312 783">Medium hazard band</td> <td data-bbox="1317 691 2089 783">Recession to 2050 (incorporating the State sea level rise allowance)</td> </tr> <tr> <td data-bbox="981 786 1312 839">High hazard band</td> <td data-bbox="1317 786 2089 839">Vulnerable to two back to back 1% AEP erosion events now.</td> </tr> <tr> <td data-bbox="981 842 1312 887">Investigation area</td> <td data-bbox="1317 842 2089 887">Area with no investigation undertaken</td> </tr> </tbody> </table>	Hazard area	Thresholds	Low hazard band	Recession to 2100 (incorporating the State sea level rise allowance)	Medium hazard band	Recession to 2050 (incorporating the State sea level rise allowance)	High hazard band	Vulnerable to two back to back 1% AEP erosion events now.	Investigation area	Area with no investigation undertaken
Hazard area	Thresholds											
Low hazard band	Recession to 2100 (incorporating the State sea level rise allowance)											
Medium hazard band	Recession to 2050 (incorporating the State sea level rise allowance)											
High hazard band	Vulnerable to two back to back 1% AEP erosion events now.											
Investigation area	Area with no investigation undertaken											
C11.0 Coastal Inundation Hazard Code Coastal inundation investigation area  Red 255, Green 255, Blue 204	The purpose of the Coastal Inundation Hazard Code is: C11.1.1 To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that: <ul style="list-style-type: none"> (a) people, property and infrastructure are not exposed to an unacceptable level of risk; (b) future costs associated with options for adaptation, 	<p>Overview</p> <p>The Coastal Inundation Hazard Code is applied by reference to the coastal inundation hazard area overlay, which includes land within the three coastal inundation hazard bands (low, medium or high) or within a coastal inundation investigation area.</p> <p>The Department of Premier and Cabinet (DPAC), Office of Security and Emergency Management prepared the coastal inundation hazard area overlay as part of the Mitigating Natural Hazards through Land Use Planning Project, which includes the three coastal inundation hazard bands and the coastal inundation investigation area. This overlay is available as a layer on the LIST and is titled 'Coastal Inundation Hazard Bands 20161201'.</p>										

Code	Code Purpose	Code Application Guidelines
<p>Low coastal inundation hazard band</p>  <p>Red 65, Green 182, Blue 196</p> <p>Medium coastal inundation hazard band</p>  <p>Red 44, Green 127, Blue 184</p> <p>High coastal inundation hazard band</p>  <p>Red 37, Green 52, Blue 148</p>	<p>protection, retreat or abandonment of property and infrastructure are minimised;</p> <p>(c) it does not increase the risk from coastal inundation to other land or public infrastructure; and</p> <p>(d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land.</p> <p>C11.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.</p>	<p>A coastal inundation investigation area is an area shown on the overlay map as within the coastal inundation investigation area. These areas correspond with land that is within the coastal zone and below the 10m contour where no LiDAR data is available to be able to accurately determine the hazard band. A site survey is required to determine the elevation of the land in order to determine the applicable hazard band. The LPSs must include the AHD levels for the relevant hazard bands, including the ‘defined flood level’, for the relevant localities in that municipal area. The defined flood level is only applicable to the consideration of building approvals.</p> <p><i>Guidelines for applying the Coastal Inundation Hazard Area overlay</i></p> <p>CIHC 1 The coastal inundation hazard area overlay must include the three coastal inundation hazard bands and the coastal inundation investigation area as depicted in the ‘Coastal Inundation Hazard Area Bands 20161201’ layer published on the LIST, unless modified:</p> <p>(a) to reflect the coastal inundation hazard bands or coastal inundation investigation area as depicted in an equivalent overlay contained in the interim planning scheme for that municipal area, if consistent with the thresholds specified in Table CIHC 1 below; or</p> <p>(b) in accordance with a report prepared by a suitably qualified person which justifies a change to these areas to meet the thresholds specified in Table CIHC 1 below.</p> <p>CIHC 2 The LPSs must include the AHD levels for the coastal inundation hazard bands and the defined flood level for the relevant localities as a list for the Coastal Inundation Hazard Code in accordance with the AHD levels published on the DPAC website (http://www.dpac.tas.gov.au/divisions/osem/coastal_hazards_in_tasmania), unless modified:</p> <p>(a) to reflect the AHD levels for a coastal inundation investigation area as included in an equivalent code in the interim planning scheme for that municipal area if consistent with the thresholds specified in Table CIHC 1 below; or</p>

Code	Code Purpose	Code Application Guidelines										
		<p>(b) in accordance with a report prepared by a suitably qualified person which justifies a change to these areas to meet the thresholds specified in Table CIHC 1 below.</p> <p>Table CIHC 1: Coastal inundation hazard area overlay thresholds</p> <table border="1" data-bbox="1016 411 2018 869"> <thead> <tr> <th data-bbox="1016 411 1312 464">Hazard area</th> <th data-bbox="1317 411 2018 464">Thresholds</th> </tr> </thead> <tbody> <tr> <td data-bbox="1016 467 1312 560">Low hazard band</td> <td data-bbox="1317 467 2018 560">1% in 2100 rounded up to the nearest 0.1m plus 0.3m in free board</td> </tr> <tr> <td data-bbox="1016 563 1312 655">Medium hazard band</td> <td data-bbox="1317 563 2018 655">1 % in 2050 rounded up to the nearest 0.1m plus 0.3m in free board</td> </tr> <tr> <td data-bbox="1016 659 1312 751">High hazard band</td> <td data-bbox="1317 659 2018 751">Mean high tide plus sea level rise in 2050, rounded up to the nearest 0.1m</td> </tr> <tr> <td data-bbox="1016 754 1312 869">Investigation area</td> <td data-bbox="1317 754 2018 869">The area less than 1km from the mean high-water mark and below the 10m contour in which no detailed investigation has been undertaken.</td> </tr> </tbody> </table>	Hazard area	Thresholds	Low hazard band	1% in 2100 rounded up to the nearest 0.1m plus 0.3m in free board	Medium hazard band	1 % in 2050 rounded up to the nearest 0.1m plus 0.3m in free board	High hazard band	Mean high tide plus sea level rise in 2050, rounded up to the nearest 0.1m	Investigation area	The area less than 1km from the mean high-water mark and below the 10m contour in which no detailed investigation has been undertaken.
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Investigation area	The area less than 1km from the mean high-water mark and below the 10m contour in which no detailed investigation has been undertaken.											
<p>C12.0 Flood-Prone Hazard Areas Code Flood-prone areas</p>  <p>Red 103, Green 169, Blue 207</p>	<p>The purpose of the Flood-Prone Hazard Areas Code is:</p> <p>C12.1.1 To ensure that use or development subject to risk from flood is appropriately located and managed, so that:</p> <ul style="list-style-type: none"> (a) people, property and infrastructure are not exposed to an unacceptable level of risk; (b) future costs associated with options for adaptation, protection, retreat or 	<p>Overview</p> <p>The Flood-Prone Hazard Areas Code is applied by reference to a flood-prone hazard area overlay. There is currently no statewide mapping of land potentially susceptible to flooding risks to guide the application of the overlay.</p> <p>Guidelines for applying the Flood-Prone Hazard Area overlay</p> <p>FPHAZ 1 The flood-prone hazard area overlay should be applied to areas known to be prone to flooding, particularly areas known to be within the 1 per cent annual exceedance probability (AEP) level.</p>										

Code	Code Purpose	Code Application Guidelines
	<p>abandonment of property and infrastructure are minimised; and</p> <p>(c) it does not increase the risk from flood to other land or public infrastructure.</p> <p>C12.1.2 To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.</p>	<p>FPHAZ 2 In determining the extent of the flood-prone hazard area overlay, planning authorities may utilise their own data, including any equivalent overlay contained in an interim planning scheme or section 29 planning scheme for that municipal area, or data from other sources.</p>
<p>C13.0 Bushfire-Prone Areas Code Bushfire-prone areas</p>  <p>Red 239, Green 138, Blue 98</p>	<p>The purpose of the Bushfire-Prone Areas Code is:</p> <p>C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.</p>	<p>Overview</p> <p>The Bushfire-Prone Areas Code is applied by reference to a bushfire-prone area overlay, or, in the absence of an overlay, to land within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.</p> <p>Guidelines for applying the Bushfire-Prone Area Overlay</p> <p>BPAC 1 The bushfire-prone area overlay should be applied in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. Any modification to an overlay map approved by the Tasmania Fire Service should be made in consultation with the Tasmania Fire Service.</p>
<p>C14.0 Potentially Contaminated Land Code Potentially</p>	<p>The purpose of the Potentially Contaminated Land Code is:</p> <p>C14.1.1 To ensure that use or development of potentially contaminated land</p>	<p>Overview</p> <p>The Potentially Contaminated Land Code provides identification of potentially contaminated land via a potentially contaminated land overlay.</p>

Code	Code Purpose	Code Application Guidelines
<p>contaminated land</p>  <p>Red 117, Green 112, Blue 179</p>	<p>does not adversely impact on human health or the environment.</p>	<p><i>Guidelines for applying the Potentially Contaminated Land overlay</i></p> <p>PCLC 1 The potentially contaminated land overlay: may be applied to delineate land that has been potentially contaminated by a potentially contaminating activity. The overlay may be based on:</p> <ul style="list-style-type: none"> (a) field verification, analysis or mapping undertaken by, or on behalf of, the planning authority or the Environment Protection Authority; or (b) any other relevant information or mapping held by the planning authority or Environment Protection Authority.
<p>C15.0</p> <p>Landslip Hazard Code</p> <p>Low landslip hazard band</p>  <p>Red 255, Green 255, Blue 212</p> <p>Medium landslip hazard band</p>  <p>Red 254, Green 217,</p>	<p>The purpose of the Landslip Hazard Code is:</p> <p>C15.1.1 To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.</p>	<p><i>Overview</i></p> <p>The Landslip Hazard Code is applied by reference to the landslip hazard area overlay, which includes land within the four landslip hazard bands (low, medium, medium-active or high).</p> <p>The Department of Premier and Cabinet (DPAC), Office of Security and Emergency Management prepared the landslip hazard area overlay as part of the Mitigating Natural Hazards through Land Use Planning Project, which includes the four landslip hazard bands. This overlay is available as a layer on the LIST and is titled ‘Landslide Planning Map – Hazard Bands 20131022’.</p> <p><i>Guidelines for applying the Landslip Hazard Area overlay</i></p> <p>LHC 1 The landslip hazard area overlay must include the four landslip hazard bands as depicted in the ‘Landslide Planning Map – Hazard Bands 20131022’ layer published on the LIST, unless modified:</p> <ul style="list-style-type: none"> (a) to reflect the landslip hazard bands as depicted in an equivalent overlay contained in the interim planning scheme for that municipal area, if consistent with the thresholds specified in Table LHC 1 below; or

Code	Code Purpose	Code Application Guidelines										
<p>Blue 142</p> <p>Medium-active landslip hazard band</p>  <p>Red 254, Green 153, Blue 41</p> <p>High landslip hazard band</p>  <p>Red 204, Green 76, Blue 2</p>		<p>(b) in accordance with a report prepared by a suitably qualified person which justifies a change to these areas to meet the thresholds specified in Table LHC 1 below.</p> <p>Table LHC 1: Landslip hazard area overlay thresholds</p> <table border="1" data-bbox="1016 411 2018 911"> <thead> <tr> <th data-bbox="1016 411 1312 464">Hazard area</th> <th data-bbox="1317 411 2018 464">Thresholds</th> </tr> </thead> <tbody> <tr> <td data-bbox="1016 467 1312 593">Low hazard band</td> <td data-bbox="1317 467 2018 593">This area has no known landslides; however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).</td> </tr> <tr> <td data-bbox="1016 596 1312 722">Medium hazard band</td> <td data-bbox="1317 596 2018 722">The area has known landslide features, or is within a landslide susceptibility zone, or has legislated controls to limit disturbance of adjacent unstable areas.</td> </tr> <tr> <td data-bbox="1016 726 1312 817">Medium-active hazard band</td> <td data-bbox="1317 726 2018 817">The land is on an active landslide.</td> </tr> <tr> <td data-bbox="1016 820 1312 911">High hazard band</td> <td data-bbox="1317 820 2018 911">The component is within a declared “Landslip A” under the <i>Mineral Resources Development Act 2001</i>.</td> </tr> </tbody> </table>	Hazard area	Thresholds	Low hazard band	This area has no known landslides; however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).	Medium hazard band	The area has known landslide features, or is within a landslide susceptibility zone, or has legislated controls to limit disturbance of adjacent unstable areas.	Medium-active hazard band	The land is on an active landslide.	High hazard band	The component is within a declared “Landslip A” under the <i>Mineral Resources Development Act 2001</i> .
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High hazard band	The component is within a declared “Landslip A” under the <i>Mineral Resources Development Act 2001</i> .											

Code	Code Purpose	Code Application Guidelines
<p>C16.0 Safeguarding of Airports Code</p> <p>Airport noise exposure area</p>  <p>Red 217, Green 95, Blue 2</p> <p>Airport obstacle limitation area (m above existing ground level)</p>  <p>Red 117, Green 112, Blue 179</p>	<p>The purpose of the Safeguarding of Airports Code is:</p> <p>C16.1.1 To safeguard the operation of airports from incompatible use or development.</p> <p>C16.1.2 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.</p>	<p>Overview</p> <p>The Safeguarding of Airports Code is applied by reference to two overlays:</p> <ul style="list-style-type: none"> • the airport noise exposure area overlay; and • the airport obstacle limitation area overlay. <p>Guidelines for applying the Safeguarding of Airports Code overlays</p> <p><i>Airport Noise Exposure Area overlay</i></p> <p>SAC 1 The airport noise exposure area overlay should be based on the relevant airport noise contours contained in the airport master plan or those otherwise adopted by the relevant airport owner or operator for the relevant airport in accordance with any accepted guidelines.</p> <p>SAC 2 The airport noise exposure area overlay should at least include the land within the 20 Australian Noise Exposure Forecast (ANEF) contour and all land within higher ANEF contours.</p> <p><i>Note:</i> Australian Standard AS 2021-2015 Acoustics – Aircraft noise intrusion – Building siting and construction <i>suggests areas outside the 20 ANEF are acceptable for all sensitive uses.</i></p> <p>SAC 3 The airport noise exposure area overlay may also take account of the N contours contained in the airport master plan or those otherwise adopted for the relevant airport.</p> <p><i>Note:</i> <i>N contours measure the number of aircraft noise events per day exceeding 60, 65 or 70 decibels. The National Airports Safeguarding Framework - Guideline A: Measures for Managing Impacts of Aircraft Noise identifies the following areas as potentially having impacts on residents around airports:</i></p>

Code	Code Purpose	Code Application Guidelines
		<ul style="list-style-type: none"> • 20 or more daily events greater than 70 dB(A); • 50 or more daily events of greater than 65 dB(A); • 100 events or more daily events of greater than 60 dB(A); or • 6 or more events of greater than 60 dB(A) between the hours of 11pm and 6 am. <p><i>Airport Obstacle Limitation Area overlay</i></p> <p>SAC 4 The airport obstacle limitation area overlay should be based on the Obstacle Limitation Surfaces (OLS) and Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) contained in the airport master plan or those otherwise adopted by the relevant airport owner or operator for the relevant airport in accordance with any accepted guidelines.</p> <p>SAC 5 The airport obstacle limitation area overlay must identify the specified height limit on the land within the overlay by reference to AHD. The specific height limit should be identified as the lower of the OLS or the PANS-OPS for the applicable airport if the two surfaces overlap. The overlay may address any anomalies in the OLS or PANS-OPS height limitations provided they are endorsed by the relevant airport operator.</p>

Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones

Prepared by: Michael Tempest & Astrid Ketelaar
7th May 2018



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INTRODUCTION

This document has been prepared by AK Consultants for the Southern Tasmanian Council Authority (STCA) to assist member Councils delineate the new Agriculture and Rural Zones which will be established from the existing Rural Resource and Significant Agriculture Zones under the new Tasmanian Planning Scheme. To assist with defining the boundaries of these two new zones the State Government Commissioned the *Agricultural Land Mapping Project, 2016 (ALMP)* as a guide. However, as the mapping process in the ALMP utilises generic decision rules and desktop GIS analysis of datasets, some anomalies appeared in the end product. There are also areas within the proposed Agricultural Zone (Ag Zone) which have a degree of constraint for agricultural use.

This document is designed to assist Councils when assessing areas of interest that Councils have identified through utilising the AK Consultants, January 2018, *Guidelines for Identifying Areas of Interest* which was developed as a precursor to this document.

Within both the Agriculture and Rural Zones agricultural activities are a “no permit required” use. Assigning land to either zone will not affect existing or future agricultural activity occurring. However, in the Ag Zone some uses (such as plantation forestry or controlled environment agriculture) are discretionary if located on Prime Agricultural Land. The main difference between the zones is how non-agricultural activity is controlled (ALMP). The Agriculture Zone is designed to primarily protect the land for agricultural use, while the Rural Zone allows for a greater range of uses that are not necessarily related to agriculture.

ZONE PURPOSE STATEMENTS

Agriculture Zone:

- To provide for the use or development of land for agricultural use.
- To protect land for the use or development of agricultural use by minimising:
 - a) Conflict with or interference from non-agricultural uses;
 - b) Non-agricultural use or development that precludes the return of the land to agricultural use; and
 - c) Use of land for non-agricultural use in irrigation districts.
- To provide for use or development that supports the use of the land for agricultural use.

Rural Zone:

- 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 site or regional characteristics;
 - b) That requires a rural location for operational reasons;
 - c) Is compatible with agricultural use if occurring on agricultural land;
 - d) Minimises adverse impacts on surrounding uses.
- To minimise conversion of agricultural land for non-agricultural uses.
- 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.

AGRICULTURAL LAND MAPPING PROJECT

The *Agricultural Land Mapping Project* was completed by the Department of Justice to provide Councils with spatial data to assist with segregating the Rural Resource Zone (and Significant Agriculture Zone where relevant) into the Rural and Agriculture Zones, as required under the new State-wide Planning Scheme. The constraints analysis that was utilised in the *Agricultural Land Mapping Project* was not designed to provide a comprehensive analysis of all the factors that may contribute to the constraint of agricultural land, as it was perceived to not be feasible to develop a model at the state-wide scale that could incorporate all factors of each individual title that need to be considered. Instead it was based on a generic set of rules which provide Councils with a spatial layer to utilise, to identify areas for further investigation that could be potentially constrained.

The core output of the ALMP is the *Land Potentially Suitable for Agriculture* GIS Layer. This tool provides a constraints class for all titles that were deemed suitable to be included in the Agriculture Zone based on the assessment parameters developed in the ALMP. The constraints classes are listed in table 1.

Table 1. Constraints Classes of Land Potentially Suitable for Agriculture Layer (from ALMP 2016)

Constraints Class	Description of Titles
Unconstrained	<ul style="list-style-type: none">• An area greater than an identified ag enterprise size threshold.• An area less than an identified ag enterprise threshold but adjoins another title with a greater than size and has a capital value of <\$50,000/ha.
Potentially Constrained 2A	<ul style="list-style-type: none">• An area less than the identified ag enterprise thresholds• A capital value of >\$50,00/ha.• Not adjoining a residential zone.
Potentially Constrained 2B	<ul style="list-style-type: none">• An area less than the identified ag enterprise thresholds.• A capital value of <\$50,000/ha.• Does not adjoin a title with an area greater than identified ag enterprise thresholds.
Potentially Constrained 3	<ul style="list-style-type: none">• An area less than the identified ag enterprise thresholds.• Adjoining a residential zone.

In the ALMP, five agricultural enterprise clusters were identified (Table 2). The clusters are based on Enterprise Suitability Mapping that has been developed by the State Government. For each enterprise cluster a minimum operating area was defined. See the ALMP for further descriptions of Clusters.

Table 2. Enterprise clusters and minimum title sizes (from ALMP 2016).

Cluster	Title Size	Access to Irrigation
ES1 – Irrigated Perennial Horticulture	10ha	Yes
ES2 – Vegetable Production	25ha	Yes
ES3 – Irrigated Grazing (Dairy)	40ha	Yes
ES4 – Broadacre – Cropping and Livestock	133ha	No
ES5 - Broadacre – Dryland Pastoral	333ha	No

For titles to be considered potentially suitable for ES1, ES2 or ES3 they also needed to have access to an irrigation supply. The ALMP developed a conservative method to determine if there was potential access to irrigation resources. A 3km buffer was provided for around existing water allocations, functional bores (flow rate >10l/sec) and major watercourses. The methodology also considered topography to determine if pumping would likely be economically viable. This conservative method has contributed to many titles being mapped as potentially suitable for ES1, ES2 or ES3, however, local scale assessment might determine that there is actually little to no potential for water resources, which could then impact on their potential for consideration for the Agricultural Zone.

LOCAL PROVISIONS SCHEDULE

Each Council is required to delineate spatially all zones under the new Planning Scheme. While the ALMP provides a spatial tool for Council to utilise, the Tasmanian Planning Commission has also published *Guideline No 1, Local Provisions Schedule (LPS): zone and code application* (Guideline No 1). This document provides context for each zone's intended purpose and guidelines for application of each zone. Guideline No 1 has been utilised as a core reference point when developing the guidelines for decisions in this document.

METHODOLOGY

INTRODUCTION

When delineating zone boundaries Councils need to have a clear objective of the desired outcome for each area of land, whilst bearing in mind the State's zone objectives. For example, the State prefers poorer quality land in the Rural Zone, however, many dairying operations and vineyards are also on poorer quality land. Where titles are part of a current or potentially 'medium to large-scale' holding the Agriculture Zone provides better protection for the continued agricultural activities on these titles. However, where the current or potential scale of the agricultural use is unlikely to achieve 'medium to large-scale' the Rural Zone may be more appropriate as it provides for a greater range of uses. However, there is also a much higher risk of non-agricultural developments constraining any future potential expansion of adjacent agricultural activities given the 5m minimum setback for buildings.

Likewise, when considering poorer quality land which currently is retained under native vegetation. Minimum lot sizes for subdivision in the Rural Zone is 40ha. Subdivision and potential sale to prospective lifestyle purchasers could be an attractive outcome for the owners of larger titles which currently have little productive use. Under these circumstances the application of the Natural Assets Code, the Scenic Protection Code and the Attenuation Code needs to be considered; both the Natural Assets Code and the Scenic Protection Code provide for residential use if certain criteria are met. If plantation forestry and quarrying is then also in the Rural Zone there is potential for future constraint on these Primary Industry activities due to the residential development on Rural zoned land which has little perceived current productive use. Although not part of the agricultural considerations, natural values could also be compromised due to fragmentation from access roads and Bushfire Hazard Management Zone clearance requirements.

The Decision Tree has been developed to assist Councils to determine the appropriate zone for titles within defined area of interest. It incorporates a number of characteristics which need to be assessed and considered and these are clarified in the remainder of this section.

CONSTRAINTS

Principle 1 of the State *Policy on the Protection of Agricultural Land 2009* (PAL Policy) states that “the sustainable development of agriculture should not be confined or restrained by non-agricultural use or development”. In the context of Principle 1, the terms “confined or restrained” are taken to refer to a reduction or limitation in the type, scale, or intensity of an existing or potential agricultural activity. In the author’s opinion this includes incident specific land use conflict issues (eg. dust from adjacent activity), critical mass land use conflict issues (eg. community petitions against odour/noise from an agricultural activity) as well as indirect impacts such as changing property values due to competition from non-agricultural development.

The Southern Tasmanian Regional Land Use Strategy – Background Report No. 7: Productive Resources 2011, identified the main agricultural activities conducted across the Region as a whole. These are livestock grazing (meat, dairy, wool), broadacre crops (crops for hay), horticultural crops (vegetables), orchard fruit berries and vines, nurseries & cut flowers and plantation forestry. For each of these activities the attributes to be able to conduct these enterprises have been broadly defined (see Table 6 in Appendix 1).

Table 6 can be used to analyse existing and potential land use based on the characteristics described. There are many other factors (site specific and broader regional factors) which determine the potential land use of any given parcel, however, Table 6 can be used as guide to establish the potential for the most intensive land use in any given area based on easily assessable and relatively permanent characteristics. Once the potential land use has been established based on the characteristics in Table 6, the minimum separation distance between the most likely potential agricultural activity and residential land use can be considered. The ALMP *Land Potentially Suitable for Agriculture* GIS Layer (discussed above) identifies titles that are potentially constrained based on title size, capital value and connectivity/fettering. This provides a first pass of constrained titles. Current agricultural activities and potential future activities on these identified titles should consider the resource requirements as identified in Table 6. There are also six subsequent tables that list potential conflict issues for each identified enterprise with adjacent residential amenity (Tables 7-12). Table 13, in Appendix 1 provides a comprehensive list of potential conflict issues described by Learmonth et al 2006. This more detailed information provides the basis for considering the agricultural potential for titles at the local scale.

LAND CAPABILITY

When considering the physical limitations for agricultural use of a title or area the Tasmanian Land Capability classification system is a useful tool to utilise. The Land Capability system incorporates the following site characteristics.

- Climatic limitations (temperature, altitude, rainfall)
- Soil limitations (soil depth, salinity, coarse fragments and rock outcrops)
- Wetness limitations (soil drainage, flood risk)
- Erosion (water erosion, wind erosion, mass movement)
- Complex topography.

Whilst there are threshold limits, it is generally a combination of characteristics which determine the final classification. For example, land which is limited for agriculture due to the risk of water erosion, is determined by a combination of slope and soil texture. A strongly structured Clay – Loam can be cultivated on a much steeper gradient with minimal erosion risks than a weakly structured Sandy – Loam.

Land Capability is mapped for most privately-owned titles within the current agricultural estate for Southern Tasmania and is mainly mapped at a scale of 1:100 000, with localised mapping within the Coal River Valley at 1:25 000. There are 7 Classes under this system at the 1:100 000 scale, see Appendix 4 for Class descriptions. Classes 1,2 & 3 are classed as 'Prime Agricultural Land' under the PAL Policy. Class 6 land has severe limitation for agricultural uses, while Class 7 has no agricultural potential. Physical constraints from Land Capability for a title or area of interest should not be considered in isolation. Ownership, current and potential future land use and adjacent land uses should be considered. For example, a large title in the Southern Midlands that is Class 6 and is under the same ownership as adjacent titles, will likely be part of a large-scale broadacre pastoral company and likely utilised as a stock bush run block. So even though it has a poor Land Capability Class it is productive in nature because it is farmed in conjunction with adjacent land and would likely be retained in the Agriculture Zone.

At the 1:25 000 scale the actual limiting factors are identified. For example (e) refers to water erosion hazard. At the 1:25 000 scale if an area is mapped as Class 5e, then the erosion risk is considered "High" and that could be derived from Clay-Loams on slopes of 18-56%. However, this same Land Capability classification at the 1:25 000 scale could be derived from Sandy-Loams on slopes of 12-18%. Availability of Land Capability mapping at the 1:25 000 scale is very limited, hence the 1:100 000 scale mapping is utilised and whilst the mapping at 1:100 000 scale provides a good indication of agricultural limitations it does not allow differentiation of the limiting factors.

A rule set based on physical limitations (eg slope) could be developed, however, Land Capability is considered a more comprehensive and appropriate tool to apply.

EXISTING USES

Existing use can be an indicator of agricultural potential in combination with other characteristics. Constraints for agricultural use based on whether the land is already converted to a non-agricultural use, due to development on the title and surrounding the title, is only one aspect of land use that affects the ability to conduct agriculture; that is it does not provide any analysis of suitability of the

land. Table 3 describes eight attributes which need to be considered in determining the suitability of an area for agriculture of which constraints is one.

Table 3. Characteristics of an agricultural title

Characteristics of the title	High value	Low value
Title size ¹	Larger size	Smaller size
Development on the title	Agricultural infrastructure; dams, grain silos and feed stores, barns, sheds and workshops, underground irrigation mains, irrigation pumps, gravel laneways, wallaby proof fencing, stock facilities.	Houses and non-agricultural developments surplus to farming requirements
Connectivity. Other than non-agricultural developments topographical constraints, reserves, threatened vegetation, major water courses and roads, steep slopes, swampy ground etc can limit connectivity.	Well connected to other 'medium to large-scale' farming titles	No connectivity with other 'medium to large-scale' farming titles
Current and potential use	Intensive horticulture	Grazing
Land Capability	Prime Ag land + LC 4	LC 4-6 (LC 7 – no value)
Water available for irrigation	Current access or within a defined irrigation district	No irrigation resource
Regional context	Close to contract labour, processing facilities and markets; lower transaction costs	Isolated from contract labour, processing facilities and markets; higher transaction costs
Constraints Class	Little constraint	Highly constrained

¹ The title size categories are relatively consistent with the thresholds used in the ALMP enterprise cluster sizes and are based on expert opinion in relation to the normal conduct of agriculture in the region. The thresholds are generalised and somewhat conservative however are considered to reasonably reflect a pattern of distribution of agricultural activities in the region. Anomalies will always occur when a methodology divides information into generalised categories.

There are very few enterprises that require a permanent dwelling as an integral part of the farming enterprise. Intensive animal husbandry, aquaculture and horticulture may be exceptions, although advances in technology are reducing the need for 24hr vigilance in these enterprises. Security, particularly for high value products, does need to be considered. However, there are numerous examples of farmers leasing land for farming away from where they live.

The location of non-agricultural development on a title can influence the degree of constraint on the agricultural potential of a title. If a title is greater than 40ha then siting is considered to have little significance. On smaller titles the siting of a non-agricultural development can impact on the agricultural use of the title. For example, a house in the middle of a small title will have a greater impact than a house along a boundary. However, the location of a non-agricultural development is generally of so little significance compared to the presence or otherwise of a house, that siting need not be considered a significant factor in assessing the overall level of constraint on a title greater than 40ha. The presence of a house on a title reduces the likelihood that the land may be purchased by another agricultural business for the purposes of increasing the scale of their operation.

Non-agricultural developments also directly remove land from agricultural use. This impact is exacerbated by the curtilage and other associated land requirements, for example the land required for an access road.

Based on an analysis of PIDs², generally 'medium to large-scale' holdings are comprised of more than one title. Where titles are under the same ownership it is likely that they are farmed in conjunction. Hence even small titles (without dwellings) have the capacity to contribute to a 'medium to large-scale' holding. Where there is a cluster of titles, the majority with a dwelling and less than 40ha and under different ownership, it is likely this area is already compromised for 'medium to large-scale' agriculture unless there is evidence of irrigation water and high value agricultural activities.

CONNECTIVITY

Connectivity describes the ability to utilise multiple titles in conjunction. Strong connectivity occurs where a title can be effectively utilised in association with an adjacent title or titles. Weak connectivity occurs where the subject title has been effectively surrounded by non-resource development or public land (with some exceptions) and thereby is isolated from agricultural land that has minimal constraints. Connectivity is more important for small rather than large titles.

Other than the size of the title, ownership and whether that title has a house are other barriers to connectivity which need to be considered. In some circumstances rivers do represent a barrier to connectivity. However, rivers can also serve as a conduit for conveying water from one title to another, in which case the river is not a barrier. Also farms often have internal crossings for stock and machinery on streams where land is farmed on either side. It is generally feasible to apply for an easement to convey water across a riparian reserve hence these also are not considered as barriers. Most highways have underpasses for conveying stock, vehicles and sometimes smaller machinery under them. Where an underpass is in place the highway is not a significant barrier. However, the locations of underpasses are not easily assessable using the currently available spatial data. Generally minor roads do not constitute a significant barrier as it is possible to convey stock and

² Based on research undertaken by AK Consultants in 2010 to develop the Agricultural Profiles for each of the eight Northern Tasmanian Councils and the Northern Tasmanian region as whole.

machinery across or along them. Railway lines also generally do not form major barriers as there is commonly a means of conveying stock and machinery across (or under) them.

Barriers to connectivity include:

- Areas of land unsuitable for agricultural use as a result of Land Capability classification, the presence of threatened vegetation or formal reserve status precluding clearance and conversion.
- Land converted to non-agricultural use.
- A cluster of small titles.
- Public land (except where there is existing or potential for agricultural activity).
- Nature reserves or threatened vegetation communities which are protected from clearance and conversion under legislation.
- Major roads with no stock underpasses.
- Larger water courses remote from irrigation activities.

IDENTIFICATION OF EXISTING IRRIGATION RESOURCES

Tools that can be utilised to determine if there are existing irrigation resources associated with a title or holding include:

- The Water Information System of Tasmania (WIST). This database can be utilised to search for existing water allocations and dams. Searches can be conducted using a map. Existing allocations can then be compared with water requirements for the different agricultural enterprises as outlined in Table 6.
- Groundwater Information Access Portal (Mineral Resources Tasmania). This portal can be used to locate existing mapped water bores. A minimum flow rate of 2-5l/second would be needed for irrigation use.
- If within 1km of a named stream.

If unsure of existing or potential water resources for a title, expert advice should be sought.

LAND USE STRATEGY

The *Southern Tasmanian Regional Land Use Strategy 2010-2035* lists five main regional policies regarding Productive Resources:

- Support agricultural production on land identified as regionally significant by affording it the highest level of protection from fettering or conversion to non-agricultural uses.
- Manage and protect the value of non-significant agricultural land in a manner that recognises sub-regional diversity in land and production characteristics.
- Support and protect regionally significant extractive industries.
- Support the aquaculture industry.
- Support the forest industry.

Consideration of these regional policies (other than the aquaculture industry) has been taken into account when developing the Decision Tree and supporting Guidelines. The Enterprise Scale Analysis Tool was also developed to assist in identifying land that should be protected under these policies.

ZONING GUIDELINES

The Zoning Guidelines are designed to assist Councils with their decisions for assessment areas by providing some basic rules to follow when determining zones to ensure a consistent zoning pattern is developed. Even with these Zoning Guidelines, there will likely be anomalies and in these instances, it is recommended that Councils seek external expert advice to provide assistance.

Table 4. Zoning Guidelines.

Characteristic	Description
Consistency of land use patterns.	Titles that have characteristics that are suitable for either the Rural or Ag Zone (based on State – Zone Application Framework Criteria) should be zoned based on surrounding titles with the chief aim of providing a consistent land use pattern.
Minimum of three titles (where feasible) to make a zone.	To avoid spot zoning of individual titles a minimum of 3 titles should be investigated (depending on size and scale of titles) for a zone. For planning purposes, a consistent zoning pattern is preferable to fragmented zoning patterns.
Adjacent titles owned by same entity to be included in the same zone when possible.	Adjacent titles under same ownership are most likely farmed in conjunction. By zoning these titles under the same zone land holders will have consistency of Planning Scheme permitted uses. However, current land use practices should also be considered as there may be instances where titles under same ownership are utilised for differing land uses which are more appropriately zoned differently. This will also potentially be the case for larger titles where split zoning might be appropriate. Plantations on land farmed in conjunction with mixed farming operations are more likely to be converted to an alternative agricultural use. Hence if the majority of the holding is in the Ag Zone then the preference would be for the title supporting plantation to also be in the Ag Zone.
Split zoning of titles to only occur in exceptional circumstances.	Split zoning is only to occur on titles that have significantly divergent agricultural potential. This will generally only occur on larger titles.

DECISION TREE

The Decision Tree (Table 5) is to be used to assist Councils to determine the appropriate zone for titles assessed within defined areas of interest. The Decision Tree provides context for each listed use for both the Rural and Ag Zone. It also provides guidance on:

- Enterprise Scale
- Land Capability

- Native Vegetation
- Constraints Mapping from *Land Potentially Suitable for Agriculture* GIS Layer
- Irrigation Resources
- Reserves

Justification for zoning rationale is based on the ALMP's *Land Potentially Suitable for Agriculture* GIS Layer and the Guidelines for both the Agricultural and Rural Zone in the *Guideline No. 1 Local Provisions Schedule (LPS): zone and code application*. Both resources have been developed through consideration of the Purpose Statement of both zones, so by conforming with these it is assumed that the zone Purpose Statements are also conformed with.

Even with the Decision Tree, it is likely that Councils will come across areas of interest where there are anomalies or where after applying the Decision Tree Rules a preferred zone is not apparent. In these situations, outside expert advice should be sought.

Table 5. Decision Tree.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
<p>Forestry Activities on majority of title – Including:</p> <ul style="list-style-type: none"> Native Forest Harvesting Plantations State Forest Future Production Forest 	<ul style="list-style-type: none"> Forestry is “no permit required” in both the Rural & Ag Zone under certain conditions. However, the Ag Zone has stricter provisions on resource development activities which in some cases require discretionary approval, or prohibit the use all together. Land with limited potential for future development of an agricultural enterprise will preferably be zoned Rural. Zoning will aim to reflect a consistent land use pattern. 	<p>Yes (if meeting one or more criteria).</p> <ul style="list-style-type: none"> If on Prime Ag Land. If surrounded by Ag land. If farmed in conjunction with an agricultural enterprise. If plantation over pasture that is likely to be converted back to pasture after harvest. If there is a potential dam site on a named stream and upstream from existing or potential agricultural activity. 	<p>Mapped as Unconstrained in the ALMP.</p>	<p>Yes (if meeting one or more criteria).</p> <ul style="list-style-type: none"> If on Class 6 or 7 Land, or land that is limited due to site characteristics. If owned by a forestry company. If owned by a private land holder and is adjacent to other forestry or Rural Zone titles. If under private timber reserves and unlikely to be converted to pasture. Adjacent land is also primarily used for forestry activities. State forest and/or Future Production Forest. 	<p>Per Guidelines RZ 1 & RZ 3.</p>	<p>Forestry activities on Class 4 or 5 land should be assessed case by case. Consideration of surrounding land, ownership and likely future uses should be considered before determining appropriate zone.</p> <p>Consideration of future subdivision and development should be considered. There are less strict subdivision provisions in Rural Zone than Ag Zone.</p> <p>If unsure of dam site potential specialist advice should be sought.</p>	
<p>Irrigation Resources or use</p>	<p>Irrigation water resources are important to agricultural productivity, diversifying and risk management.</p>	<p>Yes.</p> <ul style="list-style-type: none"> If existing irrigation resources. If there is potential to develop irrigation resources that could be utilised for agricultural activities. 	<p>Agriculture Zone Purpose & as per guideline AZ 1.</p>			<p>If unsure of irrigation potential specialist advice should be sought.</p>	
<p>Residual Native Vegetation/ Minimal Use on majority of title.</p>	<p>Extensive areas of native vegetation generally indicate some limitations to productive use and also may indicate natural values.</p>	<p>Yes.</p> <ul style="list-style-type: none"> If farmed in conjunction with a ‘medium to large-scale’ agricultural enterprise (eg. broadacre dryland grazing enterprise). If a Conservation Covenant is covering area of concern and surrounding land is utilised for agriculture. 	<p>Mapped as Unconstrained.</p>	<p>Yes.</p> <ul style="list-style-type: none"> Fragmented ownership of titles. Land Use 2015 Layer (LIST) maps as minimal use. No evidence of land being utilised for agricultural activities anywhere on the title. Poor site characteristics and Land Capability (Class 5, 6 or 7) on majority of title. If under a Conservation Covenant and not managed in conjunction with an agricultural enterprise. If the natural assets are deemed to be of higher value than the agricultural value of the land and it is determined that the Forest Practices Code will not provide sufficient protection of natural assets. 	<p>Per Guidelines RZ 1, RZ 3, AZ 4 & AZ 6.</p>	<p>Local knowledge of areas is an important consideration. It is also important to note that by zoning these areas as Rural, they are not precluded from future agricultural development unless protected by a Code (Natural Assets Code) where as the Ag Zone is exempt from this code. In these instances, if natural values are considered of greater value than agricultural values, Council may decide to zone titles Rural. The Scenic Protection Code applies in both zones.</p> <p>Potential of future subdivision and development should also be considered. There are less strict subdivision provisions in Rural Zone and Natural Assets Code still allows for some clearing.</p>	<p>Environmental Management Zone or Landscape Conservation Zone.</p>

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Extractive Industries	Extractive industries (mining, quarries) are a Permitted Use in the Rural Zone, but are Discretionary in the Ag Zone.	Yes. <ul style="list-style-type: none"> If on Prime Agricultural Land If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone. 	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural. If on an isolated title from rest of Rural estate, but is an operation of regional significance. 	Per Guidelines RZ 3.		
Resource Processing	Resource Processing is a Permitted Use in the Rural Zone, but is Discretionary in the Ag Zone.	Yes. <ul style="list-style-type: none"> If on Prime Agricultural Land. If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone. 	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural. If on an isolated title from rest of Rural estate, but is an operation of local and/or regional significance. 	Per Guidelines RZ 3.		
Unmapped Titles	Individual titles or small clusters of titles that were excluded from the <i>Land Potentially Suitable for Agriculture</i> layer that are surrounded by titles that are included in Ag Zone.	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned as Agriculture and subject title has characteristics that could be included within Agriculture Zone. If farmed in conjunction with adjacent agricultural land. If it provides a more consistent zoning pattern. 	Per Guidelines AZ 1, AZ 4 & AZ 7.	Yes. <ul style="list-style-type: none"> If Sustainable Timber Tasmania (STTAS) land (formerly Forestry Tasmania) or Crown owned land. If has no agricultural potential and is adjacent to land with similar characteristics that could also be zoned Rural. 	Per Guideline RZ 3.	All STTAS land is to go into the Rural Zone. It may be appropriate to zone adjacent land as Rural also. However, potential for future development that is allowable within the Rural Zone should be considered and the potential impacts this could have on STTAS land before zoning Rural.	Other zones may apply depending on the characteristics of the subject land and surrounding land.
Potentially Constrained Titles	Titles that were mapped as potentially constrained (2A, 2B or 3) in the <i>Land Potentially Suitable for Agriculture</i> layer are intended to be flagged for further investigation by Councils to determine which zone (ag or Rural) is more appropriate.	Yes. <ul style="list-style-type: none"> Single titles or small clusters of titles surrounded by unconstrained agricultural land. If on Prime Agricultural Land. If there is an existing irrigation water supply. Titles that are farmed in conjunction with agricultural land. If it provides a more consistent zoning pattern. 	Per Guidelines AZ1, AZ 3 & AZ 4.	Yes. <ul style="list-style-type: none"> Cluster of three or more titles and not utilised for agricultural activities nor directly adjacent to 'medium to large-scale' agricultural activities. If adjoining a Residential Zone and in a cluster of 3 or more and not utilised as part of an 'medium to large-scale' agricultural activity. If provides for a more consistent zoning pattern. 	Per Guidelines AZ 3, RZ 1 & RZ 3.	Titles with 'medium to Large-scale' or medium scale agricultural characteristics should be zoned Agriculture where possible. Titles adjacent to Residential Zones that display very constrained characteristics may be more suited to a Residential Zone. A separate assessment of these titles may be required to confirm this.	Rural Living or Low Density Residential.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Significant Agriculture Zone and Prime Agricultural Land	The purpose of the Significant Ag Zone was to protect highly productive agricultural land. This land should naturally be included in the Agriculture Zone. Prime Ag Land (Land Capability Classes 1, 2 & 3) should be protected where possible and retained in the Agriculture Zone because of its productive potential.	Yes.	Per Guideline AZ 2.	Yes. <ul style="list-style-type: none"> If significantly constrained or other limitations can be demonstrated. 	Per Guideline AZ 6.	Specialist advice should be sought before zoning Rural.	
Public Reserves: <ul style="list-style-type: none"> Conservation Area Game Reserve Historic Site Indigenous Protected Area National Park Nature Reserve Nature Recreation Area Regional Reserve State Reserve Wellington Park RAMSAR Wetland Informal Reserve on Public Land 	The public reserve estate is designed to conserve and protect public land. This land does not have any agricultural value.	No <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes.	Per Guidelines RZ 1 & RZ 3.	Where deemed appropriate and as per Guideline EMZ 1.	Environmental Management Zone.
Private Reserves: <ul style="list-style-type: none"> Conservation Covenant Private Nature Reserve Private Sanctuary Stewardship Agreement Part 5 Agreements 	Private reserves existing on privately owned land. Some of these reserves will form part of a Whole Farm Plan so should be considered in context with surrounding land.	No Unless: <ul style="list-style-type: none"> managed in conjunction with productive agricultural land. It is to provide a consistent zoning pattern. 	Per Guidelines AZ 1 & AZ 6	Yes.	Per Guidelines RZ 1 & RZ 3.	Where deemed appropriate and as per Guideline EMZ 1 or LCZ 1 & LCZ 2.	Environmental Management Zone or Landscape Conservation Zone.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Land Capability Class 6 and 7	Class 6 Land is described as; Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover. Class 7 Land is described as; Land with very severe to extreme limitations which make it unsuitable for agricultural use. (Grose 1999)	Yes. • If farmed in conjunction with a 'medium to large-scale' agricultural enterprise (eg. broadacre dryland grazing enterprise).	Mapped as Unconstrained.	Yes. • If there are a minimum of three titles appropriate to be zoned Rural.	Per Guidelines RZ 1 & AZ 6		
Utilities	Minor Utilities are listed as a no permit required in either zone, whereas all other utilities are permitted.	Yes. • If surrounded by land which will be zoned as Agriculture.	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. • If surrounded by land which will be zoned as Rural.		Zoning of utilities should reflect a consistent zoning pattern with surrounding zoning. It may be considered appropriate to zone significant utilities to an alternate zone.	Utilities Zone.
Business & Professional Services	This Use is prohibited in the Ag Zone, so titles with this use should only be zoned Agriculture under exceptional circumstances.	No. Unless: • Is connected to an agricultural enterprise. • Is surrounded by land which will be zoned Agriculture and a cluster of three titles cannot be developed to create an alternate zone.	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	AZ 6 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Domestic Animal Breeding, Boarding or Training	This use is permitted in the Rural Zone and is Discretionary in the Ag Zone.	No. Unless: • Is associated with an existing enterprise that will be zoned Agriculture. • Is surrounded by land that will be zoned Agriculture.	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	AZ 6 & RZ 3.		
Educational & Occasional Care	This use is permitted in Rural Zone if associated with Resource Development or Resource Processing, otherwise it is discretionary. It is also discretionary in the Ag Zone.	No. Unless: • Is associated with an existing enterprise that will be zoned Agriculture. • Is surrounded by land that will be zoned Agriculture.	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. • If surrounded by land which will be zoned as Rural.	AZ 6 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Emergency Services	This use is permitted in the Rural Zone but is prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes.	AZ 6 & RZ 3.	An alternate zone may be considered more appropriate. If surrounded by land which will be zoned Agriculture, spot zoning of a more appropriate zone maybe worth considering.	Various.
Food Services	This use is permitted in both zones if it is associated with resource development or resource processing, otherwise it is discretionary in both zones.	Yes. <ul style="list-style-type: none"> If associated with an existing enterprise that will be zoned Agriculture. If surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. <ul style="list-style-type: none"> If associated with an existing enterprise that will be zoned Rural. If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
General Retail & Hire	This use is permitted in both zones if it is associated with resource development or resource processing, otherwise it is discretionary in both zones.	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agriculture. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. <ul style="list-style-type: none"> If associated with an existing enterprise that will be zoned Rural If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Manufacturing and Processing	This use is permitted in the Rural Zone if for the processing of materials from extractive industries, otherwise it is discretionary. The use is discretionary in the Ag Zone if it is for the manufacturing of agricultural equipment or the processing of materials from extractive industries otherwise it is prohibited.	No. Unless: <ul style="list-style-type: none"> Is for manufacturing of agricultural equipment and surrounded by land that will be zoned Agriculture. Is for processing of materials from extractive industries and surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Pleasure Boat Facility	This use is permitted in the Rural Zone if it is for a boat ramp otherwise it is discretionary. The use is prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Research & Development	This use is permitted in the Rural Zone if associated with resource development or resource processing, otherwise it is discretionary. It is discretionary in the Ag Zone	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agriculture. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Storage	This use is permitted in the Rural Zone and discretionary in the Ag Zone if for; a contractor's yard, freezing and cooling storage, grain storage, a liquid, solid or gas fuel depot, or a woodyard. Otherwise it is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agriculture. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Visitor Accommodation	This use is permitted in the Rural Zone if for accommodation within an existing building, otherwise it is discretionary. The use is discretionary in the Ag Zone.	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agriculture. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Bulky Goods Sales	This use is discretionary in the Ag and Rural Zones if for; a supplier for extractive industry, resource development or resource processing, a garden & landscape supplier, or a timber yard. If for Rural supplies is also discretionary in the Rural Zone.	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agriculture. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Community Meeting & Entertainment	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Crematoria & Cemeteries	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Custodial Facility	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Motor Racing Facility	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Recycling & Waste Disposal	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.

Use	Rationale	Agriculture Zone	Justification	Rural Zone	Justification	Further Consideration	Alternate Zone
Service Industry	This use is discretionary in the Rural Zone is associated with extractive industry, resource development or resource processing, otherwise it is prohibited. It is prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If associated with an existing primary industry enterprise. If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Sports & Recreation	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Tourist Operation	This use is discretionary in both the Rural and Ag Zones.	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Transport Depot & Distribution	This use is discretionary in the Rural and is discretionary in the Ag Zone if for the transportation and distribution of agricultural produce and equipment, otherwise it is prohibited.	No. Unless: <ul style="list-style-type: none"> Is associated with an existing enterprise that will be zoned Agricultural. Is surrounded by land that will be zoned Agriculture. 	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. <ul style="list-style-type: none"> If surrounded by land that will be zoned Rural. 	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
Minor Roads & Road Reserves (not on the Road hierarchy 1-5)		Yes. <ul style="list-style-type: none"> If is the prevailing surrounding zone. 		Yes. <ul style="list-style-type: none"> If is the prevailing surrounding zone. 			

APPENDIX 1 AGRICULTURAL ENTERPRISES REQUIREMENTS AND POTENTIAL CONSTRAINTS

Table 6 describes the general resource requirements for various agricultural land uses.

Table 6. Resource Requirements for Various Land Uses

Resource	Livestock			Broad acre crops		Vegetables		Berries	Orchard fruits & vines	Nurseries & cut flowers	Forestry plantations
	Sheep	Cattle	Dairy	Cereals	Others	Processed	Un-processed				
Land Capability	LC3-6	LC 3-5/6	LC 3-5	LC 1-4	LC 1-4	LC 1-4	LC 1-4	LC 1-4/5	LC 1-4/5	LC 1-4 or N/A	LC 4-6
Minimum paddock sizes	No minimum	No minimum	To suit grazing	10-15 ha min.	5-10 ha min.	10 ha min.	10 ha min.	2-4 ha	2-5 ha	2-4 ha min.	10-20 ha min.
Farm size for a "viable" business	5,000-10,000 dse (area depends on rainfall)	5,000-10,000 dse (area depends on rainfall)	Capacity for at least 350 milkers	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.				4-10 ha	10-30 ha	5-10 ha	10-20 ha min.
Irrigation water	Not required	Not required	Preferable 4-6ML/ha.	Not necessary	Mostly necessary, 2-3 ML/ha	Necessary, 2-6ML/ha	Necessary, 2-6ML/ha	Necessary, 1-3ML/ha	Necessary, 2-3ML/ha	Necessary, small quantity	Not required
Climate specifications	Lower rainfall preferred for wool	No preferences	High rainfall (or irrigation)	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions	Susceptible to spring frosts	Susceptible to spring frosts	Susceptible to spring frosts	High rainfall (or irrigation)	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines	Preferably low frost risk area	Rainfall above 700-800 mm
Infrastructure	Yards & shed	Yards, crush, loading ramp	Dairy shed	Minimal	Irrig facilities	Irrig facilities	Irrig facilities	Irrig facilities	Irrig facilities	Plastic/glass houses	None
Plant & equipment	Minimal	Minimal; hay feeding plant	General purpose tractor, hay/silage feeding	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements	Small plant	None
Market contracts	Not required	Not required	Necessary	Not required	Generally required	Necessary	Highly preferred	Desired	Desired	Contracts preferable	Varies
Labour	Medium	Low	High	Low	Low	Low	Variable/medium	High at times	High at times	High at times	Low
Local services	Shearers	Vet	Vet, dairy shed technician	Agronomist, contractors	Agronomist, contractors	Agronomist, contractors	Agronomist, contractors	Pickers	Pickers	Pickers	Contractors
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability.	All areas suitable. Suits small farms.	Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation.	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation;	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.
Recommended min. buffer for individual dwellings (1)	50m to grazing area	50m to grazing area	50m to grazing area, 250m to dairy shed and 300m to effluent storage or continuous application areas (2)	200m to crop	200m to crop	200m to crop	200m to crop	200m to crop	200m to crop	200m to crop	Site specific (1) 20m for inner zone and additional 15m for outer zone on flat ground (3)
Recommended min. buffer for residential areas (1)	50m to grazing area	50m to grazing area	50m to grazing area, 500m to dairy shed	300m to crop	300m to crop	300m to crop	300m to crop	300m to crop	300m to crop	300m to crop	Site specific (1)

(1) From (Learmonth, Whitehead, Boyd & Fletcher, 2007). These are industry specific recommended setbacks which do not necessarily align with Planning Scheme Setback requirements. Council should ensure they are aware of attenuation setback requirements for specific activities.

APPENDIX 2 – POTENTIALLY CONSTRAINING MANAGEMENT ACTIVITIES

Tables 7 to 12 describe the frequency and intensity of the management activities and the associated issues likely to constrain this use for each of the agricultural land use categories in Table 6. Tables 7 to 12 are a broad guide only and site specific, cultivar specific and seasonal variations occur. Aside from these specific issues associated with these activities Learmonth et. al. (2007) also provides a comprehensive list of potential land use conflict issues (see Table 13). Tables 7 to 12 provide the rationale behind the recommended minimum buffers contained in Table 6.

Table 7. Farming activity - Grazing

Management Activity	Issues likely to constrain the activity	Comment
Pasture sowing Herbicide spraying Cultivation Drilling	Spray drift, noise Noise, dust Noise, dust	Ground based or aerial – often very early in the morning
Graze	Noise at certain time eg weaning calves Livestock trespass	Tractor
Forage conservation Mow, Rake, Bale, Cart bales	Noise, dust	Tractor
Fertiliser spreading	Noise	Tractor
Insecticide spraying	Spray drift Noise	Ground based or aerial – often very early in the morning
Irrigation	Spray drift Noise	Potentially turbid and not potable Pump

Table 8. Farming Activity – Poppy crop

Management Activity	Issues likely to constrain the activity	Comment
Pre-cultivation spray	Spray drift Noise	Ground based or aerial – often very early in the morning
Cultivation – several passes (2-4)	Noise Dust	Tractor Dust is unlikely as soils are likely to be moist
Lime spreading	Noise	Tractor
Drilling	Noise	Tractor
Herbicide sprays (2)	Spray drift Noise	Ground based or aerial often very early in the morning
Insecticide & fungicide sprays (2-3)	Spray drift Noise	Ground based or aerial – likely to be very early in the morning
Irrigation	Spray drift Noise	Potentially turbid and not potable Pump
Harvesting	Noise	Tractor
Potential forage crops after harvesting, cultivation Broadcast seed & harrow, Irrigate	Noise Noise Noise, spray drift	Tractor Tractor Pump

Table 9. Farming Activity - Potato crop

Management Activity	Issues likely to constrain the activity	Comment
Pre-cultivation spray	Spray drift Noise	Ground based or aerial – often very early in the morning
Cultivation – several passes (2-4)	Noise Dust	Tractor Dust is unlikely as soils are likely to be moist
Planting	Noise	
Herbicide spray	Spray drift Noise	Ground based or aerial – often very early in the morning
Insecticide & fungicide sprays (5+)	Spray drift Noise	Ground based or aerial – likely to be very early in the morning
Fertiliser Spreading	Noise Odour	Tractor From manure/organic fertilisers
Irrigation	Spray drift Noise	Potentially turbid and not potable Pump
Harvesting	Noise	Tractor

Table 10. Farming activity – Strawberries (3 yr rotation)

Management Activity	Issues likely to constrain the activity	Comment
Fungicide	Spray drift Noise	Ground based likely to be very early in the morning
Herbicide spraying	Spray drift Noise	Ground based likely to be very early in the morning
Cultivation	Noise	
Fertiliser	Spray drift Noise	Ground based likely to be very early in the morning
Planting	By hand Noise	Tractor & traffic
Inter-row maintenance herbicide and/or mowing	Spray drift Noise	Ground based likely to be very early in the morning
Irrigation	Spray drift Noise	
Harvesting Dec -March	By hand Noise	Tractor & traffic

Table 11. Farming activity – Cherries (after establishment)

Management Activity	Issues likely to constrain the activity	Comment
Fungicide spraying	Spray drift Noise	Ground based likely to be very early in the morning
Herbicide spraying	Spray drift Noise	Ground based likely to be very early in the morning
Insecticide spraying	Spray drift Noise	Ground based likely to be very early in the morning
Irrigation	Spray drift Noise	
Frost fans	Noise	
Harvesting Dec - March	By hand or machine Noise	Tractor & traffic
Pruning June – Sept	By hand	Tractor & traffic

Table 12. Farming activity – Vines (after establishment)

Management Activity	Issues likely to constrain the activity	Comment
Fungicide spraying Sept – March (max 10)	Spray drift Noise	Ground based likely to be very early in the morning
Herbicide spraying Autumn and summer 2-3	Spray drift Noise	Ground based likely to be very early in the morning
Irrigation	Spray drift Noise	
Frost fans	Noise	
Pruning, training June – Sept	By hand	
Harvesting March -May	By hand or machine Noise	Tractor & traffic

Table 13. Typical rural land use conflict

Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. Learmonth, R., Whitehead, R., Boyd, B., and Fletcher, S. n.d.

Table 1. Typical rural land use conflict issues in the north coast region

Issue	Explanation
Absentee landholders	Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.
Access	Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.
Catchment management	Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.
Clearing	Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.
Cooperation	Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community.
Dogs	Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.
Drainage	Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.
Dust	Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.
Dwellings	Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.
Electric fences	Electric shocks to children, horses and dogs. Public safety issues.
Fencing	Disagreement about maintenance, replacement, design and cost.
Fire	Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.
Firearms	Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal safety.
Flies	Spread from animal enclosures or manure and breeding areas.
Heritage management	Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.
Lights	Bright lights associated with night loading, security etc.
Litter	Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.
Noise	From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcasses/crop residues.
Pesticides	Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.
Poisoning	Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.
Pollution	Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne particulates.
Roads	Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.
Smoke	From the burning of crop residues, scrub, pasture and windrows.
Soil erosion	Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.
Straying livestock	Fence damage, spread of disease, damage to crops, gardens and bush/rainforest regeneration.
Theft/vandalism	Interference with crops, livestock, fodder, machinery and equipment.
Tree removal	Removal of native vegetation without appropriate approvals. Removal of icon trees and vegetation.
Trespass	Entering properties unlawfully and without agreement.
Visual/amenity	Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings (loss of
Water	Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.
Weeds	Lack of weed control particularly noxious weeds, by landholders.
	<i>Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).</i>

APPENDIX 3 ENTERPRISE SCALE ANALYSIS

Appendix 3 provides the background rationale for the development of the Enterprise Scale Analysis Tool. Discussion around enterprise ‘viability’ is for context but does not specifically relate to the Decision Tree/Guidelines process for determining suitable zoning of areas of interest.

Rural land – land use and characteristics

Definitions, planning objectives & responses.

Potential Land use	Definition	Resources (general characteristics)	Connectivity	Objectives for planning	Planning responses
‘Medium to Large-scale’ Characteristics	Likely to be viable. Capacity to produce sufficient profit for a family and full-time employment of one person.	Land area comprising a number of titles farmed together. Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and enterprise mix. Land area for vineyards, orchards or berries is likely to be 10ha-20ha. Water available for irrigation for smaller holdings.	Few constraints. Well connected to other unconstrained titles, Expansion and/or intensification likely in the future.	Retain current and future agricultural productive potential.	If all indicators are present, Agriculture zoning is preferred.
‘Small-scale’ Characteristics	Land used for some agriculture. Agricultural activity may be profitable, however generally unable to produce sufficient profit to demonstrate viability. Occupant/family needs to be supported by off-farm income.	Generally 8-40 ha in area and a single title. Water for irrigation less likely, but possible, depending on location and cost of supply. Land Capability class generally 4-5. The land and/or water resources associated with the title may have the capacity to contribute to a ‘medium to large-scale’ holding depending on the degree of constraint.	Some Constraints. Residence on the title. Residences in close proximity. Low connectivity to unconstrained titles.	Provide for ‘small-scale’ where the land cannot be used for ‘medium to large-scale’ farming enterprises. Can contribute to buffers at the rural/residential interface to provide for gradational impacts. Provide opportunities for ‘small-scale’ enterprises without risking loss of the agricultural resource.	If agricultural use potential is good; ie if it has all or some of the following characteristics; Few Constraints, LC 1-3, water available, well connected, currently no house, currently supporting high value agriculture then treat as for ‘medium to large-scale’. If the title has value as a buffer between residential use and ‘medium to large-scale’ agriculture then could be considered for Rural or Ag Zone, depending on what is more appropriate for a consistent zoning pattern. If the title is part of a cluster of lots with ‘small-scale’ characteristics where potential is lower, the land area is in effect already converted from ‘medium to large-scale’ agriculture and would be considered an established Rural area.
‘Domestic-scale’ Characteristics	Little or no use for Agriculture.	Generally 1-8 ha in area. Land Capability variable. Water for irrigation unlikely.	Moderate to significant Constraints. Residence on the title. Residences in close proximity. Little or no connectivity to unconstrained titles.	Provide opportunities for rural residential lifestyle choice without risking loss of the agricultural resource. May contribute to buffering at the rural/residential interface.	If the title is part of a cluster of lots with ‘domestic-scale’ characteristics where potential is negligible, the land area is in effect already converted and would be considered an established Rural Living area. Agricultural use potential is always low, however, subdivision and intensification of residential use needs to consider the context of nearby ‘medium to large-scale’ and ‘small-scale’ activities and the potential to achieve appropriate buffering.

ENTERPRISE SCALE ANALYSIS

Enterprise Scale Analysis and the associated definitions were first developed in 2012 for Northern Tasmania Development in response to a request for clarification of the methodologies and tools and their application in understanding agricultural potential for planning purposes. In this project a range of characteristics including current enterprise activities, Land Capability and irrigation water resources and connectivity were analysed at the holding level enabling titles to be classified into three broad scale characteristic categories; 'commercial', 'hobby' and 'lifestyle'³. For the purposes of this Decision Tree the terminology has been changed to 'medium to large-scale', 'small-scale' and 'domestic-scale'.

Agricultural land use is defined under the State Policy on the *Protection of Agricultural Land 2009* as; “*use of land for propagating, cultivating or harvesting plants or for keeping and breeding of animal, excluding domestic animals and pets. It includes the handling, packing or storing of produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry*”.

Hence clearly the Policy does not include domestic activities such as backyard fruit and vegetable gardening “agriculture”. In 2015 the Australian Bureau of Statistics (ABS) increased the minimum value of Estimated Value of Agricultural Output (EVAO) an enterprise needs to be included in their survey data. Previously the EVAO was \$5,000, this has now been increased to \$40,000. Given that the statistics no longer capture enterprise activity contributing less than \$40 000, our methodology is very conservative in terms of retaining land and water resources which have potential to contribute to the EVAO. We would still consider an EVAO of \$5 000 - \$40 000 as fitting the small scale and provided other characteristics indicate there is some potential for agricultural use these enterprises will be retained in the Agricultural zone.

This is a useful tool for Councils to utilise to assist them with categorising the type of settlements and enterprises that are occurring within an area of interest after identifying the type of agricultural activity (if any) occurring on the land and available resources. Being able to categorise the scale of the individual enterprises currently existing will assist in making decisions around what is the appropriate zoning of an area.

VIABLE HOLDING

ABARE statistics show that a very high proportion of farms in the South East Region are relatively small and a lot of the small farms are reliant on off-farm income. In fact, 51% of farms have an EVAO⁴ of less than \$50 000 and produce approximately 5% of the South East region's agricultural output.⁵ In contrast, the largest 14% of farms had an EVAO greater than \$350 000 and they produce 74% of region's agricultural output. The remaining 35% of farms would experience a highly variable degree of existing and potential output and overall contribution to the agricultural sector. National data shows similar trends with 10% of farms producing more than 50% of the agricultural output⁶.

³ Adapted from Ketelaar, A and Armstrong, D. 2012, *Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region* - written for Northern Tasmania Development.

⁴ Estimated Value of Agricultural Output (EVAO) is a measure of the value of production from farms and a measure of the size of their business and is somewhat similar to turn-over.

⁵ Australian Bureau of Agricultural and Resource Economics and Science (ABARES), *About my Region - "Agriculture, Fisheries and Forestry in the South East region of Tasmania, 2013"* based on ABS census data from 2010-11.

⁶ Australian Government - Australian Institute of Health and Welfare, *Australia's Food and Nutrition 2012 in brief*, available online at

<http://www.aihw.gov.au/WorkArea/>

AK Consultants

Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones

Agricultural output will be improved by the smaller farms being combined to create fewer but larger scale farming businesses, and this has occurred to some extent in some areas. For example, at a national level the average size of farms has increased by 23% whilst at the same time farm numbers are decreasing³. Farming practices are changing with the use of more intensive production systems and techniques. Where there is scope for farms to increase in land area there is also scope for improving economies of scale and thus becoming more profitable. Medium sized to larger titles which are not encumbered by dwellings are more attractive for increasing land area for farms as the purchaser is paying only for agricultural assets.

Bigger is not always better, but it is clear that most Tasmanian farms are too small to be efficient, profitable and 'viable'. As a consequence, the Enterprise Scale analysis tool reflect the economic realities of agricultural land use by recognising the influencing characteristics that determine whether the land is likely to be utilised for agriculture through agglomeration with other surrounding titles or individually. Land and water resources suitable for agriculture are a limited resource. The Enterprise scale analysis tool provides the rationale behind ensuring that land and water that has the potential to contribute to the Agricultural Output of the region is protected in the long term for agricultural use and that those titles with resources that are already compromised for this use are identified and zoned appropriately.

In our opinion a viable farm is one producing sufficient income to provide for a family and provide full time employment for one person. On this basis the long-term viability of farms producing less than \$150,000 Gross Income is questionable. Viable holdings are generally larger than 40 hectares and they usually comprise of more than one title. The difficulty lies in applying terms such as "viable" to single titles. There is nothing which binds these titles together other than ownership or leasing, hence applying planning responses at a title level becomes difficult because ownership is ephemeral. Re-allocating the Rural Resource zone should seek to address safeguarding any remaining capacity for a title to contribute to a 'viable' holding and this requires consideration of the title context in the areas of interest. If a title has 'medium to large-scale' characteristics in our opinion it has the potential to contribute to a 'viable' holding.

Applying spatial definitions and land area thresholds is difficult and can lead to misrepresentation. For example, if a typical 'small-scale' farm is a single title of 8-40ha, it does not mean that titles greater than 40ha automatically are 'viable' farms. It means that single titles less than 40ha and not farmed in conjunction with other titles have reduced potential to contribute to a 'viable' holding, especially if they currently have a house on them.

Where non-agricultural development is competing with agricultural development for the same land resources determining where the line is drawn for the Agricultural Zone should be based on current land use and surrounding land use and determining the consolidated areas that are already converted. This becomes more difficult when viticulture, orchards and other high-value enterprises are included in the mix of potential enterprise options as the land and water resources for 'viable' enterprise in conventional viticulture can be as small as 20ha of Class 4/5 land and 40ML of water and in some instances even smaller. Hence even relatively small titles have the capacity to contribute to a 'viable' holding under these circumstances. The cluster enterprises described in the ALMP identify that irrigated perennial horticultural operation can occur on small areas and 10ha is an appropriate conservative threshold to apply to title size. Key determinant as to the long-term viability of an enterprise on a smaller title will likely be access to water resources, whether it is farmed in conjunction, surrounding constraints and whether there are other non-agricultural activities associated with the operation (for example café). Where the agricultural activity has potential for long-term viability the appropriate zone is the Agricultural zone. Where it is constrained in a significant way and supports mixed use the more appropriate zone is generally the Rural Zone.

If, through zoning, the number of non-agricultural developments in the 'wedges' or at the interface are increased then the constraints on the capacity to conduct agriculture on the adjacent land may also increase if densities and buffers are not appropriately considered. However, where there is consolidated non-agricultural activity there is opportunity for alternate 'Rural uses' without risk of compromising the agricultural productivity of the region. Historically incremental conversion to non-agricultural use has complicated the issues.

APPENDIX 4. LAND CAPABILITY DEFINITIONS FROM GROSE (1999)

CLASS 1. Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

CLASS 2. Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land.

This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

CLASS 3. Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.

CLASS 4. Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.)

CLASS 5. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6. Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7. Land with very severe to extreme limitations which make it unsuitable for agricultural use.

BUSHFIRE-PRONE AREAS OVERLAY



Tasmania Fire Service

Southern Midlands LGA Planning Report

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Appendix A – Bushfire-Prone Areas Overlay

Executive Summary

The Tasmania Fire Service ('TFS') is working with Local Government to prepare and implement bushfire-prone areas mapping for Tasmanian Local Government Areas ('LGA'). Draft mapping for the Southern Midlands LGA has now been completed following collaborative work between TFS and Council officers.

The purpose of the bushfire-prone area mapping is to spatially define land where potential exposure to bushfire hazard is sufficient to warrant a building and/or planning response to achieve a tolerable level of residual risk. The mapping does not imply that there is nil risk to use and development outside of the overlay, rather that residual risk to use and development outside of the overlay is deemed to be tolerable through reliance on other external measures, such as firefighter intervention.

The starting point for the map preparation was the production of a 'modelled overlay' that was generated by applying a 100m buffer to existing vegetation map data. The overlay was then progressively refined based on assessment of local conditions including bushfire behaviour and fuel management regimes. The local knowledge provided by Council officers was critical to this process.

By spatially defining bushfire-prone areas the mapping will provide clarity for permit authorities, landowners, developers, consultants and the broader community with respect to the application of existing statutory requirements for bushfire protection. The process of reviewing local conditions has also allowed for some areas that would currently trigger bushfire requirements to be 'mapped-out', thereby reducing compliance and development costs for the local community.

For the mapping to serve its intended function it needs to be incorporated within the relevant planning instrument established under the *Land Use Planning and Approvals Act 1993* ('LUPAA'). It is anticipated that the mapping will be incorporated into Council's Local Provision Schedules, which will form part of the Tasmanian Planning Scheme.

Adoption of the bushfire-prone areas overlay is consistent with the Schedule 1 Objectives of the *Land Use Planning and Approvals Act 1993*, the State Policies created under the *State Policies and Projects Act 1993* and the relevant regional land use strategy.

1. Introduction

1.1 Purpose of this Report

This report has been prepared in support of the bushfire-prone areas mapping for the Southern Midlands LGA and provides the following information:

- The background and context of the mapping;
- Description of the mapping process;
- Consideration of overlay implementation;
- Consideration of the relevant statutory planning requirements and strategic planning framework.

1.2 Background

The Tasmania Fire Service is working with Local Government to produce and deliver the bushfire-prone area mapping for Tasmania. Once completed for each municipality the mapping is intended to be integrated within the relevant planning instrument to formally identify 'bushfire-prone areas' for the purpose of planning and building control.

Bushfire has been a constant, natural phenomenon in Australia for thousands of years and south-eastern Australia is one of the most bushfire-prone regions in the world. Whilst fire has important ecological functions in the Australian context, its effects on human life, built assets and economic resources can be catastrophic if risk is not adequately managed. Not surprisingly, bushfire is identified in the Tasmanian Emergency Management Plan as Tasmania's most prominent natural hazard due to its prevalence and historical impacts on communities¹. Recent analysis of climate data confirms that this is unlikely to change with fire danger in some parts of Tasmania expected to progressively increase over the course of this century².

Managing bushfire risk to communities requires a multifaceted approach that considers all aspects of the potential emergency (i.e. Prevention, Preparedness, Response and Recovery). Government interventions accordingly include a combination of measures including land use and development control, community education, fuel reduction, firefighter response and emergency management. Regulation of land use and development is a 'preparedness' strategy in this context as it aims to improve the resilience of communities and their built assets when exposed to a bushfire hazard.

Planning and building controls are now recognised in Australia as an important tool that can be used to facilitate more resilient and sustainable communities. Bushfire protection requirements are applied to use and development for the purpose of ensuring a tolerable level of residual risk is achieved. It is essentially a form of market intervention that seeks to achieve a better outcome for society than the market would otherwise deliver. Numerous public enquiries have recognised the importance of planning and building as a means for

¹ Department of Police and Emergency Management 2015, *Tasmanian Emergency Management Plan - Issue 8*, DPEM, Hobart.

² Fox-Hughes P, Harris RMB, Lee G, Jabour J, Grose MR, Remenyi TA & Bindoff NL (2015) *Climate Futures for Tasmania future fire danger: the summary and the technical report*, Antarctic Climate & Ecosystems Cooperative Research Centre, Hobart, Tasmania

supporting community fire safety, most notably the 2004 National Enquiry on Bushfire Mitigation and Management and the 2009 Victorian Bushfires Royal Commission.

The Tasmanian Government responded to the 2009 Victorian Bushfires Royal Commission by initiating significant planning and building reforms, including the introduction of Planning Directive No.5 Bushfire-Prone Areas Code within planning schemes in 2012 and state variations to the Building Code of Australia. This provided – for the first time – state-wide consistency in relation to use and development standards for bushfire protection. The importance of these reforms was confirmed by the 2013 Tasmanian Bushfires Inquiry, which recommended that the Tasmanian Government make land use planning and building construction for bushfire a high priority and that it progress improvements in this area³.

The planning and building regulatory system in Tasmania includes bushfire protection requirements to mitigate risk to communities and assets in bushfire-prone areas. The existing framework includes:

- The Bushfire-Prone Areas Code, which applies through local planning schemes under the *Land Use Planning and Approvals Act 1993*; and
- The Director’s Determination – Requirements for Building in Bushfire-Prone Areas, which applies through the *Building Regulations 2016* and *Building Act 2016*.

This framework is structured in a way that enables application of bushfire controls through the planning approvals process for proposals involving land subdivision, vulnerable and hazardous uses. Bushfire requirements for other types of use and development are applied through the building approvals process.

For the purposes of both planning and building permit approvals it is necessary to determine whether proposed works are located within a ‘bushfire-prone area’. This term is currently defined as follows:

Bushfire-prone area

Means:

- (a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- (b) Where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.*

In the absence of mapping, planning authorities, permit authorities, landowners and developers are reliant on interpretation of subclause (b).

Incorporation of the mapping within the relevant local planning scheme overlay map will enable the use of subclause (a) of the abovementioned definition, thereby reducing the amount of assessment required to determine applicability.

The 100m rule that forms the basis of the abovementioned definition has historically been accepted as a benchmark for the application of development control for bushfire and is the maximum distance considered in Australian Standard 3959-2009. Post-fire investigations have indicated that 85% of building loss resulting from major bushfires has historically occurred at distances within 100m of the urban interface⁴. Notwithstanding this, bushfire

³ Department of Premier and Cabinet, 2013 Tasmanian Bushfires Inquiry, DPAC, Hobart.

⁴ Ahern, A., and M. Chladil (1999), *How far do bushfires penetrate urban areas?* paper presented at 1999 Australian Disaster Conference, Emergency Manage. of Aust., Canberra, A. C. T.

behaviour is not uniform across all situations some circumstances application of a 'blanket' 100m buffer is considered unnecessarily conservative.

2. Study Area

The study area for the purpose of this mapping project is the Southern Midlands Local Government Area ('LGA') as shown in Figure 1. Southern Midlands is located in the Southern Tasmania region and adjoins Northern Midlands, Glamorgan-Spring Bay, Sorell, Clarence, Brighton and Central Highlands.

A number of rural townships and villages are located within the Southern Midlands with the largest activity centres being Oatlands, Kempton, Colebrook, Campania, Bagdad/Mangalore and Tunbridge. Residential growth in recent years has focused in Oatlands, Campania, Bagdad/Mangalore.



Figure 1 – Southern Midlands LGA location map

3. Bushfire-Prone Area Overlay

The draft Bushfire-Prone Area Overlay for Southern Midlands has been completed following collaborative work between the Tasmania Fire Service and Council officers. The draft maps are enclosed as **Appendix A** to this report.

3.1 Purpose of Overlay

The bushfire-prone area overlay primarily relates to use and development control. Its purpose is to spatially define areas where risk is sufficient to require specific bushfire protection measures in order to achieve a tolerable level of residual risk. The mapping will provide a definitive trigger for assessment under the existing planning and building requirements for bushfire protection. Spatially defining bushfire-prone areas is consistent with the approach adopted for other natural hazards within Tasmanian planning schemes (inundation, landslip hazard).

The mapping is not intended to identify all land that may be impacted by bushfire hazard, nor does it imply that there is nil residual risk to use and development outside of the overlay. Rather, residual risk to use and development outside of the mapped areas is deemed to be tolerable through reliance on other external measures, such as firefighter intervention.

By removing the need to evaluate whether vegetation is 'bushfire-prone' before confirming whether a site is within a 'bushfire-prone area', the mapping will remove ambiguity and improve the development assessment process to the benefit of permit authorities, land owners and developers.

The mapping also provides a more sophisticated mechanism than the standard 100m rule trigger that is currently relied upon. Evaluation of local conditions and likely bushfire behaviour has informed the mapping process and has allowed for some reductions to the standard 100m buffer in situations where it has been determined that the risk does not warrant application of planning or building standards to achieve a tolerable level of residual risk. In doing so, the mapping will refine application of bushfire requirements and reduce circumstances whereby a bushfire report is required for low-risk development.

The overlay can also have other uses. It can be used to support community education in support of community fire safety as it will be accessible through multiple websites including the LIST, iplan, and the TFS website. Additionally, TFS will use the map as the basis for issuing fire permits and when advising the community about using fire and burning off. TFS will not issue Fire Permits outside bushfire-prone areas and will advise the community to not use fire for fire hazard removal outside bushfire-prone areas. Council staff will be able to use the mapped areas when dealing with hazard complaints and abatement issues.

3.2 Mapping Process

The process that has been followed in preparing the draft overlay and that will be followed for implementation is summarised conceptually in Figure 2. The draft overlay has been prepared by the TFS in collaboration with Council's planning officers.

The starting point for the mapping was the generation of a 'modelled overlay', which was created by applying a 100m buffer to all TASVEG 3.0 vegetation communities, excluding those types deemed to be 'low threat' and exclusions as specified under AS 3959-2009.

The mapping provided in TASVEG 3.0 provides high-level guidance with respect to vegetation distribution and as such, its accuracy is limited when applying it to individual properties. The modelled overlay was therefore based on imperfect spatial data and it was

important to verify the boundaries that were produced and adjust accordingly. An initial desktop assessment was undertaken to identify obvious discrepancies and ascertain any key areas that required closer examination.

Verification of specific areas was completed through physical inspection and/or enquiries into the development status and management regime of particular properties where necessary. As discussed previously, bushfire impact is not uniform across all situations and in some cases, relaxation of the standard 100m buffer has been adopted where site characteristics will effectively limit fire intensity, spread and subsequent impact on surrounding development. Relevant factors include the total area, type and location of vegetation, fire run potential, effective slope, prevailing wind and the use, development or land management status of the property.

The overlay was then aligned with cadastral title boundaries. This was necessary to ensure that application of the overlay to specific properties and future developments can be easily determined. For urban lots in particular there is little merit in mapping a property as partially bushfire-prone, hence this has been avoided as far as possible. For lots 2,000sqm (or less) in area the overlay was aligned to include the entire title if an area of 15% (or greater) was affected. For these lots, it is considered increasingly unlikely that a future development on the site would be able to wholly avoid the overlay and - as vegetation communities are not static - the actual separations from hazardous vegetation should be verified at the time a development is proposed. Where the overlay covered less than 15% of an urban title, the title was generally excluded entirely from the overlay, as it is considered increasingly likely that future development will be 100m or further from the hazard source.

The approach used is consistent with that used for the existing bushfire-prone areas overlays within the Clarence Interim Planning Scheme 2015 and the Hobart Interim Planning Scheme 2015. Furthermore, in preparing the overlay TFS has sought to ensure consistency with Tasmanian Planning Commission's *Practice Note 7: Draft LPS Mapping Technical Advice*.

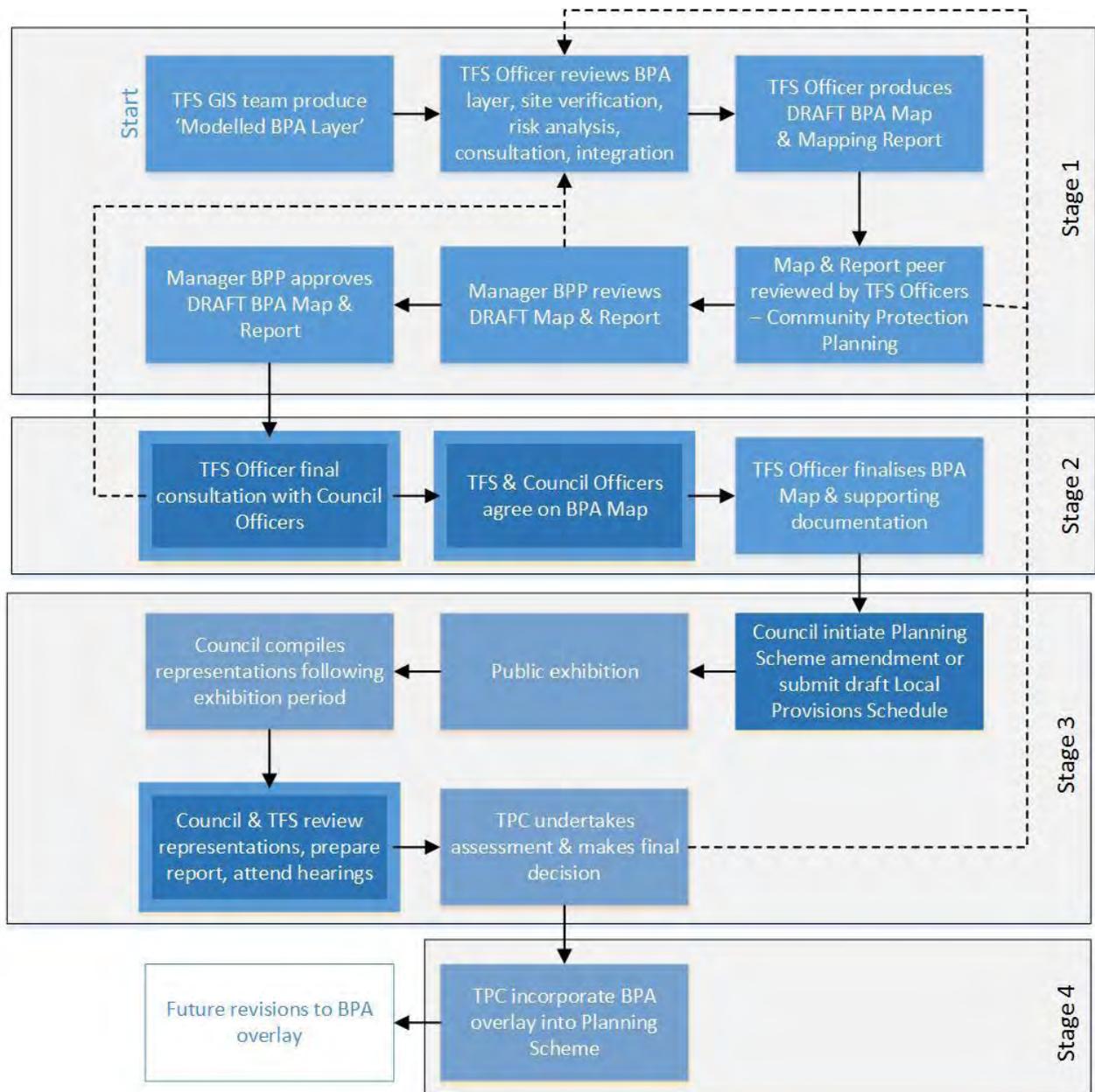


Figure 2 – Overview of mapping preparation and implementation

3.3 Overlay Refinement

As discussed previously, refinement of the original 'modelled overlay' into the final draft overlay has been informed by evaluation of local conditions.

A significant portion of the Southern Midlands is vegetated with improved pasture. Where Grassland fuels are predominant the overlay has been limited to include properties within a maximum of 50m (a relaxation from the standard 100m). This relaxation reflects the reduced ember potential associated with Grassland fuels and is consistent with the minimum distance required for a BAL-LOW rating under AS 3959-2009.

A number of approved greenfield subdivisions have been identified through consultation with Council. These include:

- Reeve Street, Campania – Permit SA2010/37 (75 lots in Village Zone. Stage 4 of 7 completed - final stage expected to be completed by late 2019);
- Main Street, Kempton – Permit DA2007-3009 (45 lots in Village Zone – no lots created as yet);
- Iden Road, Bagdad – Permit SA1986/GP102 (17 lots in Village Zone remaining to be created in old subdivision).

Each of the above developments are located centrally within their respective townships and have received substantial commencement. In each case the balance land is currently vegetated with remnant pasture (grassland fuel). Council has confirmed that these properties will be monitored through its hazard abatement program with abatement notices issued if required until such time as the balance land is subdivided and developed in a way that mitigates the potential for grassfire hazard.

The existing titles that have been created in each development have been excluded from the overlay on the basis that Grassland within at least 50m of the existing lots will be maintained at <100mm height during bushfire season.

3.4 Outcome

The draft overlay confirms that the majority of land within Southern Midlands is designated as bushfire-prone.

Table 1 provides a comparison of the number of lots that intersect with the computer generated modelled overlay versus the final draft overlay. The modelled overlay more closely reflects the number of lots that would currently be subject to bushfire requirements under the current 100m rule that operates in the absence of the overlay as it is based on a 100m buffer from TASVEG mapping. The statistics show that the overall number of properties affected has been reduced as the overlay has been refined.

Table 1 - Comparison of properties affected by modelled overlay versus final draft overlay

Cadastral type ('CAD_TYPE1')	Final draft Overlay (n)	Modelled overlay (n)
Authority Land	462	485
Local Government Reserve	5	7
Private Parcel	4,676	5,006
Public Land Classification	187	188
Total intersected	5,330	5,686

Of most significance in Table 1 are the statistics for private parcels. The mapping process has enabled TFS to identify approximately 330 private properties that will no longer require further bushfire assessment, should they be developed or redeveloped in future.

To illustrate the benefit of the overlay to these mapped out properties, if each of the properties were to be developed/redeveloped at some stage in the future, the mapping at a minimum would deliver an economic benefit to private landowners within the municipality in the range of approximately \$130K-310K from the avoided cost of bushfire assessment fees alone. Further economic benefit is derived from the reduced time required for building work to be designed, documented and approved and potentially also avoided constructions costs for some of the excluded properties (if an exemption were not obtained).

4. Implementation

For the mapping to serve its intended statutory function it is necessary to incorporate it within the relevant planning instrument established under the *Land Use Planning and Approvals Act 1993* ('LUPAA').

All Tasmanian Councils are required to transition into the Tasmanian Planning Scheme ('TPS'). The TPS will be comprised of the State Planning Provisions ('SPP') and Local Planning Schedules ('LPS'), the latter of which is to be provided by Local Government.

The Bushfire-Prone Areas Code has been incorporated within the SPP. It is anticipated that the overlay will be included in Council's LPS as a planning scheme overlay prior to submission to the Tasmanian Planning Commission. Once the LPS has progressed through the statutory process and is formally approved, the Tasmanian Planning Scheme will be activated and will supersede the Southern Midlands Interim Planning Scheme 2015.

The timing of the Tasmanian Planning Scheme's introduction is unclear at present. It is noted that should Council seek to implement the overlay sooner, there is provision to amend the Southern Midlands Interim Planning Scheme 2015 via LUPAA's Savings and Transitional Provisions.

5. Future Revisions

The Bushfire-Prone Areas Overlay should be reviewed and updated periodically to ensure it remains accurate. This will logically occur as part of Council's periodic review of their Local Provision Schedules under the Tasmanian Planning Scheme. Section 35O of the *Land Use Planning & Approvals Act 1993* requires that this review occur every five years at a minimum, however a draft amendment may be prepared at any time.

In the situation where a scheme amendment is required to facilitate a new development (e.g. a combined rezoning and greenfield subdivision proposal) it may be appropriate to review and modify the overlay as part of the amendment process. It is anticipated that TFS will be consulted as part of this process.

TFS is committed to working with Council as part of any future review of the overlay.

6. Planning Framework

As the bushfire-prone areas mapping will form an overlay within Council's Local Provision Schedule, it must satisfy the criteria set out in s.34(2) of the *Land Use Planning & Approvals Act 1993*, which states:

34. LPS criteria

(1) ...

(2) *The LPS criteria to be met by a relevant planning instrument are that the instrument –*

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

(b) is in accordance with section 32 ; and

(c) furthers the objectives set out in Schedule 1 ; and

(d) is consistent with each State policy; and

(e) 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; and

(f) is consistent with 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; and

(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; and

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000 .

(3) ...

Incorporating the mapping as an overlay is consistent with the relevant provisions of the State Planning Provisions, specifically clause 1.2.3 and the definition of 'bushfire-prone area' in clause C13.3.1. The overlay is therefore consistent with s.34(2)(a).

Relevant to s.32, the map overlay will provide for the spatial application of the State Planning Provisions to particular land and is accordingly consistent with s.34(2)(b).

With respect to the strategic considerations referred to in s.34(2)(c),(d),(e) and (f):

- The Schedule 1 Objectives of the Act are considered in section 6.1 of this report;
- The State policies are considered in section 6.2 of this report;
- The Southern Tasmania Regional Land Use Strategy is considered in section 6.3 of this report; and
- The Southern Midlands Council Strategic Plan 2014-2023 is considered in section 6.4 of this report.

The overlay has been designed to integrate with the draft mapping completed for adjoining LGAs. The overlay accordingly satisfies s.34(2)(g).

The overlay will not introduce any new development standards, rather it will support the application of an existing Code. As such, it is not considered to be in conflict with the *Gas Pipelines Act 2000* and therefore satisfies s.34(2)(h).

6.1 LUPAA Schedule 1 Objectives

Schedule 1 of the *Land Use Planning and Approvals Act 1993* specifies the strategic objectives for the Resource Management and Planning System and for the planning process established by the Act.

The Schedule 1 Objectives are considered in Table 2 and Table 3.

Table 2 - Schedule 1, Part 1 Objectives

Objective	Response
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	<p>Adoption of the overlay will support the application of existing regulations. It will not facilitate any loss of natural values, nor any development of physical resources.</p> <p>The overlay is accordingly considered to be consistent with (a).</p>
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	<p>The proposed overlay will improve clarity for the community, for developers and for authorities responsible for regulating planning and building matters.</p> <p>In developing the mapping, the Tasmania Fire Service has excluded some areas that could currently be considered as being within a 'bushfire-prone area' but which have been deemed to be suitably low threat. This was based on expert judgement in bushfire behaviour and evaluation of local conditions. By refining the application of the bushfire requirements in this way, the planning scheme amendment will facilitate fairer outcomes for landowners.</p> <p>The overlay is accordingly considered to be consistent with (b).</p>
<i>(c) to encourage public involvement in resource management and planning; and</i>	<p>In developing the overlay the Tasmania Fire Service has sought and considered input from Council's officers. This dialogue has provided important local knowledge into the project, in relation to land use practices and management of specific sites.</p> <p>The general public will have an opportunity to review the draft overlay and submit a representation on any aspect they would like the Planning Authority to consider. This is a requirement of the statutory approvals process.</p> <p>The overlay is accordingly considered to be consistent with (c).</p>
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	<p>Incorporation of the overlay within Council's planning provisions will improve clarity with respect to whether a site is within a 'bushfire-prone area'. This supports the property industry in the following ways:</p> <ul style="list-style-type: none"> • It will ensure landowners and developers can easily determine whether their site is in a bushfire-prone area early in the development process and therefore factor this into concept design and feasibility assessments; • By removing areas from the mapping that have been deemed to be suitably low threat by the Tasmania Fire

	<p>Service, the overlay will reduce costs and delays from the approvals process for applicants (e.g. costs of engaging a bushfire hazard practitioner to certify an exemption, delays associated with s.54 requests).</p> <p>As stated previously, the overlay will not facilitate any loss of natural values, nor any development of physical resources.</p> <p>The overlay is accordingly considered to be consistent with (d).</p>
<p><i>(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.</i></p>	<p>The Tasmania Fire Service has collaborated with Council officers in preparing the draft overlay to ensure that it is technically sound and appropriate to local circumstances.</p> <p>By incorporating the overlay within local planning provisions it will support the application of the Bushfire-Prone Areas Code and Building Regulations, which Local Government is obliged to enforce.</p> <p>The approvals process requires the support of both Council and the Tasmanian Planning Commission for the overlay to become effective.</p> <p>The overlay is accordingly considered to be consistent with (e).</p>

Table 3 - Schedule 1, Part 2 Objectives

Objective	Response
<p><i>(a) to require sound strategic planning and co-ordinated action by State and local government; and</i></p>	<p>The introduction of the Bushfire-Prone Areas Code as a state-wide Planning Directive was a strategic response by the Tasmanian Government to the recommendations produced by the Victorian Bushfires Royal Commission. Incorporating the bushfire-prone areas mapping as part of Council's planning instrument will support the application of the Bushfire-Prone Areas Code.</p> <p>The approach used in developing the mapping is consistent with that used for Clarence and Hobart's interim planning schemes. Tasmania Fire Service seeks to maintain a consistent approach as it progresses mapping for remaining Local Government Areas.</p> <p>As is discussed further in this report, the overlay is consistent with current State Policies and the Regional Land Use Strategy.</p> <p>The overlay is accordingly considered to be consistent with (a).</p>
<p><i>(b) 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; and</i></p>	<p>As discussed previously in this report, the proposed overlay will support the efficient application of existing regulations by clearly identifying which land is subject to bushfire requirements.</p> <p>The overlay is accordingly considered to be consistent with (b).</p>
<p><i>(c) to ensure that the effects on the environment are</i></p>	<p>The overlay will not facilitate any loss of biodiversity or any other impacts on natural values.</p>

<p><i>considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i></p>	<p>The social and economic benefit of the mapping will be to improve clarity with respect to what land is considered bushfire-prone and to avoid application of the planning/building regulations to land that has insufficient risk to warrant planning or building control.</p> <p>The overlay is accordingly considered to be consistent with (c).</p>
<p><i>(d) 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; and</i></p>	<p>As occurs at present, future development in bushfire-prone areas will be required to comply with all other applicable planning and environmental requirements. The overlay is not considered to be in conflict with any environmental, social, economic, conservation or resource management policies.</p> <p>The overlay is accordingly considered to be consistent with (d).</p>
<p><i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i></p>	<p>At present, bushfire requirements are triggered through either the planning approvals process or the building approvals process, depending on the type of development proposed. Under each process the definition of 'bushfire-prone area' refers to planning scheme overlay mapping (where available). The completion of the mapping will ensure that assessments as to whether a site is bushfire-prone will be consistent throughout the entire process.</p> <p>Single dwellings, visitor accommodation and some other types of buildings are triggered through the building approvals process and not at planning. This can give rise to situations whereby a development may receive planning approval that does not account for the vegetation removal required to comply with the bushfire requirements at the building approvals stage. Inclusion of the mapping will ensure that assessing planning officers and developers consider at the development application stage of any requirement to consider vegetation removal.</p> <p>The overlay is accordingly considered to be consistent with (e).</p>
<p><i>(f) 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; and</i></p>	<p>The overlay will support the application of planning and building requirements for bushfire protection, the key purpose of which are to reduce risk to life and property. The overlay will accordingly support the aim of securing a safe environment for working, living and recreation.</p> <p>The overlay is accordingly considered to be consistent with (f).</p>
<p><i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i></p>	<p>The overlay is not considered to be in conflict with the conservation of any places identified as holding heritage, aesthetic, architectural or other cultural value.</p> <p>The overlay is accordingly considered to be consistent with (g).</p>
<p><i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other</i></p>	<p>Introduction of the overlay will simply focus the application of existing regulations. Standards for water and access infrastructure in bushfire-prone areas will remain unchanged. The overlay is therefore not considered to be in conflict with</p>

<i>facilities for the benefit of the community; and</i>	public infrastructure and will not compromise the orderly provision and co-ordination of public utilities. The overlay is accordingly considered to be consistent with (h).
<i>(i) to provide a planning framework which fully considers land capability.</i>	Incorporation of the proposed mapping will have no significant effect on agricultural land capability. The overlay is accordingly considered to be consistent with (i).

6.2 State Policies

Current State Policies created under the *State Policies and Projects Act 1993* include:

- State Policy on the Protection of Agricultural Land 2009;
- State Coastal Policy 1996; and
- State Policy on Water Quality Management 1997.

Adoption of the draft overlay does not introduce any new development standards, rather, it will improve the application of the Bushfire-Prone Areas Code. It will accordingly not facilitate the loss of productive agricultural land, nor the degradation of coastal land or water resources. The overlay is accordingly not considered to be in conflict with any of the existing State Policies.

6.3 Southern Tasmania Regional Land Use Strategy

Local Provision Schedules must be consistent with the relevant regional land use strategy. For Kingborough, this is the Southern Tasmania Regional Land Use Strategy ('STRLUS').

The key section of STRLUS is Section 8, which provides regional policies for managing risks and hazards. The majority of the policies pertaining to bushfire hazard relate to ensuring that planning schemes provide suitable requirements for vegetation removal and subdivision design and therefore do not directly relevant to the overlay. The relevant policies are considered in Table 4.

Table 4 - Regional Policies

Regional Policy	Response
<i>MRH 1.1</i> Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.	Incorporation of the proposed overlay will mean that bushfire-prone land will be easily identifiable early in the land use planning process. In doing so, it will help signal to developers that there are Code requirements that require consideration when looking at subdivision or rezoning opportunities. The overlay is accordingly considered to be consistent with MRH 1.1.
<i>MRH 1.4</i> Include provisions in planning schemes for use and development in bushfire prone	The existing '100m from 1ha' trigger for determining application of bushfire requirements is a simplistic approach that is used in the absence of mapping. The proposed mapping will provide a

<i>areas based upon best practice bushfire risk mitigation and management.</i>	<p>more refined mechanism for triggering the bushfire requirements as the spatial extent of the overlay has been adjusted based on expert judgement.</p> <p>The overlay is accordingly considered to be consistent with MRH 1.4.</p>
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6.4 Southern Midlands Council Strategic Plan 2014-2023

The Southern Midlands Council Strategic Plan 2014-2023 is the relevant strategic plan prepared under s.66 of the *Local Government Act 1993*. It provides high-level guidance in the form of municipal goals, supporting strategies and key project that seek to guide Council's delivery of services to the community.

Table 5 - Regional Policies

Action	Response
<i>2.1.1.1 Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme</i>	It has been possible to map out land that has been approved for future land release as part of the mapping process on the basis of Council's ongoing commitment to hazard abatement. In doing so, introduction of the overlay will reduce development costs associated with new residential development in the municipality, thereby supporting Action 2.1.1.1.
<i>3.4.1.1 Continue to support the State Government's Regional Planning Initiative and to work in co-operation within the Southern Tasmanian region to finalise a new planning scheme</i>	The proposed overlay is a required part of Council's Local Provisions Schedule, therefore supports Action 3.4.1.1.
<i>3.4.1.2 Encourage the State Government to provide more direction to the planning system through the introduction of more State Planning Policies, State Planning Directives and common statewide planning scheme provisions</i>	The proposed overlay will provide clear direction for the application of the Bushfire-Prone Areas Code, which was introduced through a State Planning Directive. The overlay supports Action 3.4.1.2.
<i>3.5.1.3 Establish collaborative partnerships with other Councils, key stakeholders and other tiers of government, that strengthen Council's response to climate change</i>	Building and planning are important tools for improving the resilience of townships and communities to bushfire hazard, particularly in the context of climate change and worsening fire danger. Production of the draft overlay through collaboration between Council and the Tasmania Fire Service will improve the application of existing bushfire standards and will inform other risk mitigation strategies, thereby supporting Action 3.5.1.3.
<i>5.3.1.7 Work in partnership with the Tasmania Fire Service to keep Southern Midlands 'fire safe'</i>	Collaboration between Council and TFS has led to important refinements of the final draft overlay and confirmation of hazard abatement commitments. Production and implementation of the overlay supports Action 5.3.1.7.

7. Conclusion

The Tasmania Fire Service in collaboration with Council officers have completed the draft Bushfire-Prone Area Overlay for the Southern Midlands LGA. The overlay provides a clear statutory mechanism that will determine the applicability of planning and building requirements for bushfire protection.

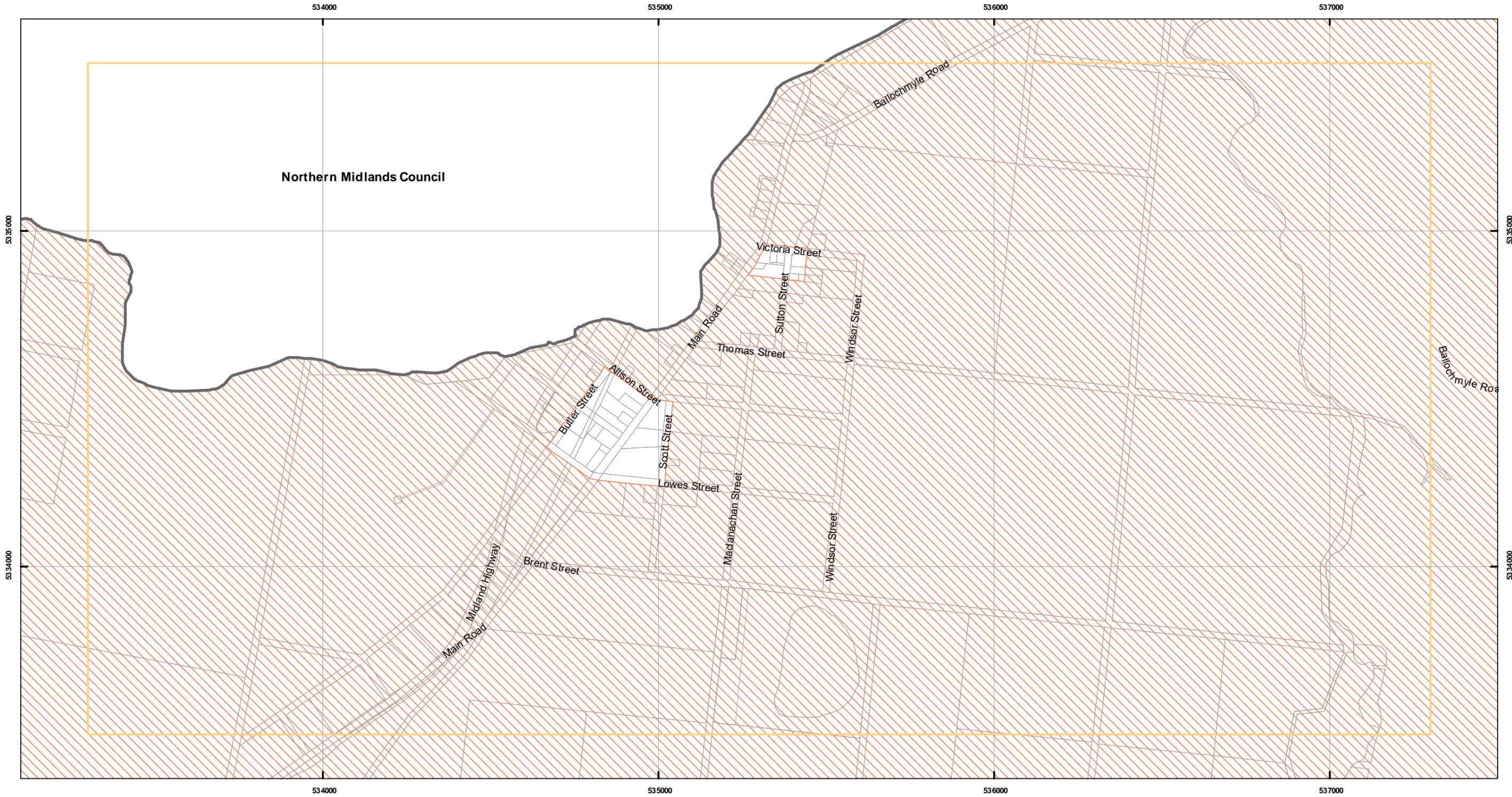
As discussed in this report, incorporating the mapping as an overlay within Council's Local Provision Schedule is consistent with all relevant strategic planning considerations.

It is accordingly recommended that Council adopt the proposed overlay and implement it through the Tasmanian Planning Scheme. Subject to the expected timing of the TPS, Council may also wish to consider introducing the overlay through amendment to the Southern Midlands Interim Planning Scheme 2015.

APPENDIX A

Bushfire-Prone Areas Overlay

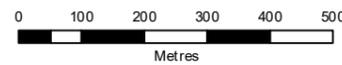
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

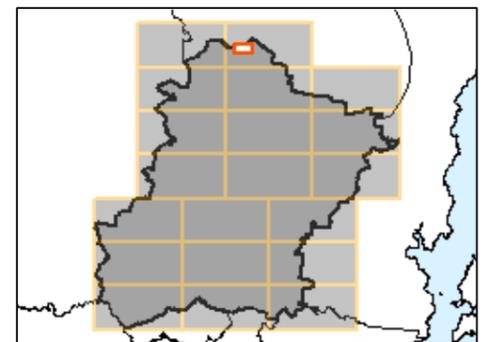
Map 1 of 28



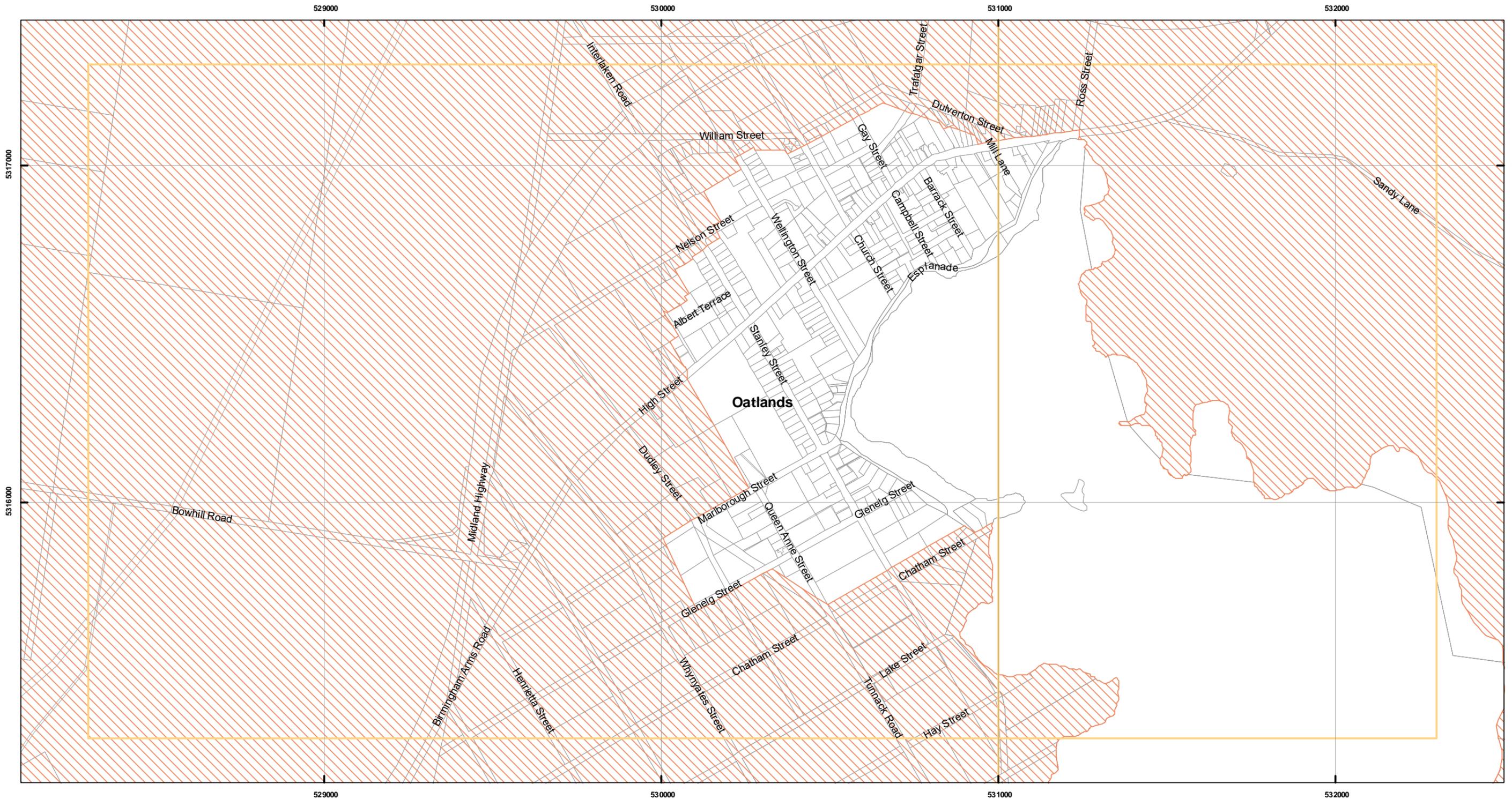
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Southern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

Print Date: 26/09/2018



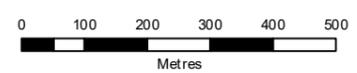
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

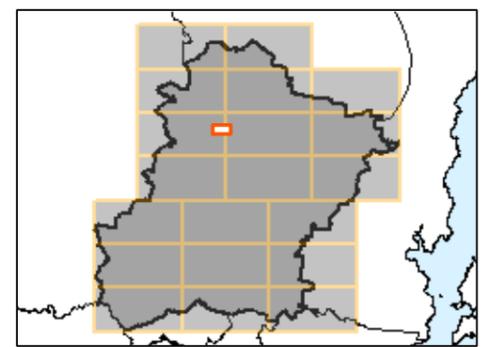
Map 2 of 28



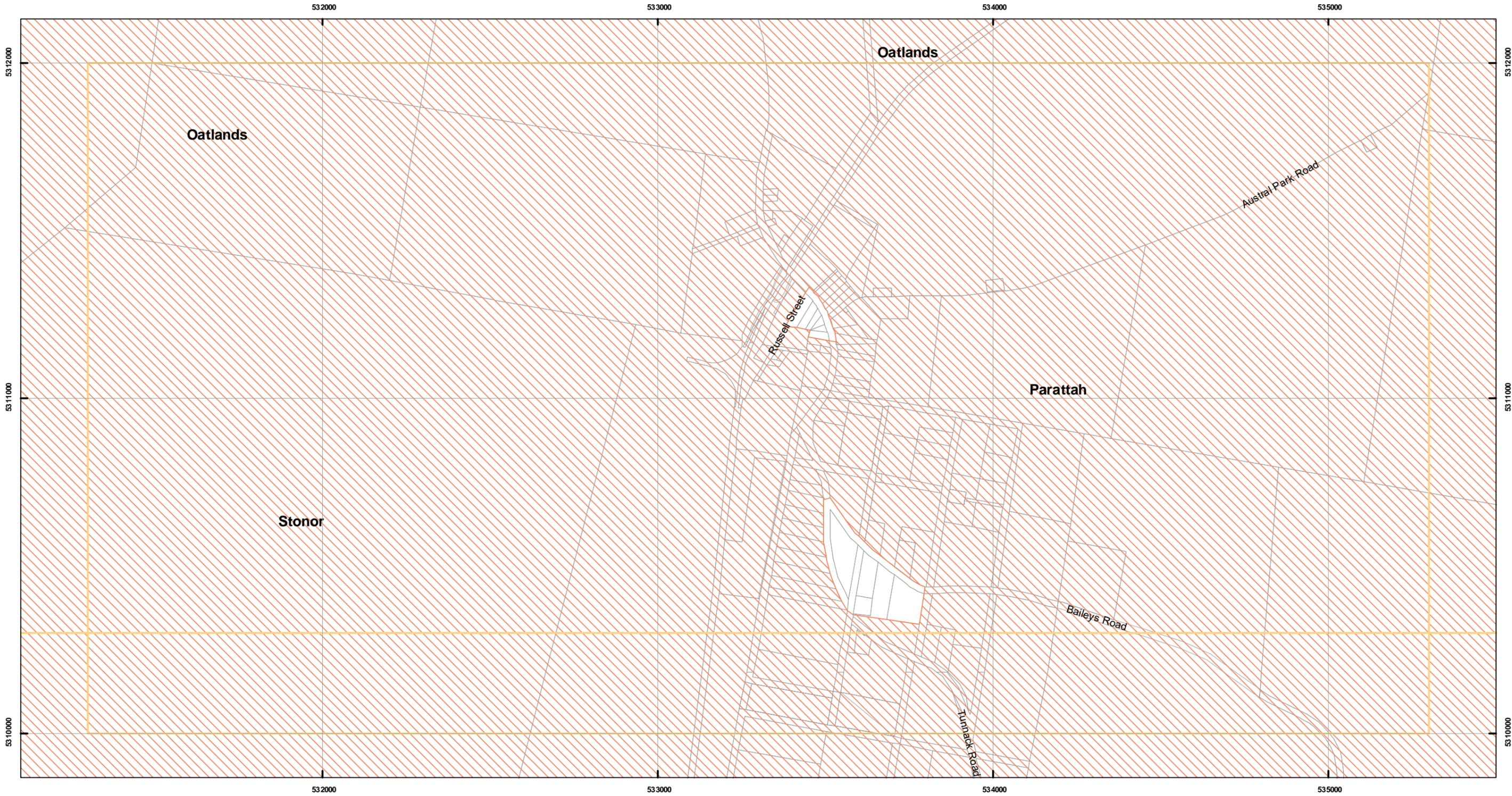
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Southern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

Print Date: 26/09/2018



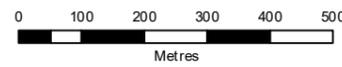
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

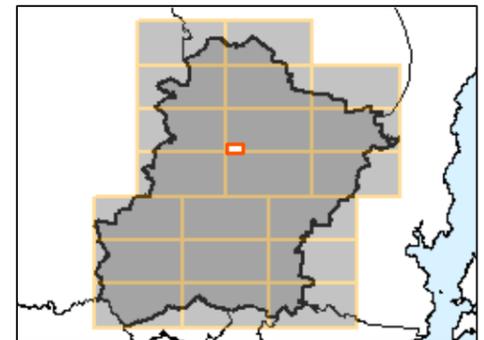
Map 3 of 28



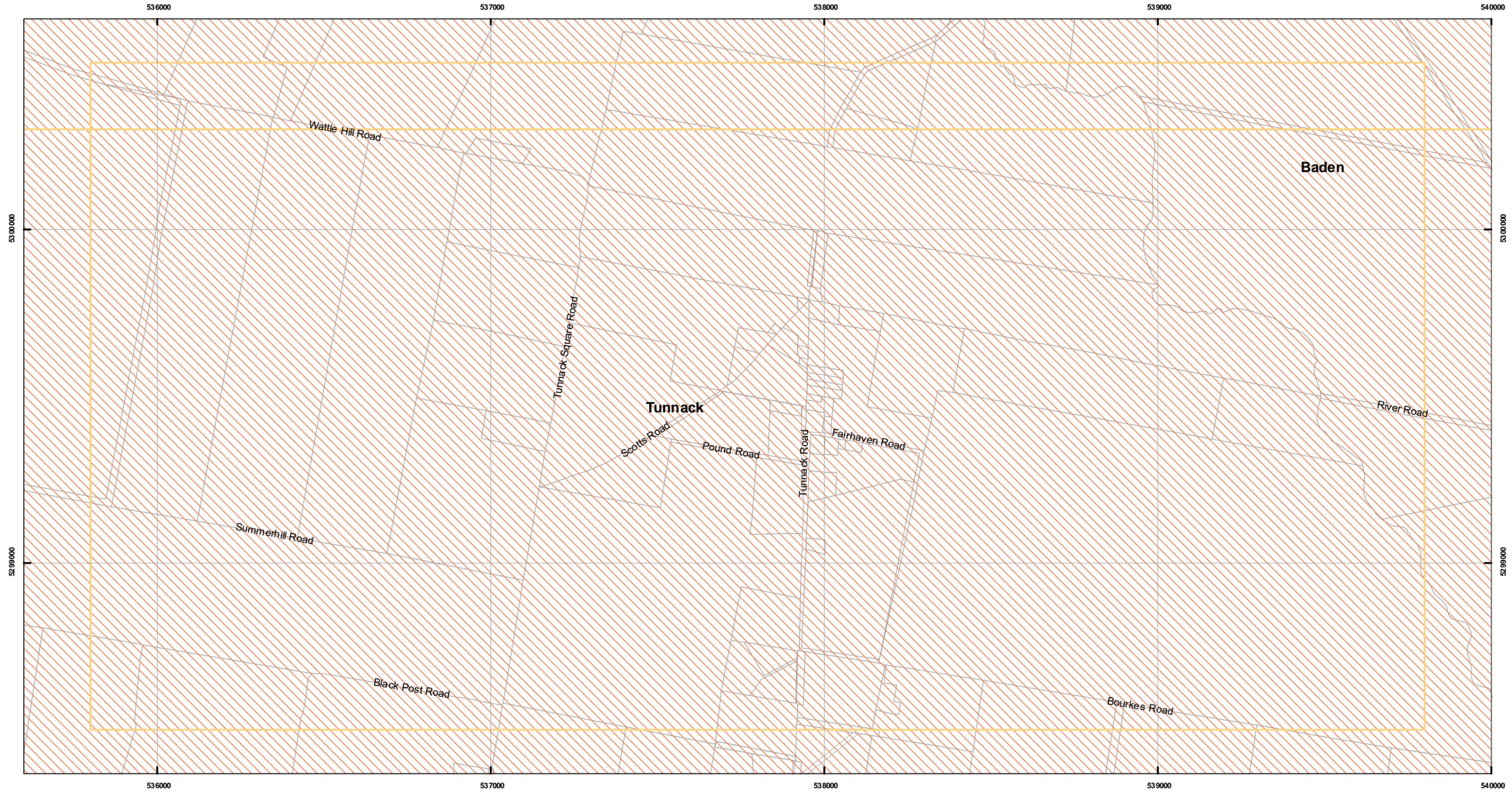
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Southern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

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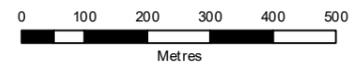
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

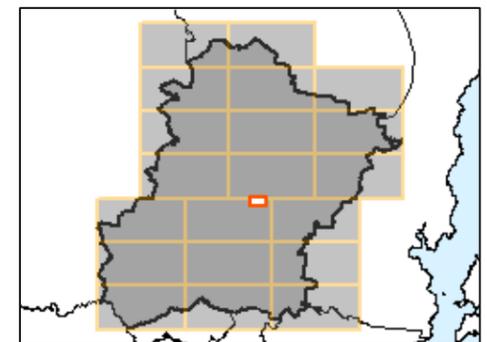
Map 4 of 28



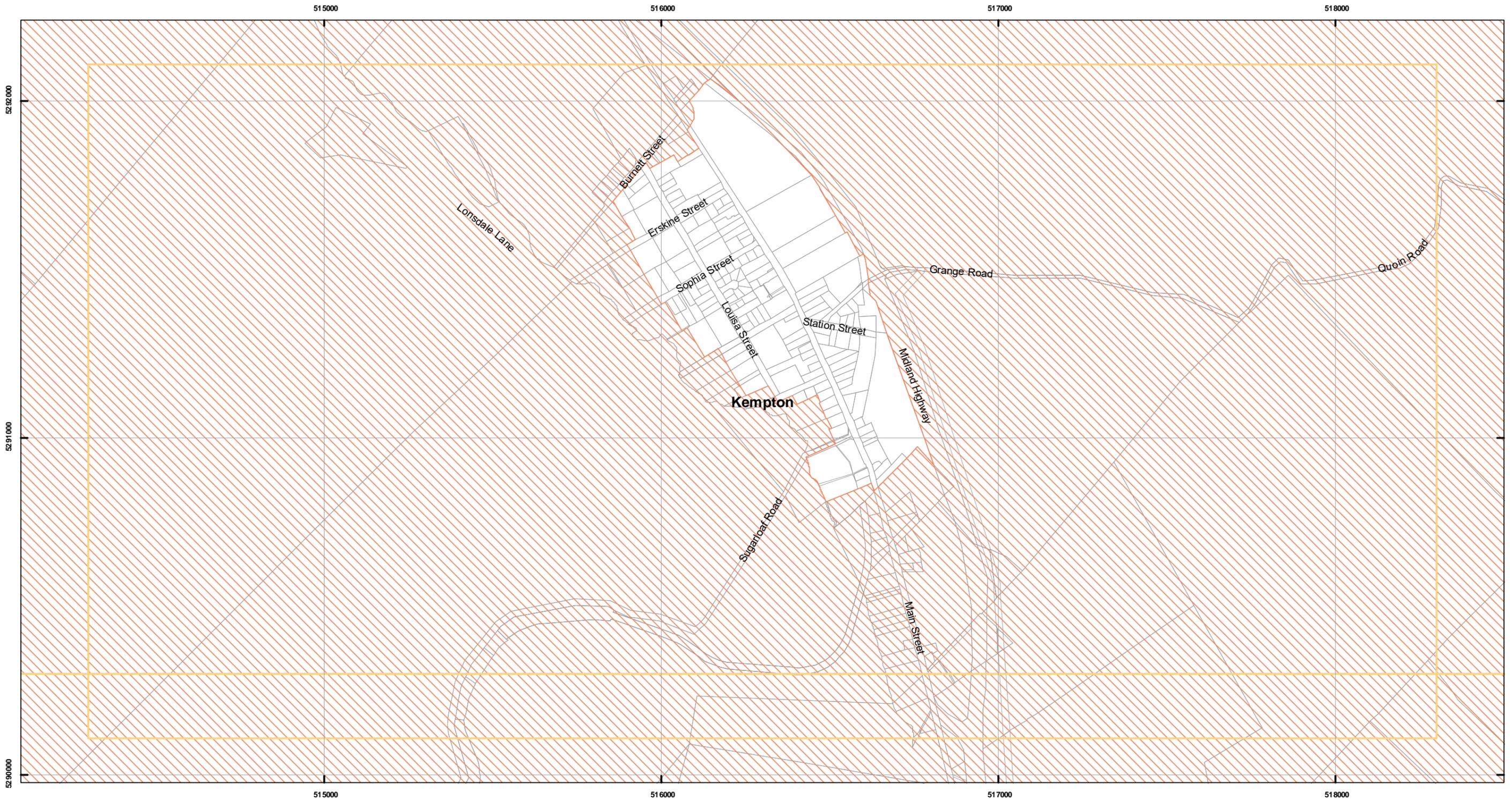
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Overlay data from Southern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

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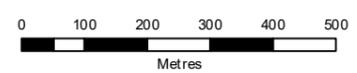
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

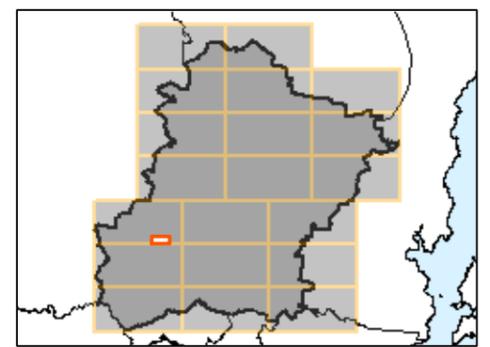
Map 5 of 28



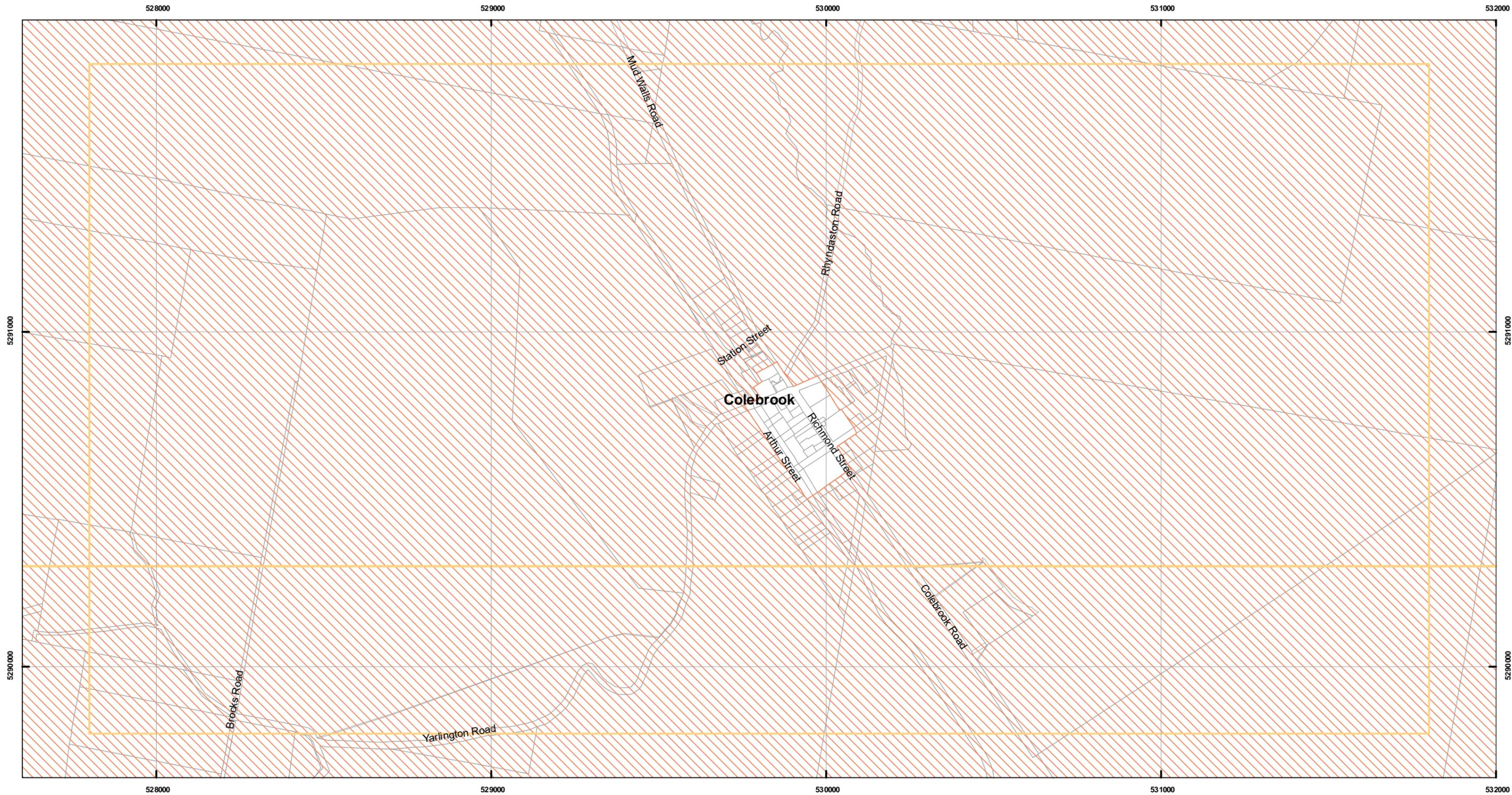
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Overlay data from Southern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

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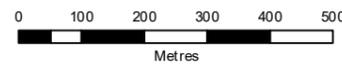
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

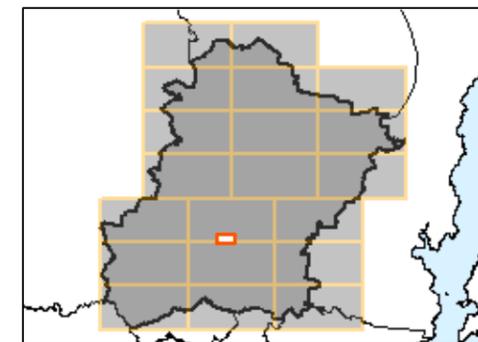
Map 6 of 28



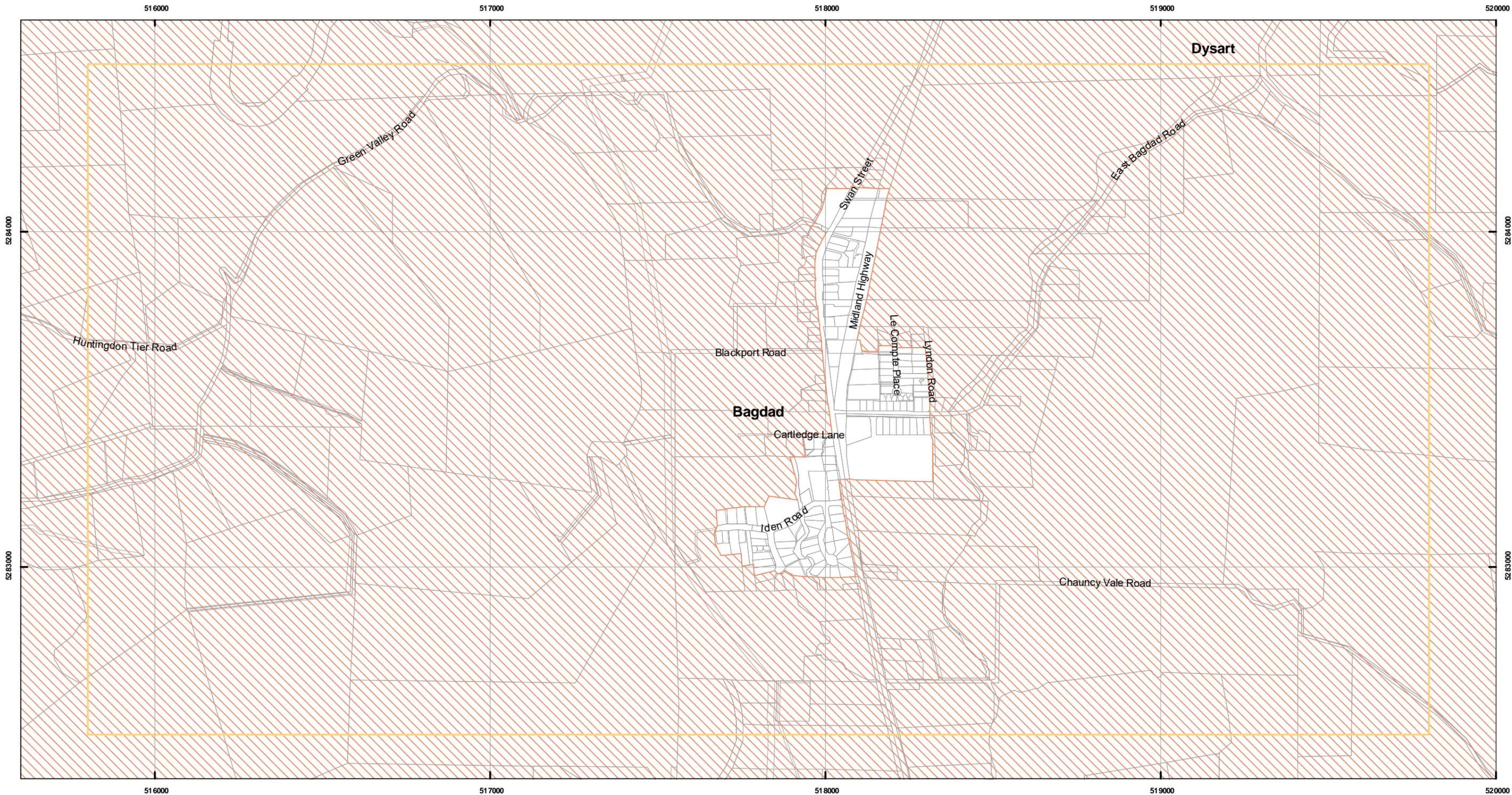
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Base topographic data from the LIST © State of Tasmania

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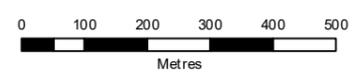
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

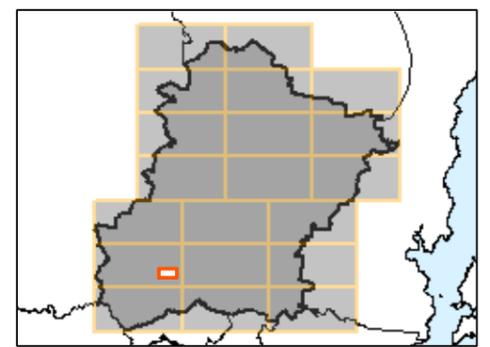
Map 7 of 28



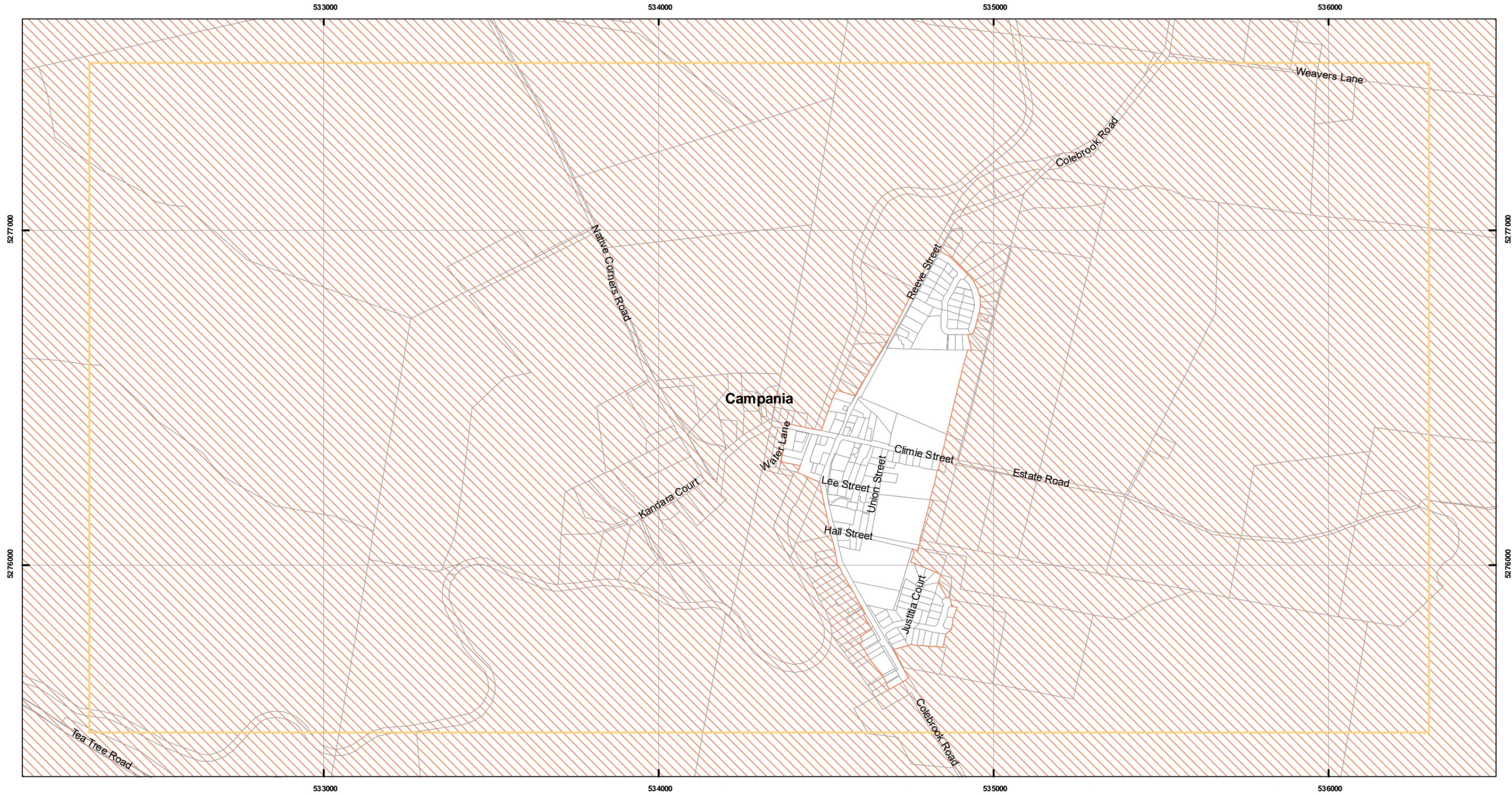
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Overlay data from Southern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

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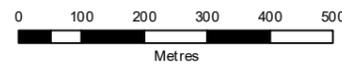
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

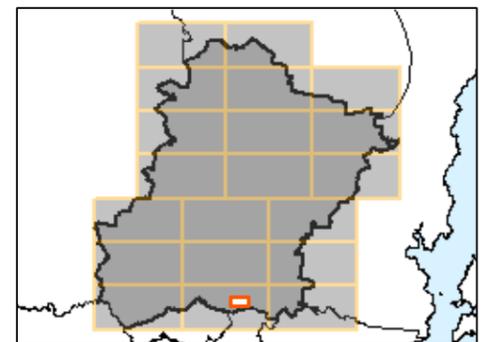
Map 8 of 28



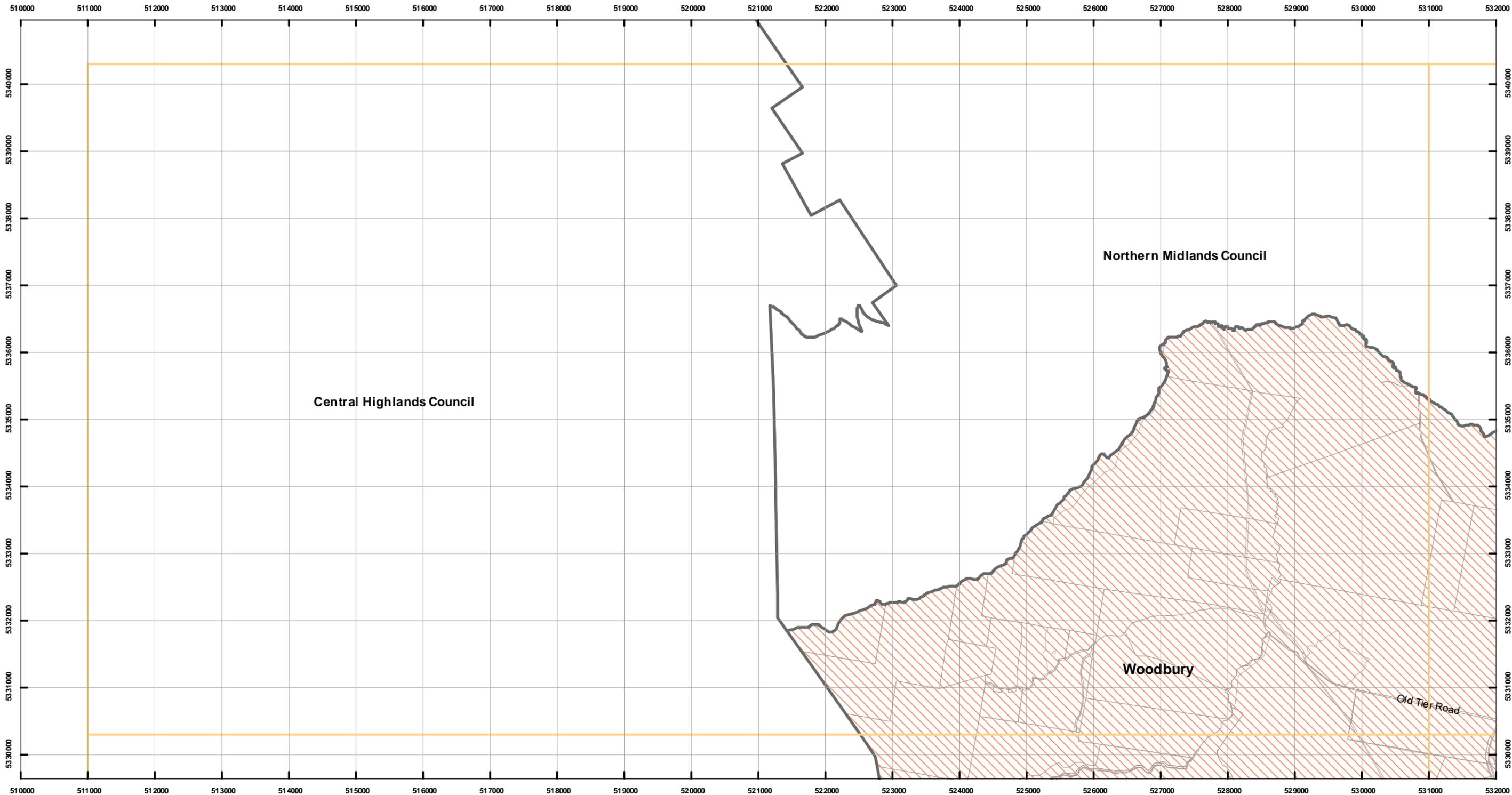
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Base topographic data from the LIST © State of Tasmania

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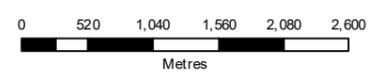
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

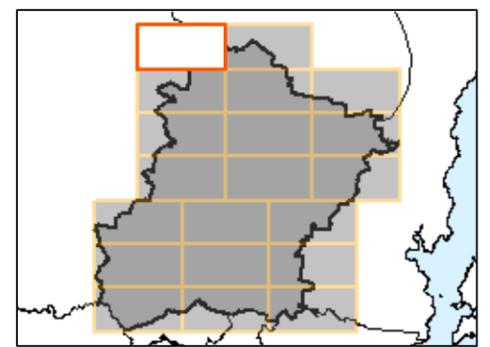
Map 9 of 28



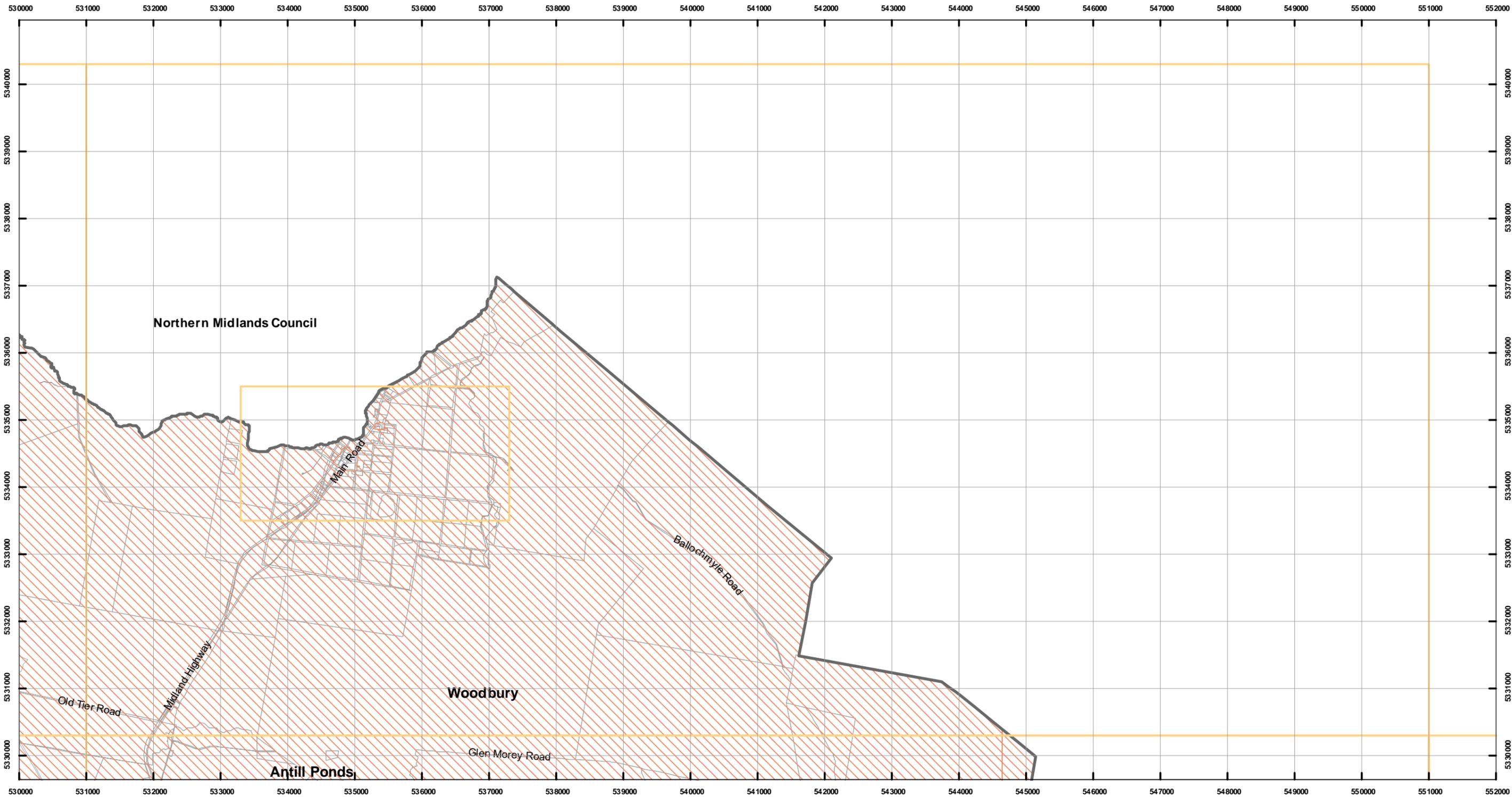
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Base topographic data from the LIST © State of Tasmania

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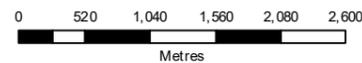
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

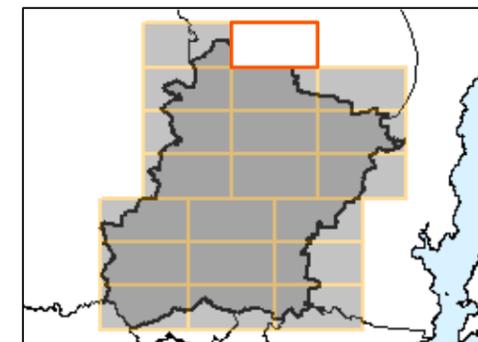
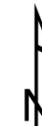
Map 10 of 28



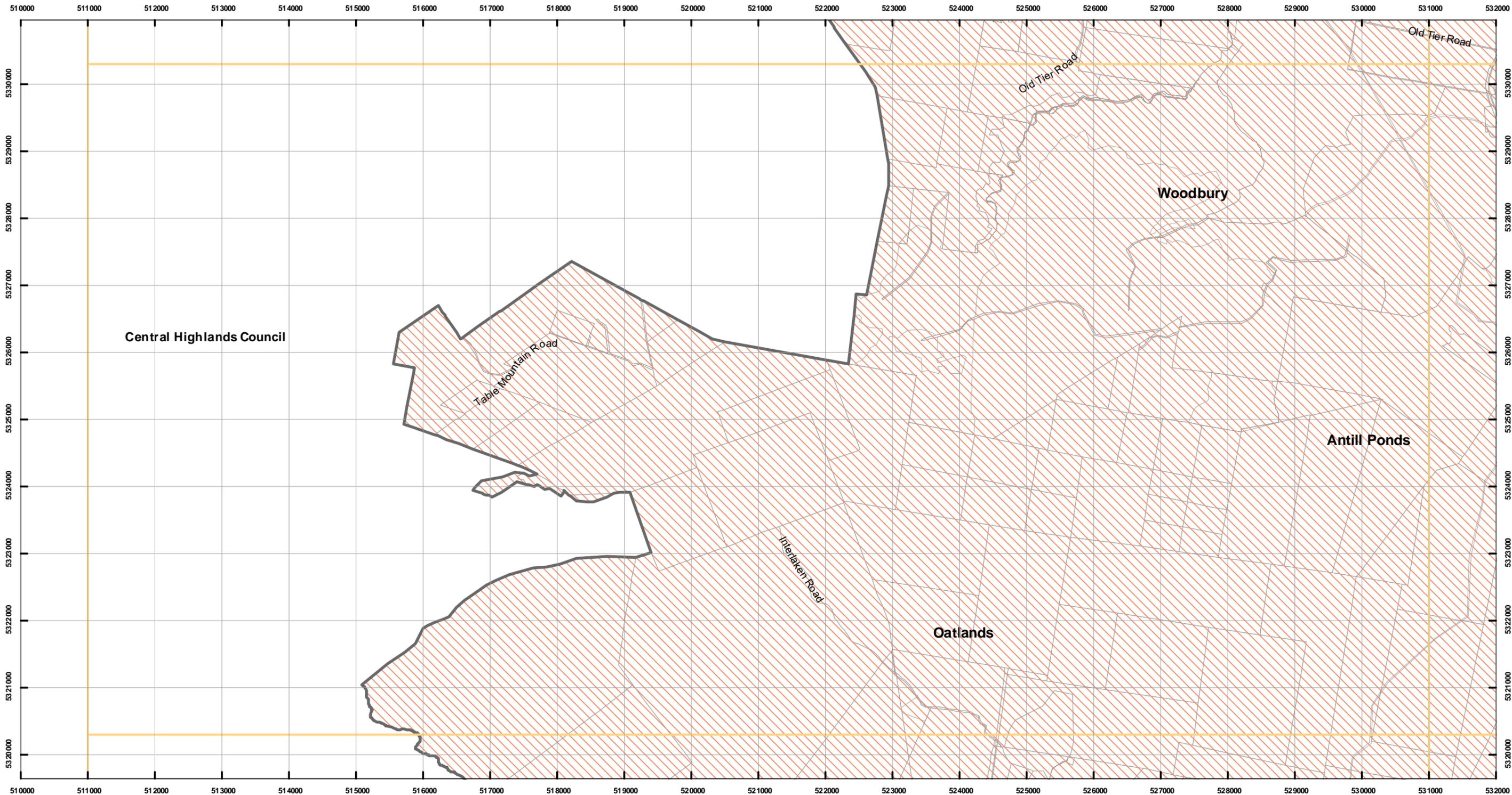
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Base topographic data from the LIST © State of Tasmania

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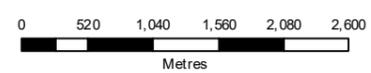
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

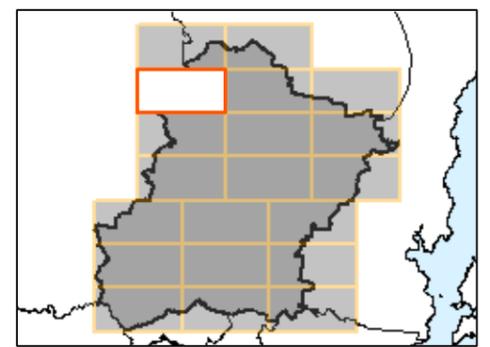
Map 11 of 28



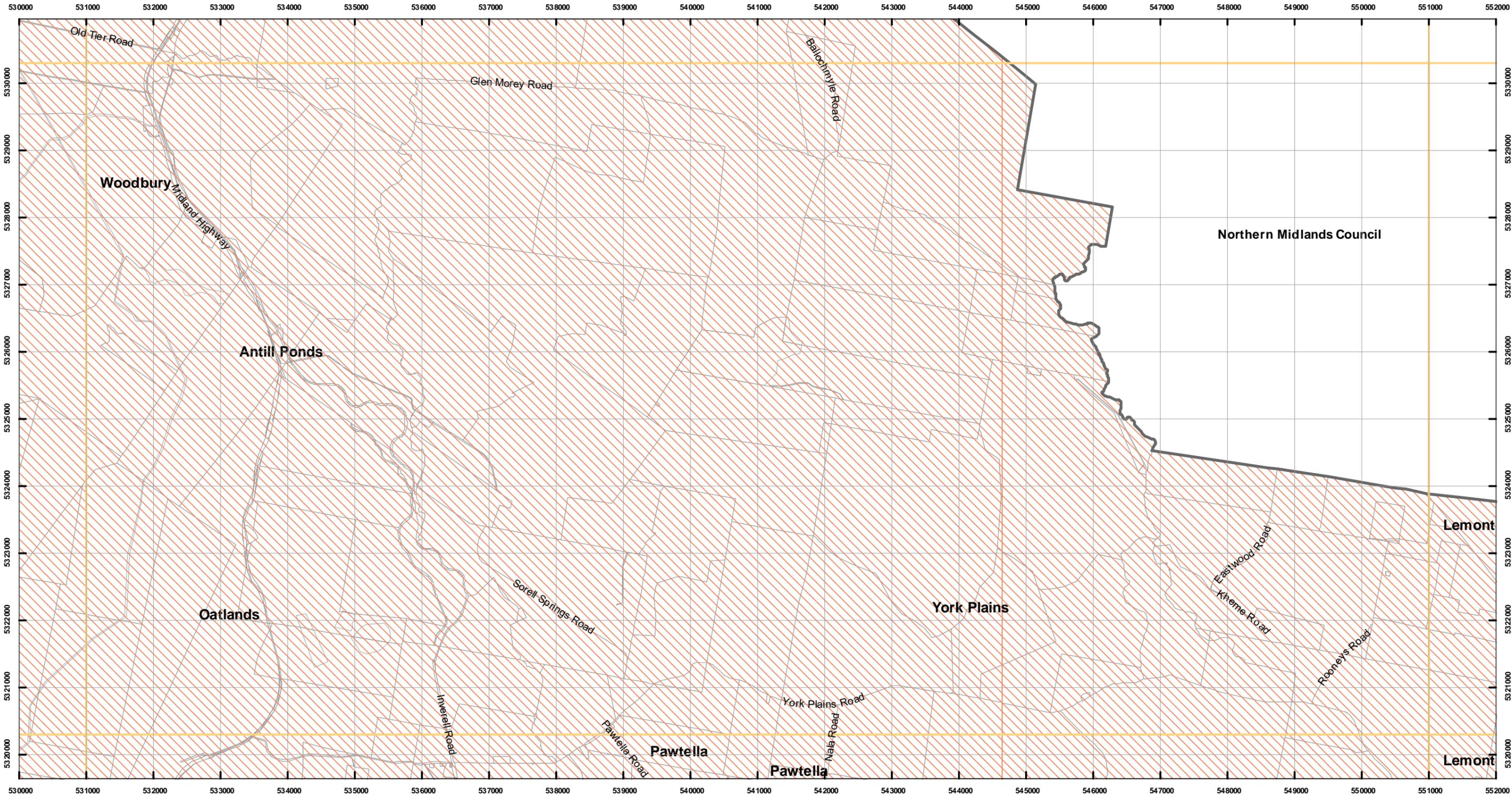
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Overlay data from Southern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

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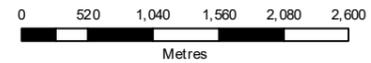
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

- Bushfire-Prone Area
- Parcels

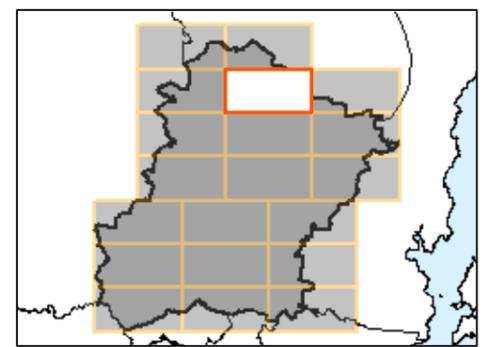
Map 12 of 28



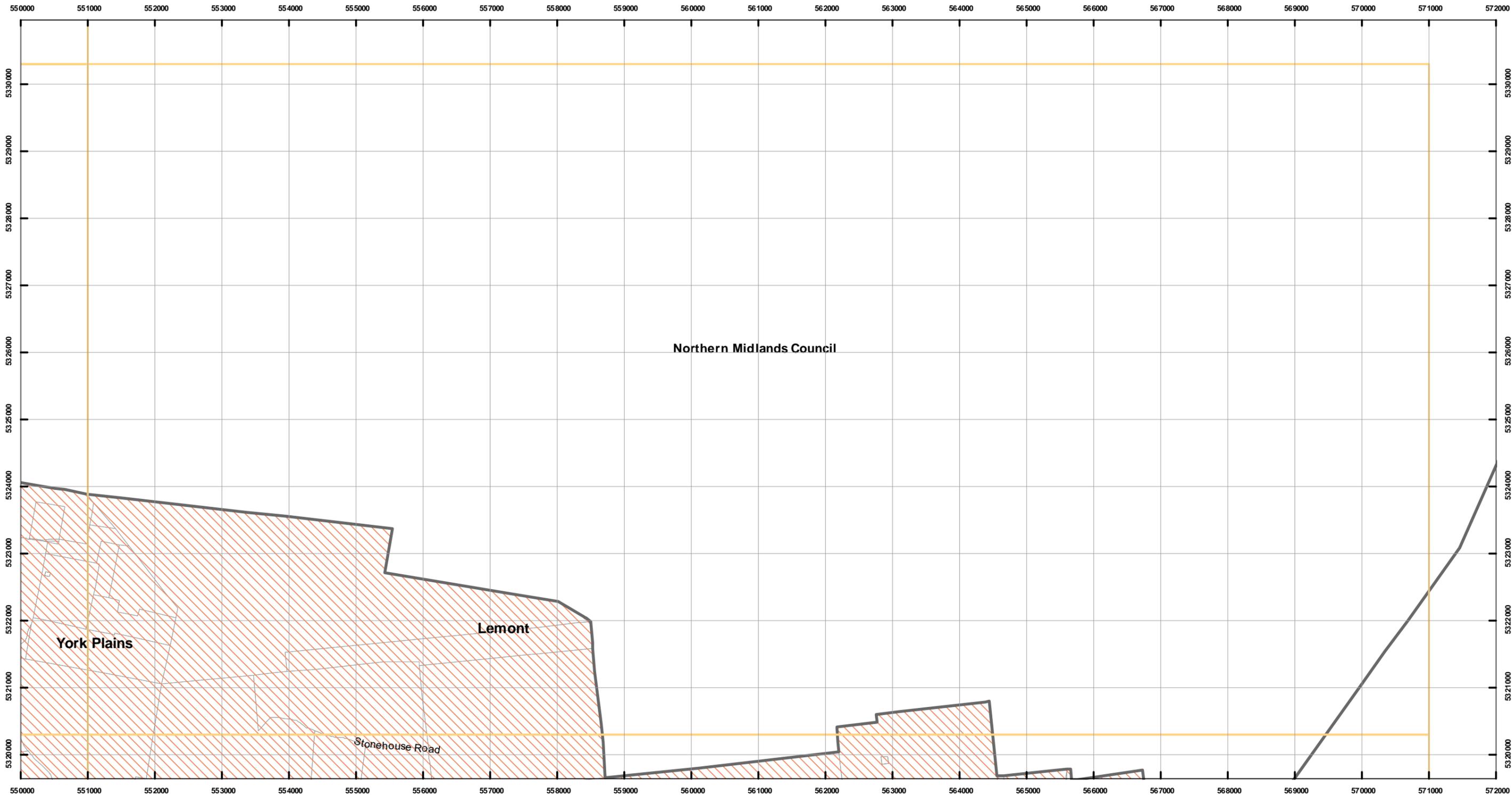
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Base topographic data from the LIST © State of Tasmania

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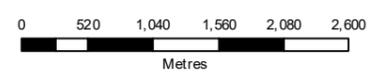
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

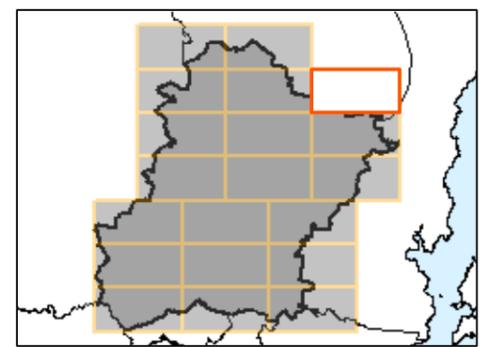
Map 13 of 28



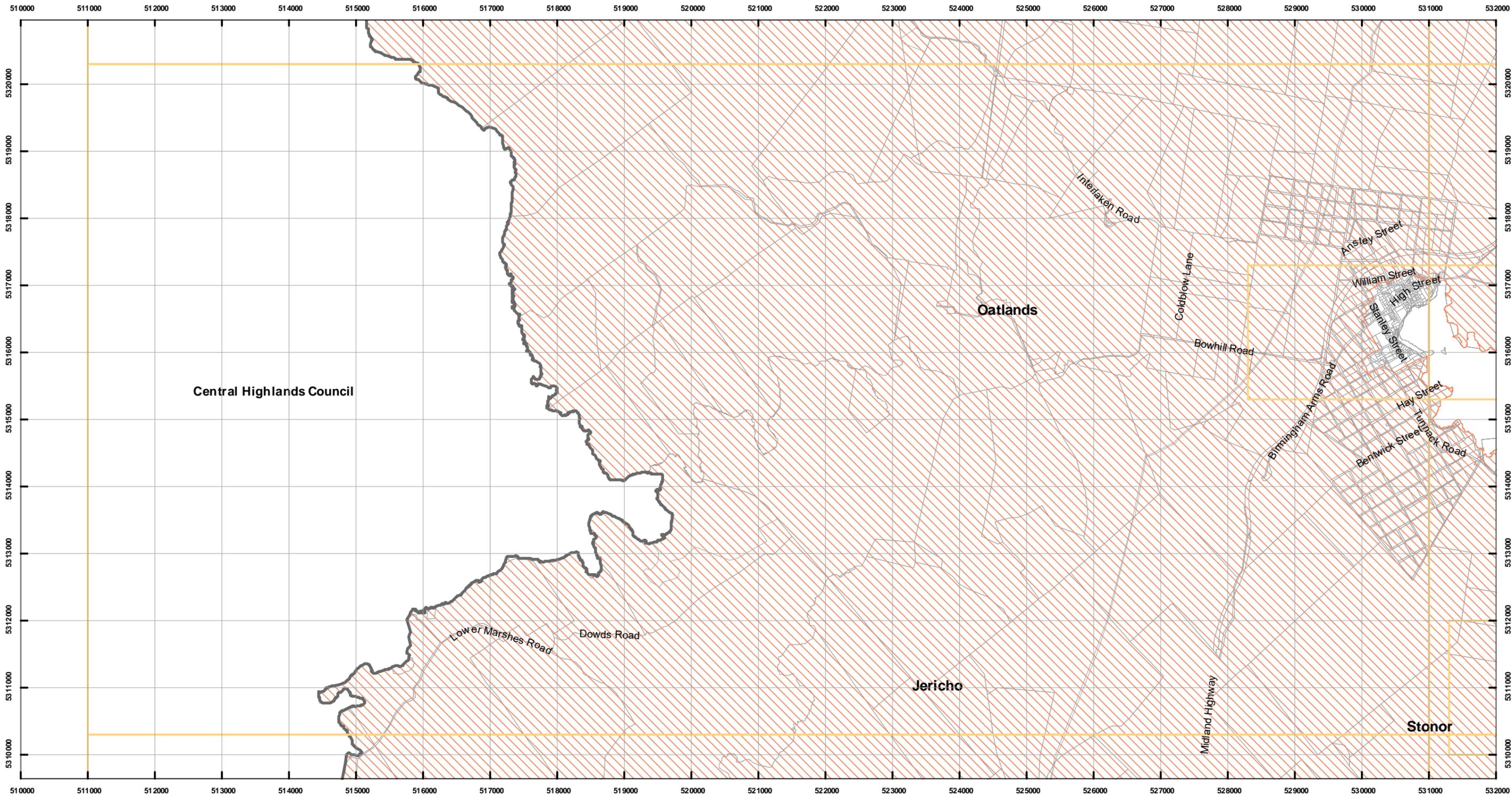
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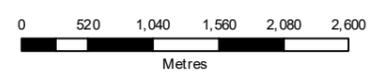
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

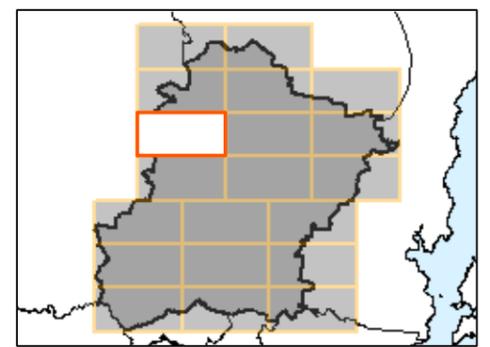
Map 14 of 28



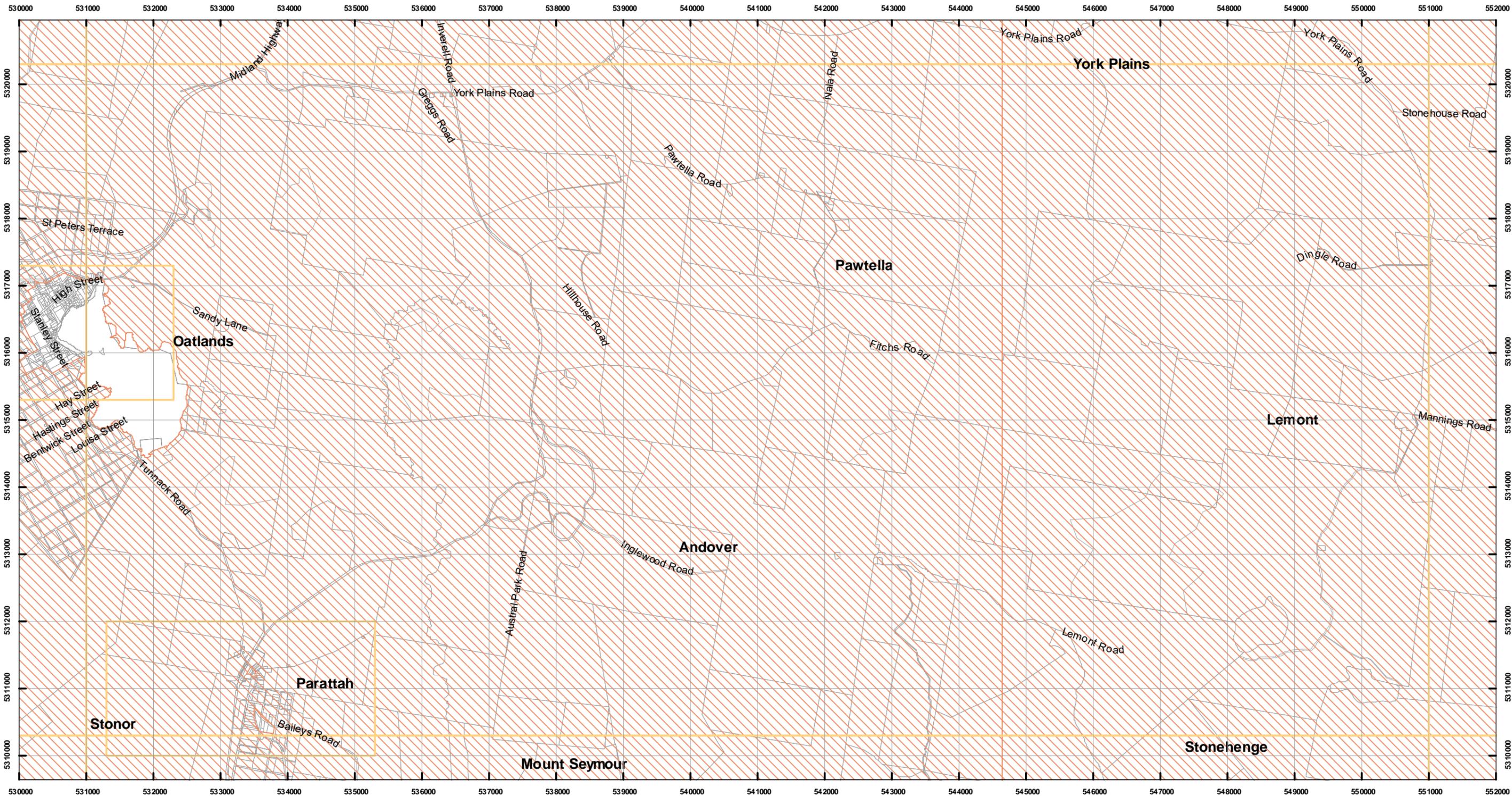
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Base topographic data from the LIST © State of Tasmania

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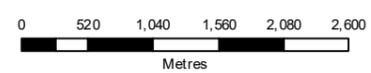
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

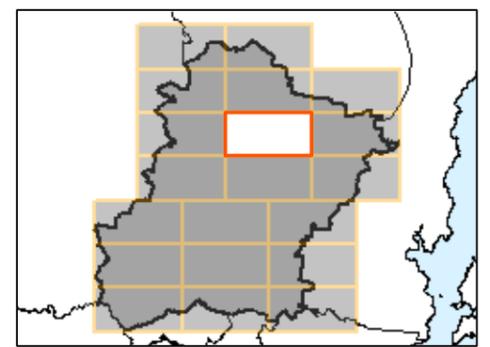
Map 15 of 28



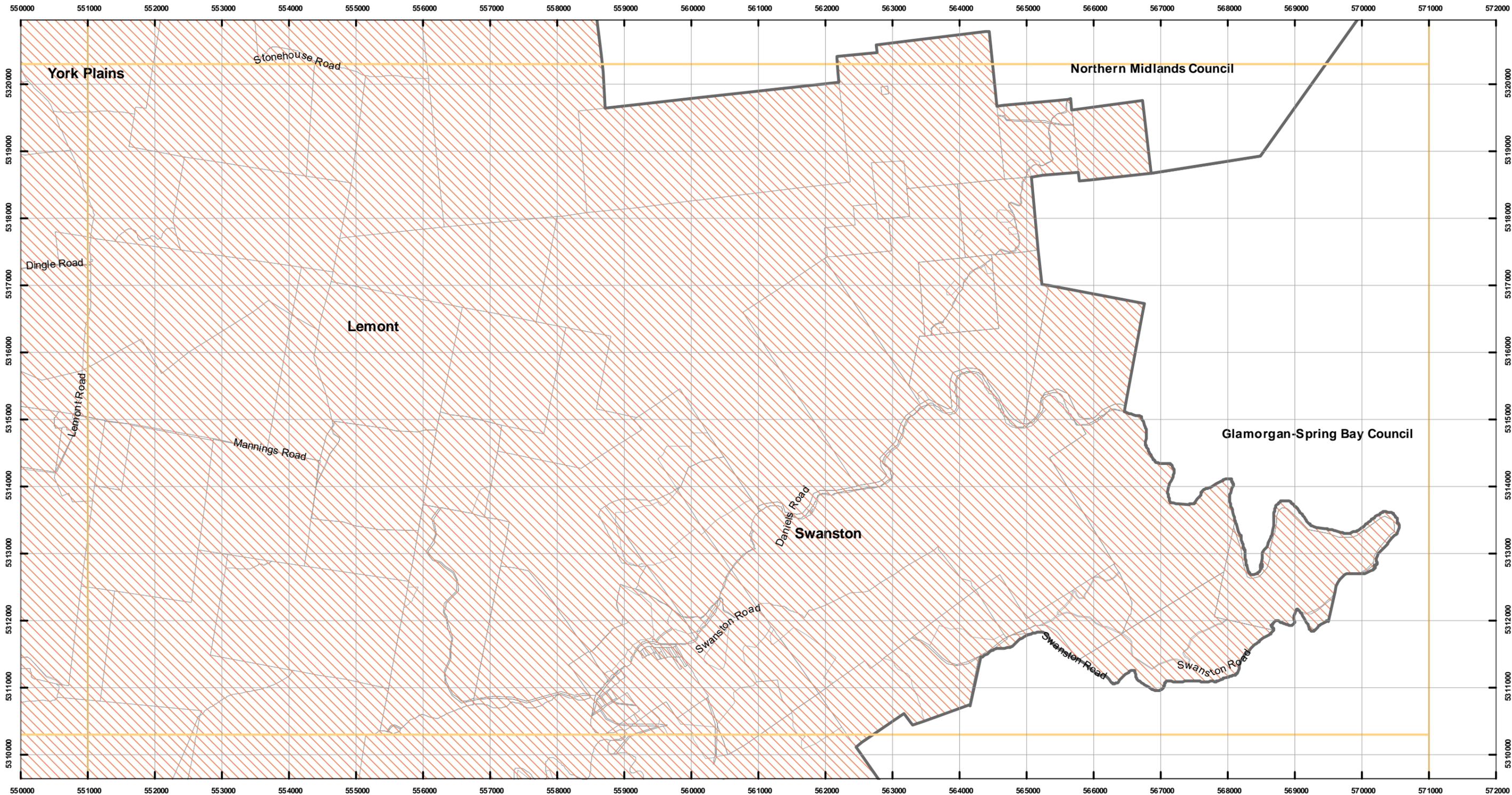
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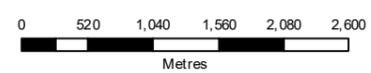
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

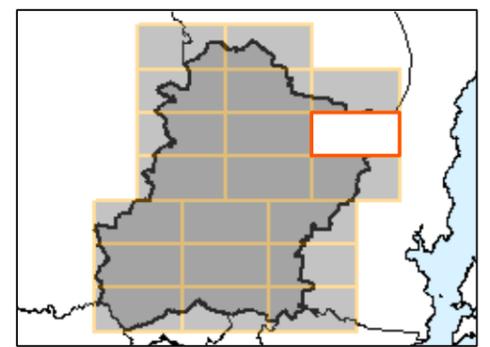
Map 16 of 28



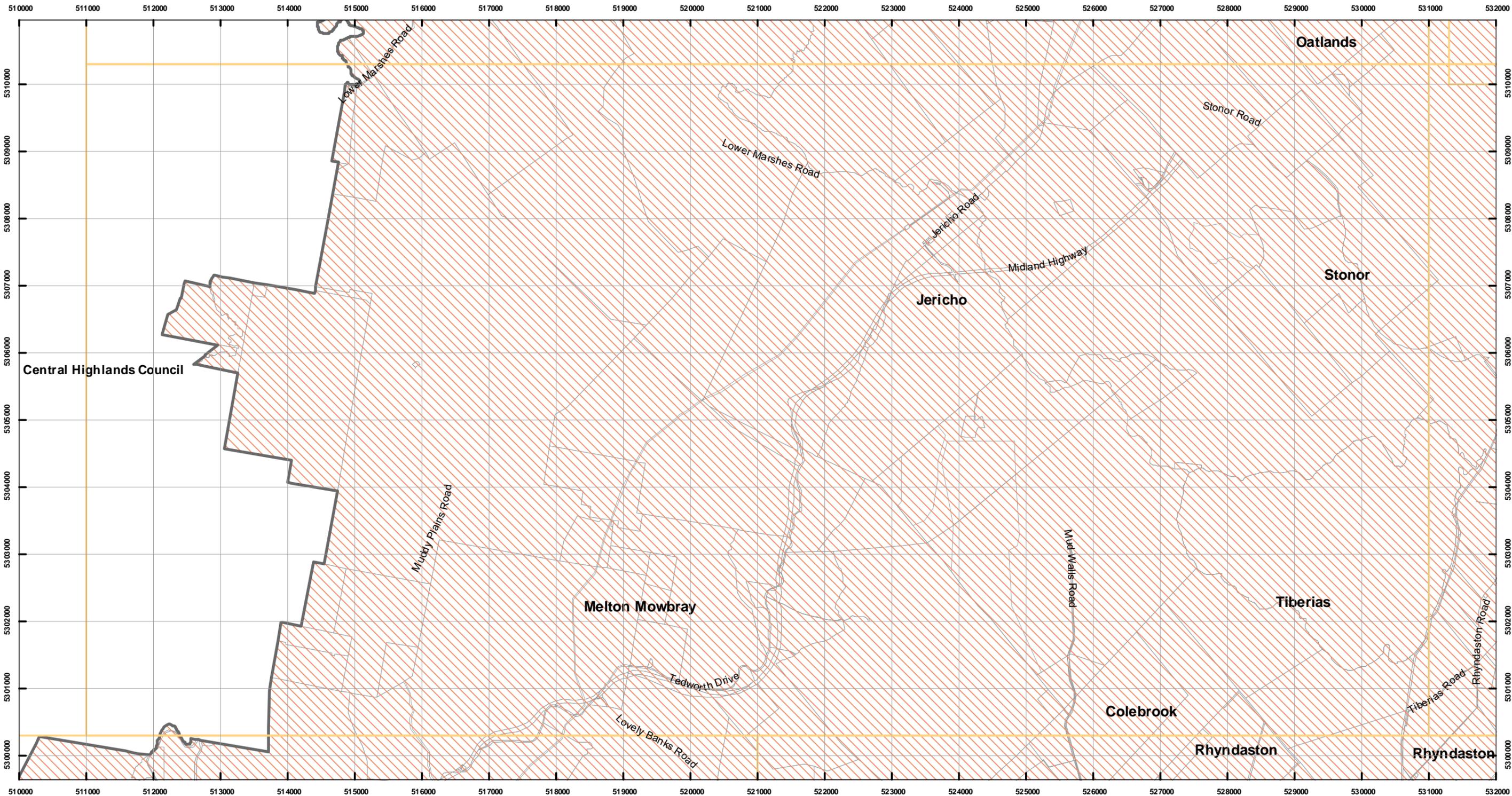
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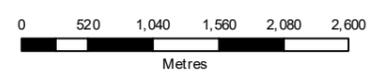
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

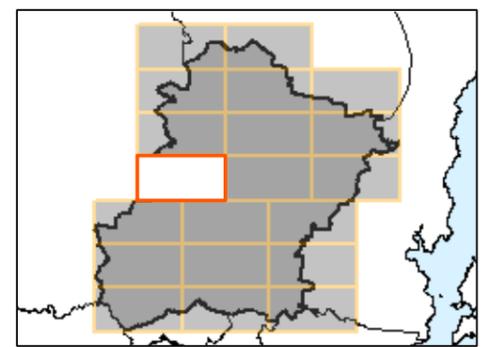
Map 17 of 28



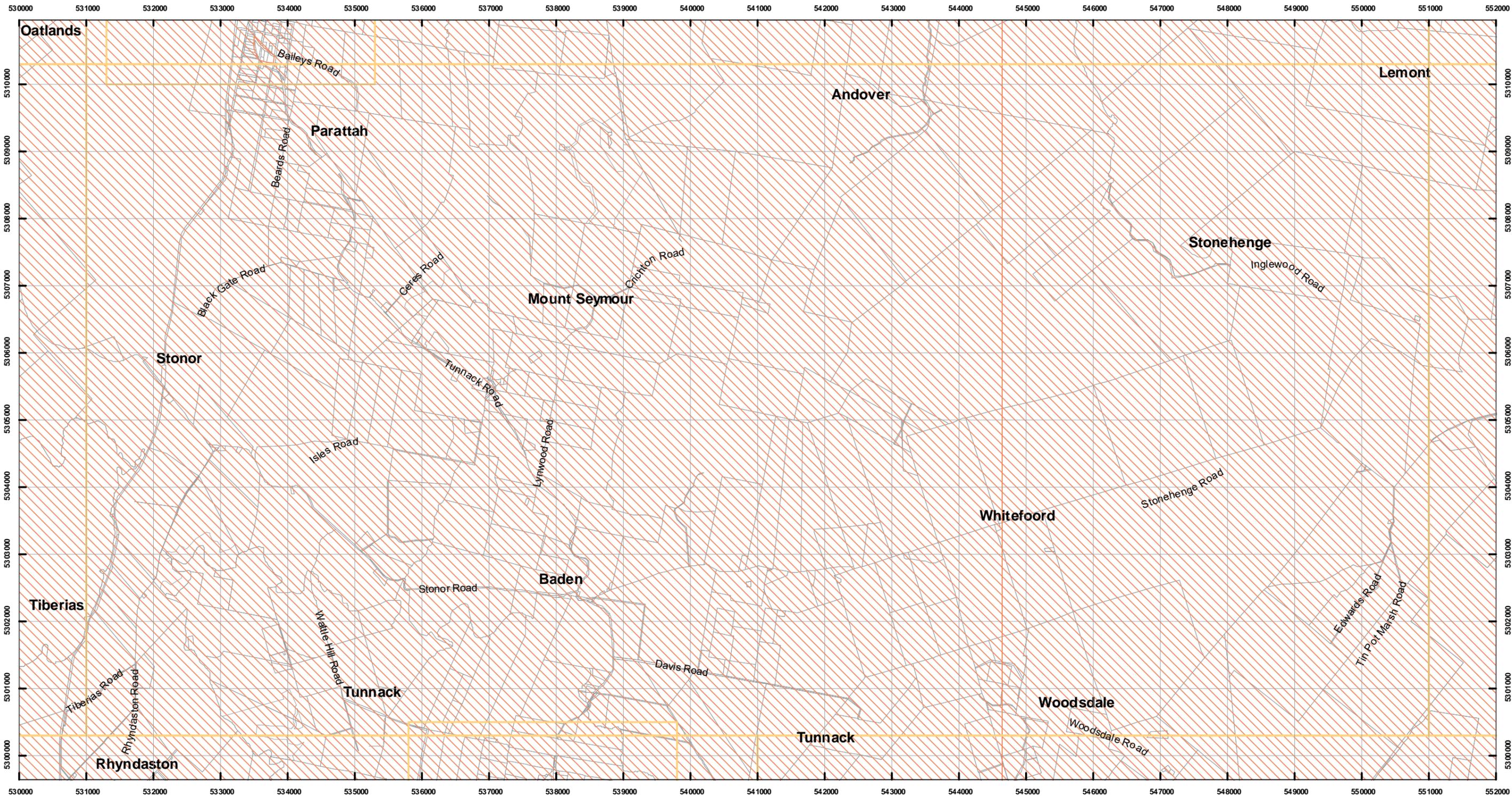
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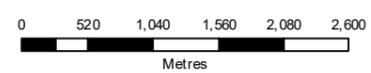
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

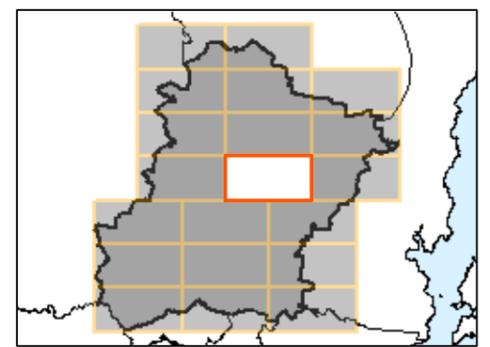
Map 18 of 28



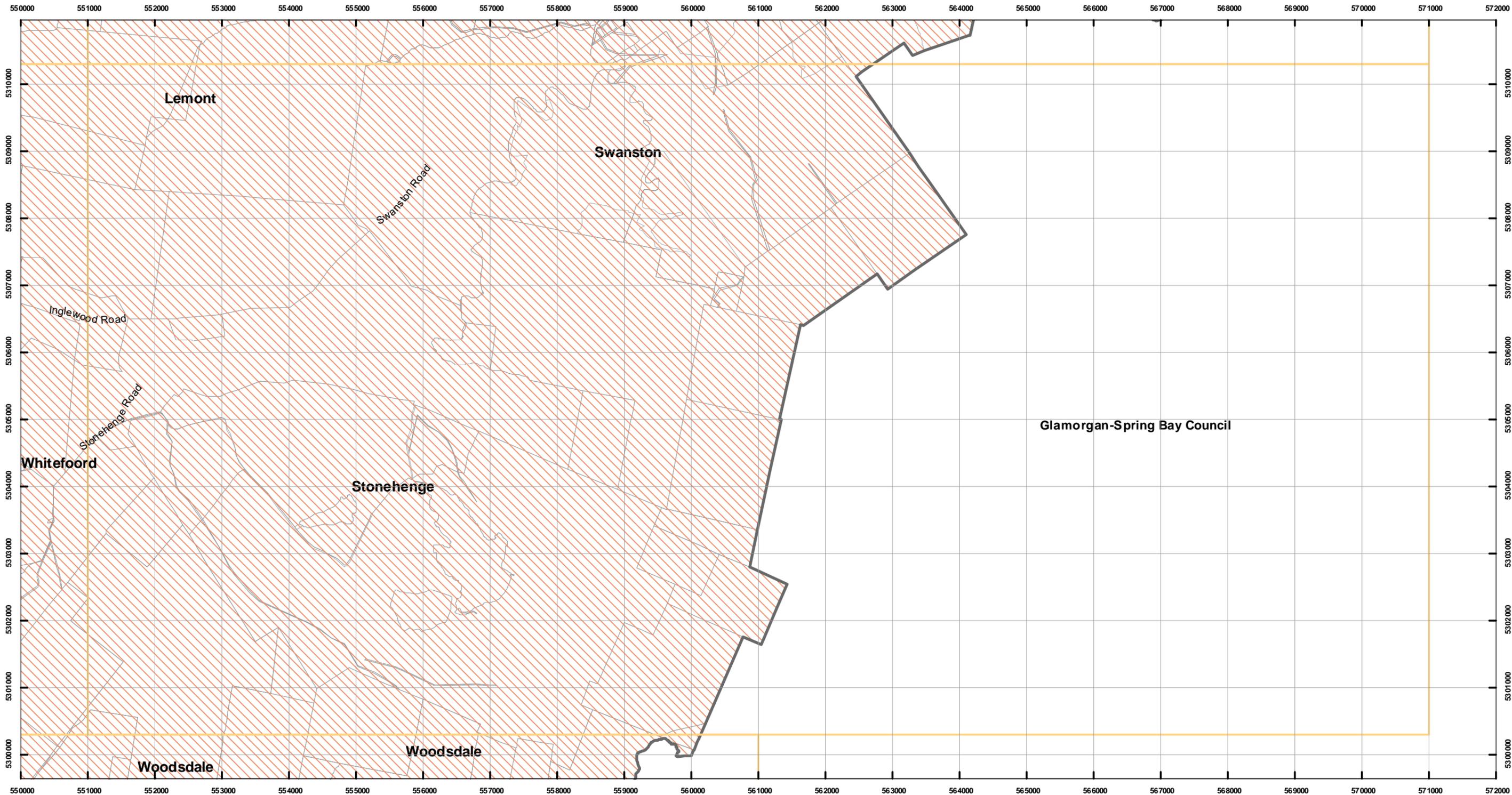
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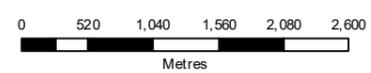
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

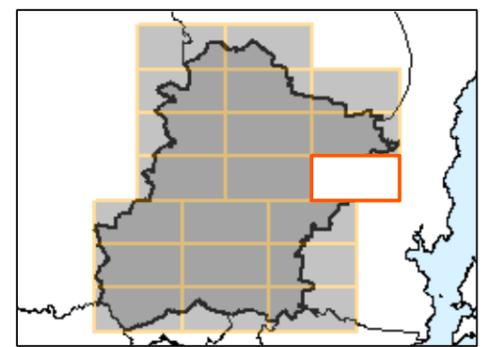
Map 19 of 28



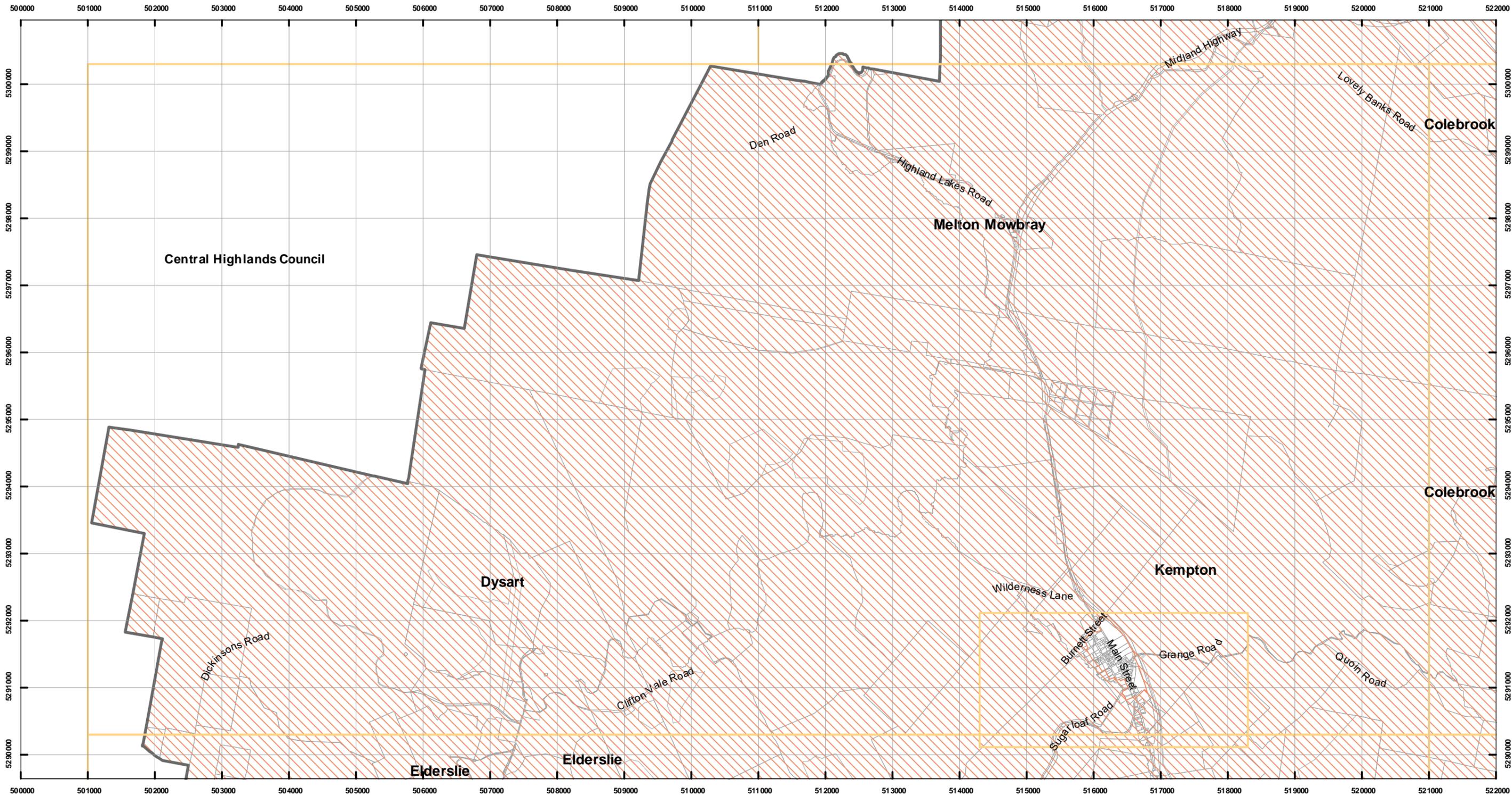
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Base topographic data from the LIST © State of Tasmania

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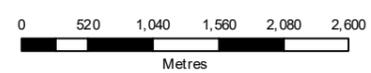
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

- Bushfire-Prone Area
- Parcels

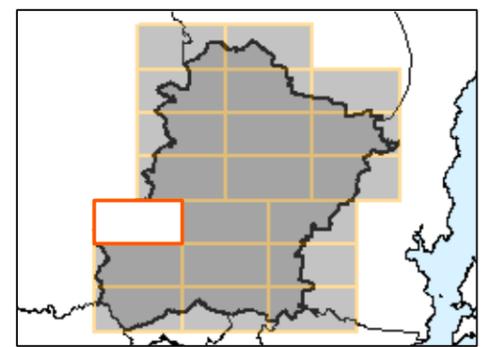
Map 20 of 28



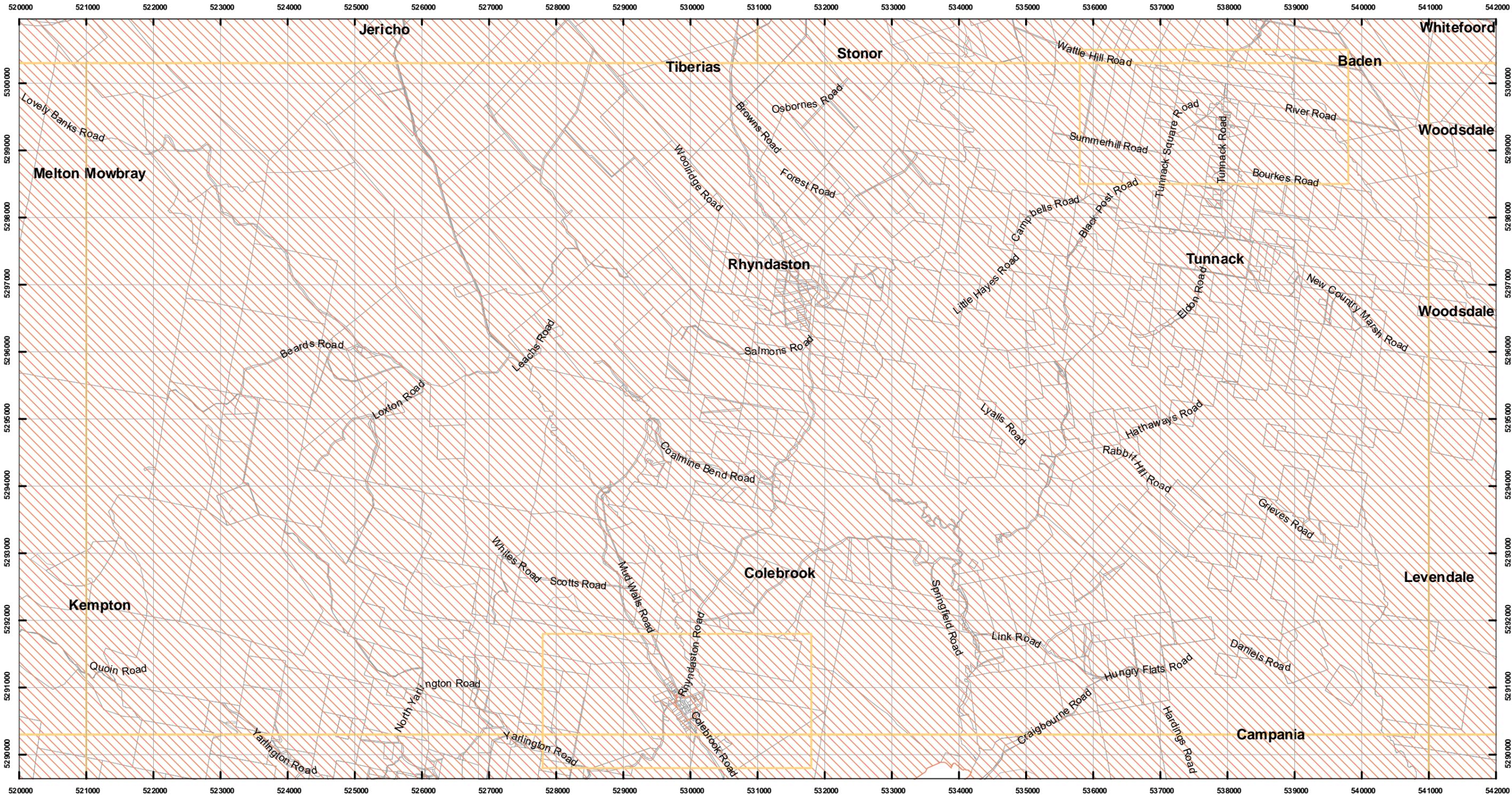
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Base topographic data from the LIST © State of Tasmania

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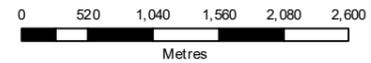
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

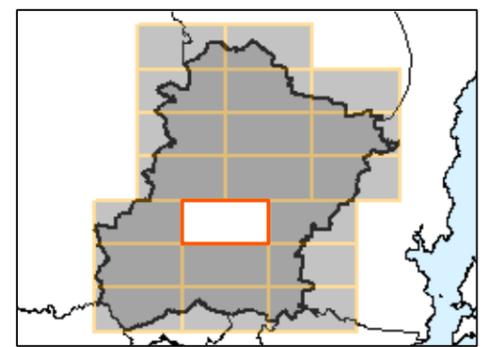
Map 21 of 28



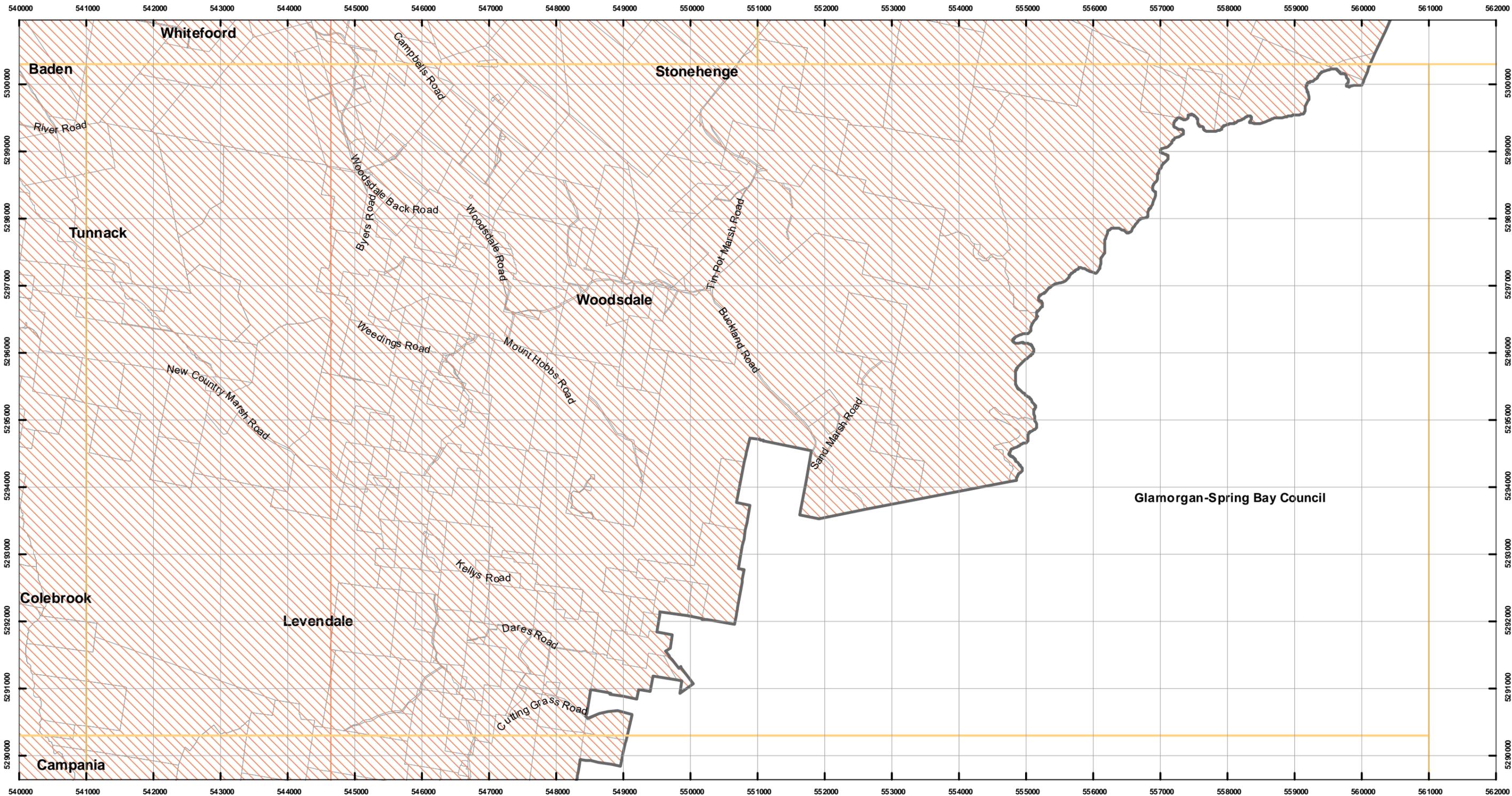
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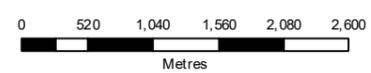
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

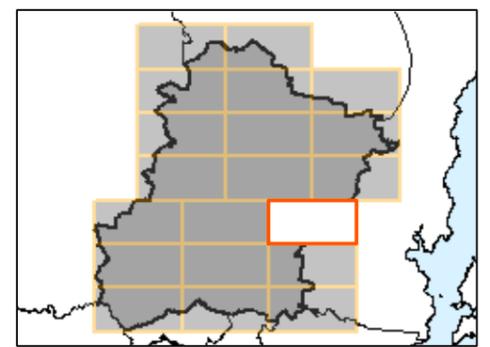
Map 22 of 28



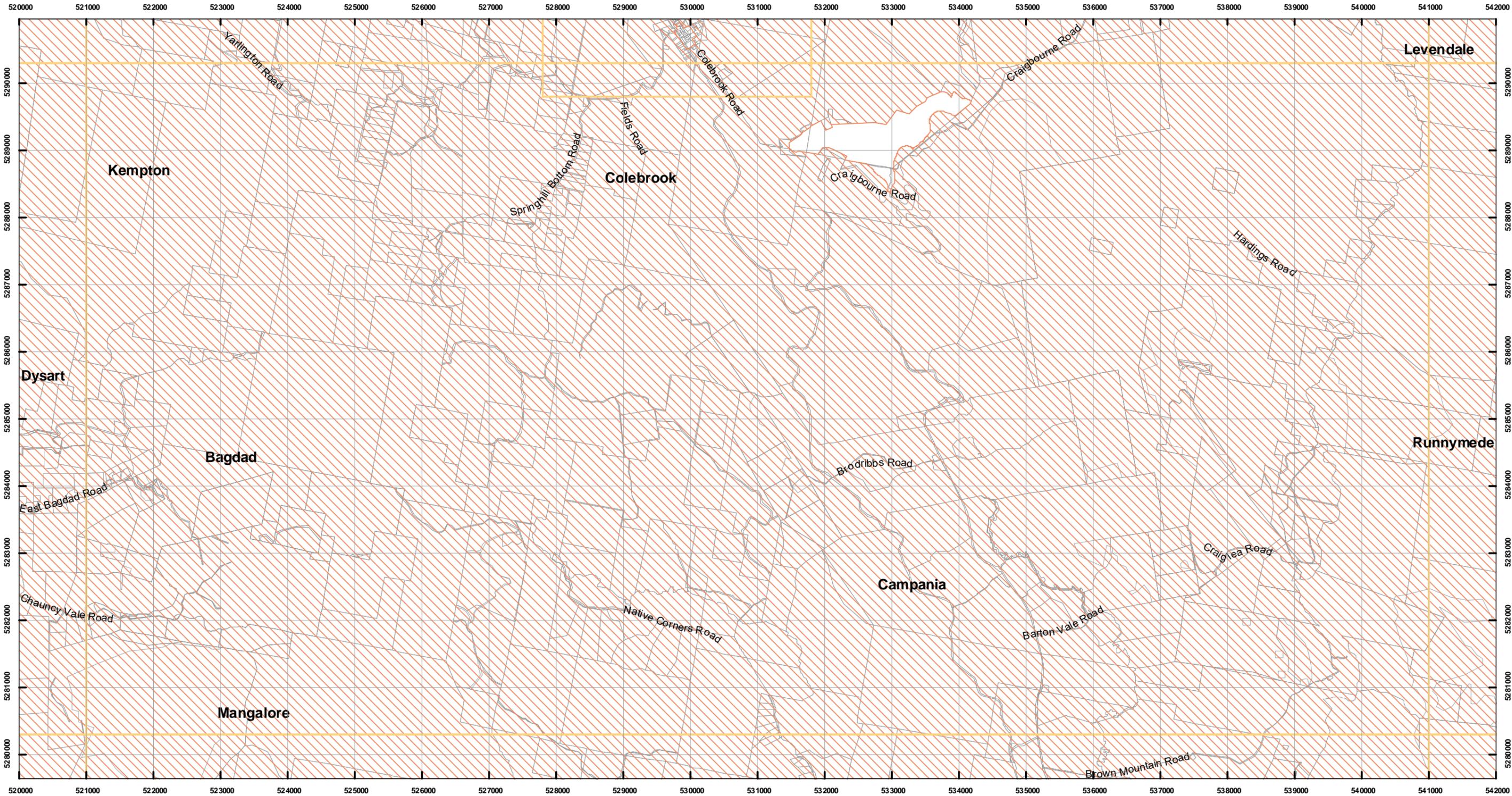
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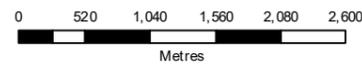
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

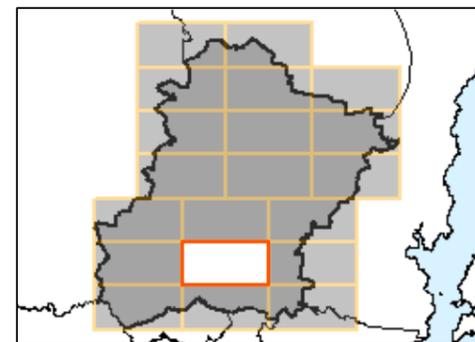
Map 24 of 28



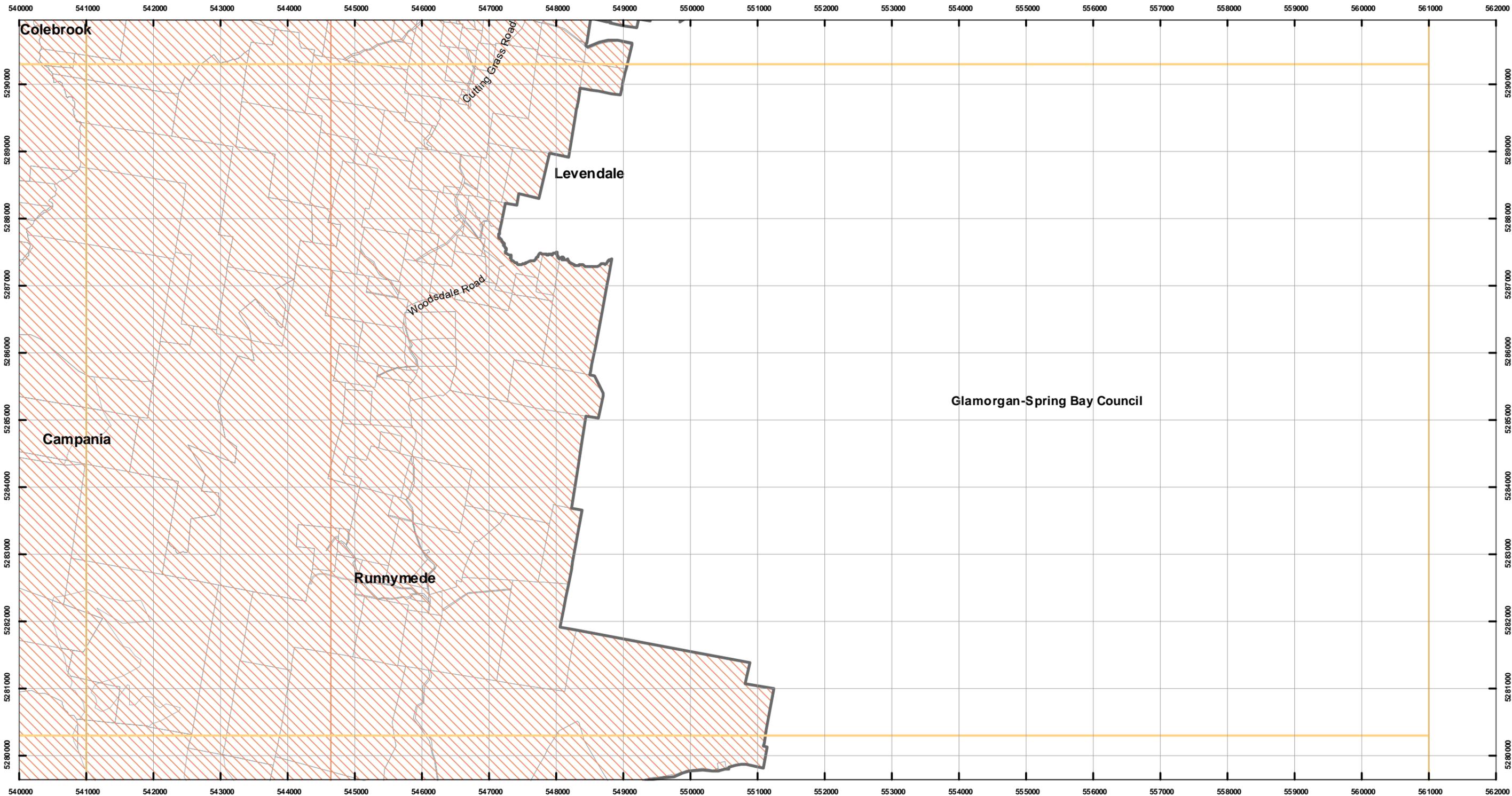
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Base topographic data from the LIST © State of Tasmania

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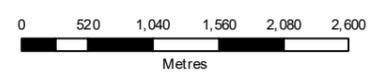
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

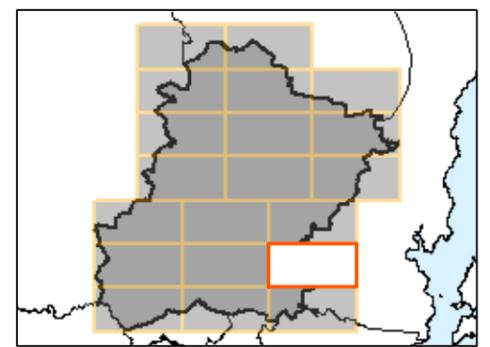
Map 25 of 28



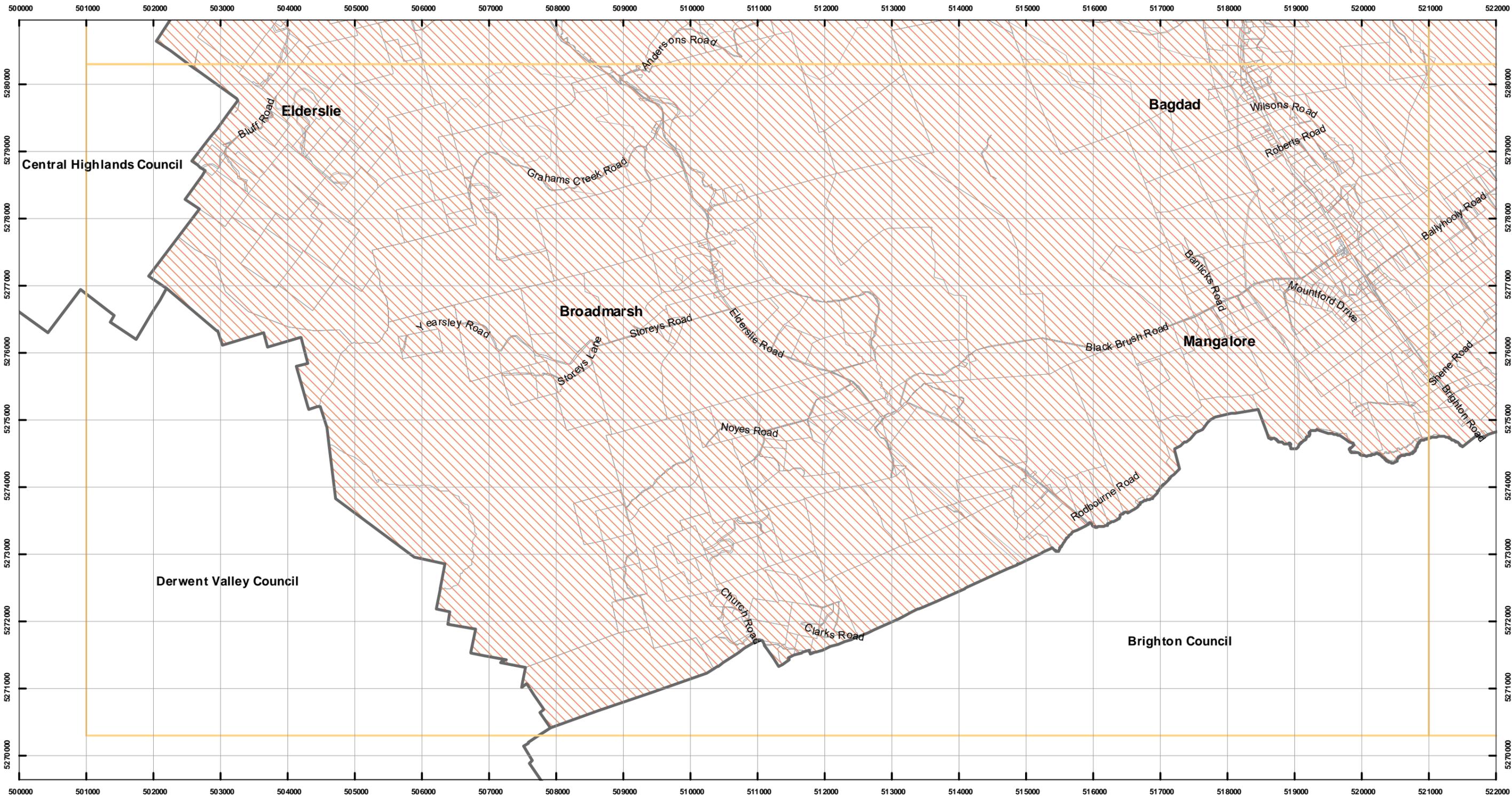
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Base topographic data from the LIST © State of Tasmania

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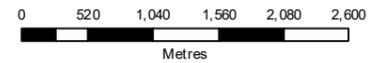
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

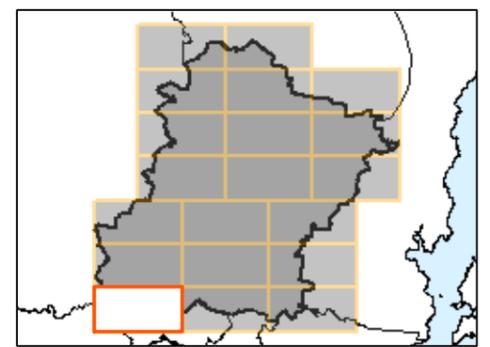
Map 26 of 28



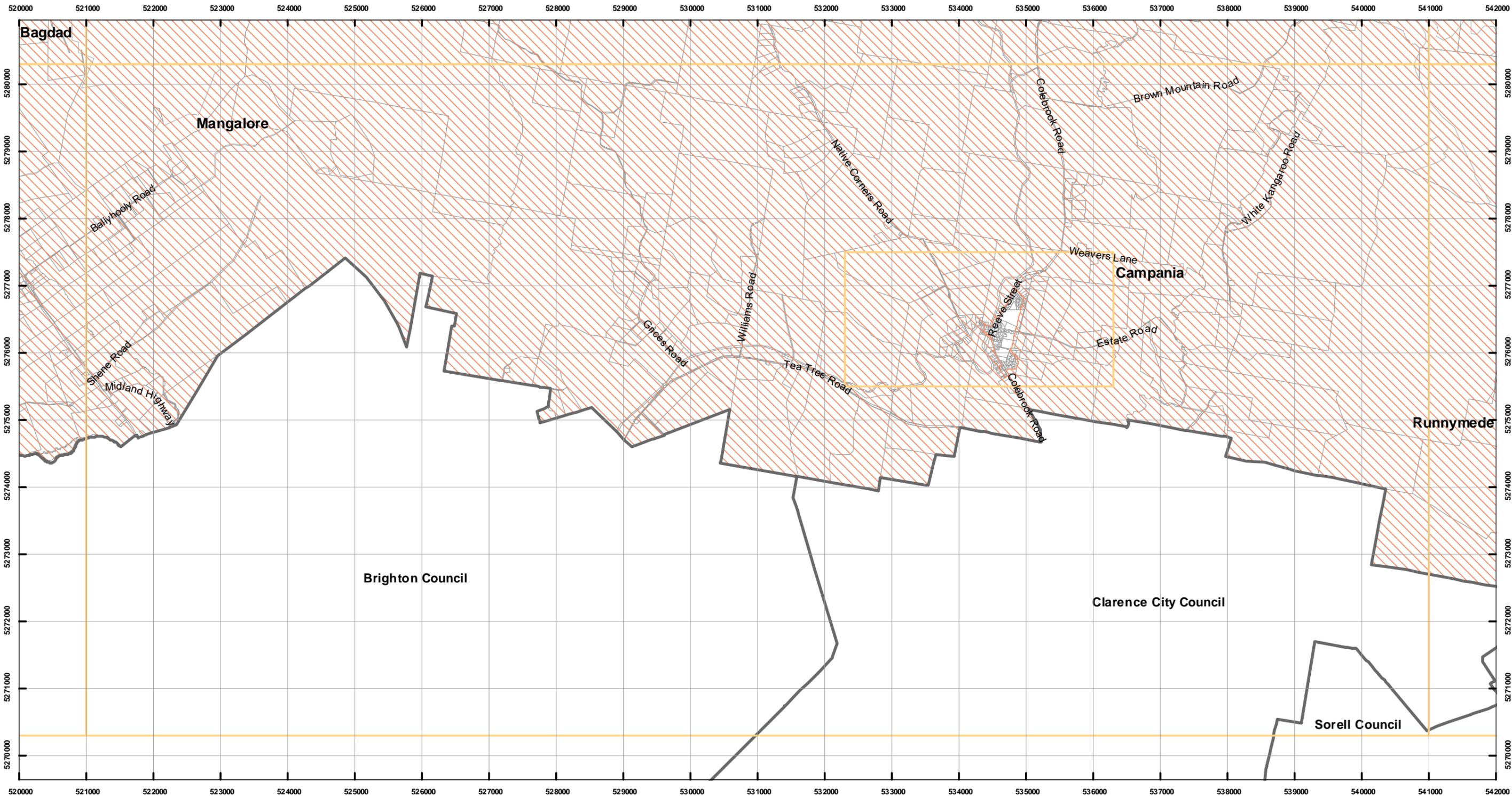
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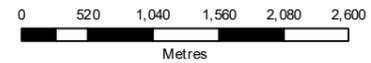
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

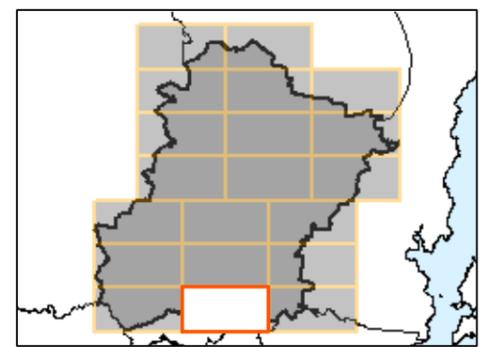
Map 27 of 28



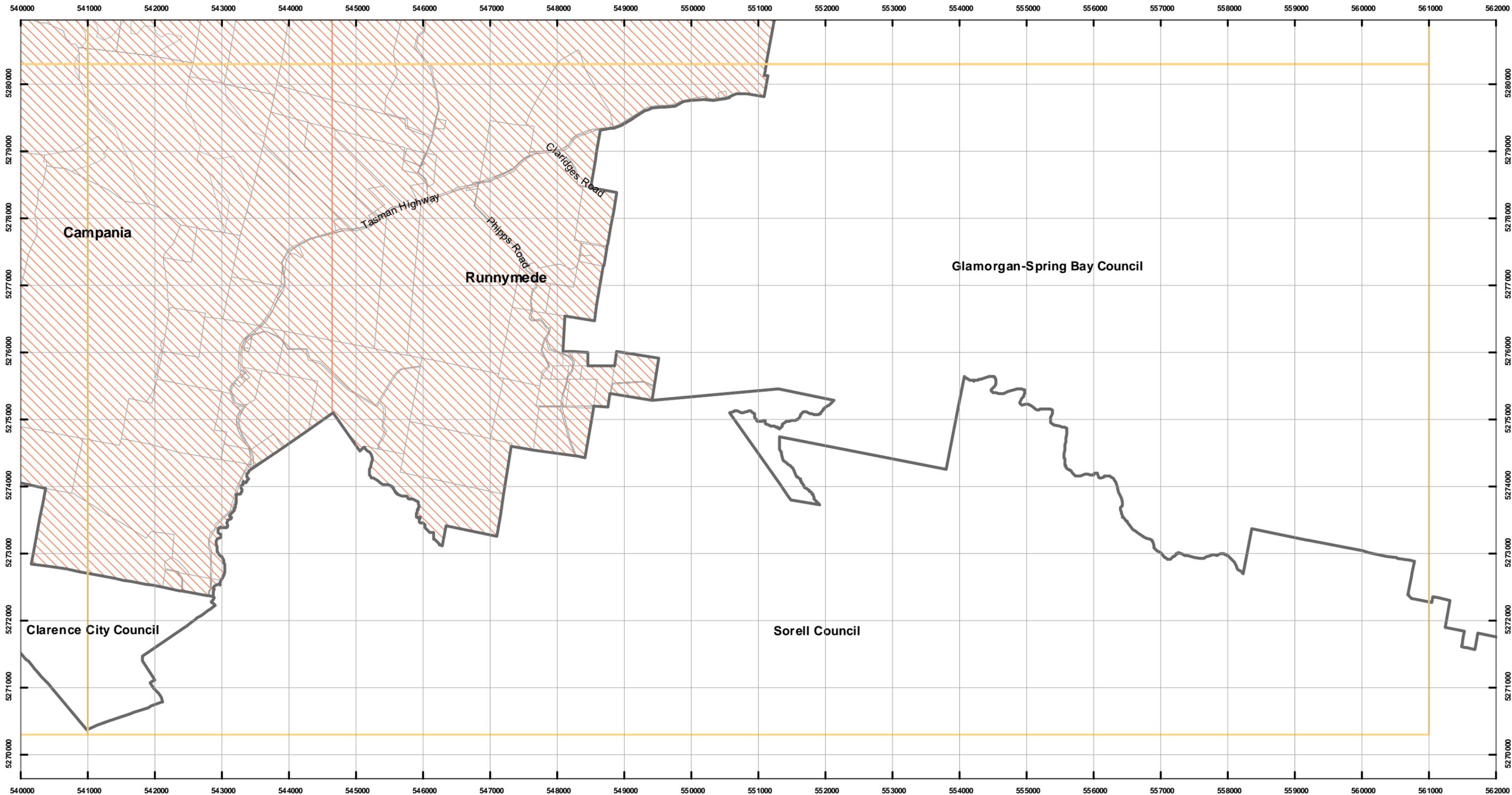
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Southern Midlands Council and Tasmania Fire Service
Base topographic data from the LIST © State of Tasmania

Print Date: 26/09/2018



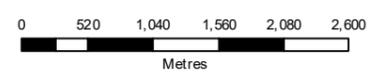
Tasmanian Planning Scheme - Southern Midlands Local Provisions Schedule: Bushfire-prone Areas Overlay



Legend

-  Bushfire-Prone Area
-  Parcels

Map 28 of 28



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Southern Midlands Council and Tasmania Fire Service
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