

2021

# Central Highlands Council Local Provisions Schedule Supporting Report



20 July 2021

Central Highlands Council

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## 1. Introduction

This report supports the submission of the Central Highlands 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).

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

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

### 1.1. Preparation of the draft LPS and this Report

There are approximately 110 different requirements for preparation of a Planning Scheme. This applies to the content, purpose and structure of the LPS. Many of these requirements have already been satisfied in the absolute 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 the 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 G. 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 structure and content of the report is consistent with the outline provided by the TPC in the *Practice Note 6* dated October 2017.

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 Central Highlands LPS

**Part 4:** Compliance of LPS against Section 34 of LUPAA.

**Part 5:** Zoning of Land

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

**Part 6:** Planning Codes

- a) Description and adoption of the SPP Codes

**Part 7:** Specific Area Plans (Lake Meadowbank Specific Area Plan)

**Part 8:** Appendices

- A. Draft Central Highlands Local Provisions Schedule 20 July 2021 (Written Ordinance)
- B. Draft Central Highlands Local Provisions Schedule Maps July 2021 (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 Central Highlands LGA Planning Report*, prepared by Tasmanian Fire Service, May 2019

## 1.2 Glossary

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

LUPAA	<i>Land Use Planning and Approvals Act 1993</i>
SPP	State Planning Provisions
LPS	Local Provisions Schedule
CHIPS2015	The <i>Central Highlands Interim Planning Scheme 2015</i> , which is the current planning scheme
1998 Scheme	The <i>Central Highlands Planning Scheme 1998</i> , which was in place prior to the current CHIPS 2015
PPU	Planning Policy Unit, the department responsible for the SPPs
TPC	Tasmanian Planning Commission, the independent body responsible for assessing and

	recommending to the Minister the approval of the SPP and LPS
RMPS	Resource Management and Planning System, the suite of legislation that governs resource management in Tasmania 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 a core component of implementing the State Government’s 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. Central Highlands Council made a submission in relation to the provisions dated 18<sup>th</sup> 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 Central Highlands 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, any 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.

The SPPs have already been approved by the Minister (per separate formal exhibition, consultation and public hearings in 2015 - 2017) and are not matters that can be considered by Council, the community/stakeholders or indeed the TPC/Minister in the assessment of the draft LPS. This process can decide where the zones and codes will be applied only where *Guideline No.1* allows.

Many provisions in the draft LPS are similar to those found in the current *Central Highlands Interim Planning Scheme 2015* ("CHIPS 2015"). Therefore, most zoning and those allowable uses within the SPPs and draft LPS are similar to current use and development regulations. This report includes a table that sets out the changes that are proposed to arise, in the community and Council interest.

Almost all proposed zoning in the draft LPS is very similar to the existing zoning in CHIPS2015 in terms of the essential nature of the zoning applying to land. The major exception is in regard to rural areas where

the existing Rural Resource and Significant Agriculture zones have been very significantly “recalibrated and reallocated” for the new Rural and Agriculture zones.

Except for these rural areas, the process of creating the draft LPS is largely a process of converting the current CHIPS2015 provisions ‘like-for-like’ or ‘best fit’. Where the translation is not clear or an entirely new provision is introduced then additional supporting reports or guidance are relied upon. This is explored in the body of the report.

In general terms, the transitional provisions of LUPAA, and Guideline No.1 mandate the spatial allocation of the zoning and overlays. Council cannot depart from the current planning strategic intent under the CHIPS 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 Central Highlands 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 Central Highlands 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):

- 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 Central Highlands draft LPS contains all of the mandatory requirements of the SPPs. There are no provisions excluded other than those that do not apply.

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

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

Section 32 also 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 Central Highlands 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 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 *Ministerial Guideline No.1*.

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

Sections 11 and 12 of LUPAA determine the content of planning schemes and make reference to the Tasmanian Planning Scheme (TPS). These sections outline the matters that a planning scheme may, or may not, regulate. For example, 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 SPPs include 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. This is limited to land that is already used for public purposes.

#### **4.2.7      *Modification of Application of SPPs and Overriding Provisions- Section 32 (2) (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 seeks to introduce local overriding provisions through the application of the Lake Meadowbank Specific Area Plan. There are no Particular Purpose Zones, Site Specific Qualifications or other local overriding provisions in the draft LPS.

The existing Lake Meadowbank Specific Area Plan (that which is in CHIPS2015) was declared suitable for transition into the draft LPS by the Minister under Schedule 6 Clause 8 Transitional Provisions. This Clause provides that Specific Area Plans that existed prior to December 2015 can automatically be carried forward from the CHIPS2015 with the consent of the Minister.

However, in developing the draft LPS and consulting with key stakeholders, Council became convinced that a modified Lake Meadowbank Specific Area Plan is necessary. Therefore, Council currently proposes that the Lake Meadowbank SAP not be ‘transitioned’ in its current form. As explored in Section 7.0 of the report, Council believes the content and format of the existing SAP is not suitable for the future LPS and has redrafted it in accordance with the Guideline No.1 and the Practice Notes. As such, the SAP is no longer immune from needing to meet the requirements of Section 32(4) and must be justified accordingly.

At the time of public exhibition, however, the TPC has not accepted Council’s justification for its modified SAP and the Minister has directed that it be subject to a Notice under section 35B(4B) and (4C) of the Act, an “Outstanding Issues Notice”. This means that it is not officially part of the Draft LPS but is nevertheless part of the public exhibition material and members of the community are similarly invited to make submissions on it.

#### **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:*

*sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and*

*safeguarding the life supporting capacity of air, water, soil and ecosystems; and*

*avoiding, remedying or mitigating any adverse effects of activities on the environment.*

The following tables provide 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 (Council’s desired revised Lake Meadowbank SAP) is considered against the criteria of section 32 (4) in Section 7.0 of this report.

**Table 2 – Objectives of LUPAA Part 1**

<b>PART 1 Objectives of LUPAA</b>
<p><i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;</i></p> <p>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 CHIPS2015 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 CHIPS). Which have already been deemed as acceptably furthering the objectives through the Interim Scheme process.</p> <p>The orderly and strategic mapping of the zones in the Central Highlands represents the highest consideration of the objective i.e. restricting urban development to existing settlements and avoidance of zones that may be constrained for development due to the natural values (or otherwise impact negatively on such values).</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Natural Assets Code</li> <li>• Environmental Management Zone</li> <li>• Open Space Zone</li> </ul> <p>Council's desired modified Lake Meadowbank SAP also furthers the objective through providing a balanced approach to the management of the natural values.</p> <p><b>Natural Assets Code</b></p> <p>The Natural Assets Code is applied through the following overlays:</p> <ul style="list-style-type: none"> <li>• waterways and coastal protection areas,</li> <li>• priority vegetation areas; and</li> </ul> <p>The overlays are mandatory and must be applied in the LPS:</p> <p><i>Waterway and Coastal Protection Area Overlay</i></p> <p>The SPPs provides for protection of wetlands and watercourses through the Natural Assets Code. The code provides an overlay for the recognition and protection of waterways in the Central Highlands 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.</p> <p>The overlay applied in the LPS is a translation of the former overlay in the CHIPS2015 and as otherwise updated per state-provided spatial information.</p> <p><i>Priority Vegetation Overlay</i></p> <p>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.</p> <p>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 consultants Natural Resource Planning (Rod Knight). All Tasmanian Councils have</p>

adopted this mapping to create a consistent statewide priority vegetation overlay. The basis for the mapping is provided with this report as Appendix E and F.

The SPPs restrict 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. However, it is noted that the absence/exclusion of priority vegetation values in the Agricultural Zone does not 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.

#### **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; to reserved land, being public, crown, state or council owned land reserved primarily for its natural values.

#### **Open Space Zone**

The Open Space Zone has been included in the LPS as a direct translation of the existing Open Space Zone. This is applied to land in Bothwell, Hamilton and Ouse.

#### *(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 Central Highlands represents the highest consideration of the objective. This recognises existing settlement patterns, implementing existing local and regional strategic planning and generally identifies and recognises natural and built values through appropriate zoning.

Though difficult to quantify, the LPS provides minimal changes to the zoning of the land from the CHIPS2015. Any departures from the current scheme are detailed in the body of this report.

The most significant change to Central Highlands (and all other Council areas with rural land) is the inclusion and application of the new Agriculture and Rural Zone in the TPS. The standards and spatial application of these ‘recalibrated’ zones represents a major change.

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

The content of the LPS and the TPS is an adaption of the current CHIPS2015. However it must be pointed out that the Interim Planning Schemes were essentially restricted to being ‘transitions’ of the previous schemes, and therefore not necessarily representing the best planning outcomes at the time of their creation. Nevertheless, the public will be familiar with both the content, format and structure of the LPS.

<p>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.</p> <p>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 public consultation.</p> <p>Council and the community have been informed of the progress of the draft LPS through regular updates at Council meetings since 2017. The meetings allow input into the process from the Councillors, being the elected representatives of the community.</p> <p>The Draft LPS is to now subject to the 60-day statutory public exhibition period. This must include notification twice in the newspaper. Beyond the minimum statutory public notification requirements, Council will undertake further promotion of the draft through Council’s website, a specific newsletter, Council offices and three community information sessions. Council will provide opportunity for the public to both view the draft and discuss details with Council representatives.</p>
<p><i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);</i></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 <i>Guideline No.1</i></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>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 Central Highlands.</p> <p>Council and the TPC have differing views in regard the spatial application of zoning in some areas, particularly in some of the rural areas. These ultimately can be attributed to differing interpretations of what is necessary to comply with objective (d). These instances are highlighted in this report.</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 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**

**Table 3 – Objectives of LUPAA Part 2**

<b>PART 2 Objectives of LUPAA</b>
<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 reform projects. This has been a co-ordinated approach between State and Local Government which led to the preparation of the STRLUS, the regional template for the Interim Planning Schemes and the 2015 Interim Planning Schemes that followed, the TPS, declaration of the SPPs and the preparation of draft state policies. The Draft LPS therefore needs to be considered in the context of State and Local Government Planning Reform.</p> <p>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 led to:</p> <ul style="list-style-type: none"> <li>• the preparation of the mapping for the Natural Assets Code,</li> <li>• further guidelines for the application of the two rural zones; and</li> <li>• guidance for preparing scenic protection value statements and management objectives.</li> </ul> <p>This has been a co-ordinated approach between Councils in the region and has involved ongoing consultation with the PPU and TPC.</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;</i></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><i>(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;</i></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 CHIPS2015 Scheme.</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;</i></p> <p>The draft LPS seeks to further the objective through:</p> <ul style="list-style-type: none"> <li>• the application of zoning and overlays per the <i>Guideline No.1</i>,</li> <li>• consistency with the STRLUS,</li> <li>• furthering existing State Policies; and</li> <li>• as otherwise based on existing local strategic planning and translation of the current CHIPS2015 into the draft LPS</li> </ul>

In theory, State Policies should inform the STRLUS and Planning Reform generally. However there was a clear absence of new (and needed) State Policies at the beginning 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.

In regard to the draft LPS, local overriding provisions are soundly based on existing local and regional planning strategy. Council's desired modified Lake Meadowbank SAP is largely only a modest departure from the existing, with additions to protect Aboriginal heritage and better manage the collective impact of multiple onsite wastewater systems. The application of the zones has also taken into account local and regional strategy.

*(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;*

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 Guideline No.1 and in large part are “like for like” transition from the CHIPS2015 scheme. The co-ordination of approvals and assessment is embedded in the TPS and as otherwise in LUPAA.

The draft LPS does not include any elements contrary to the existing system.

*(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;*

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 Guideline No.1 and in large part are a “like for like” transition from the CHIPS2015 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.

*(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

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 are partly a “like for like” transition from the CHIPS2015 scheme.

All heritage precincts currently listed in the CHIPS2015 are transitioned to the LPS under Schedule 6 of LUPAA. All heritage places, however, have been removed from the draft LPS, as explained at length further in this report. In summary; Council wishes to amend the spatial extent of each listing to match the equivalent listing on the Tasmanian Heritage Register. The current extent of the listings dates back to Council's 1998 Planning Scheme, in which the local listings were spatially defined to match their respective THR listings. Since then the Tasmanian Heritage Council has



been systematically reviewing each listing to spatially define the real heritage extent of each listing. In so doing, some thousands of hectares of unnecessarily listed land has been removed from the THR listings in regard to the many colonial rural homesteads in Central Highlands.

Council wishes to do the same to its local list in the planning scheme. This is to avoid similarly unnecessarily retaining the encumbrance of ‘heritage listing’ on these lands. However, the current planning reform process appear to not allow this to occur in a timely and cost-effective manner. Council was faced with the stark choice of keeping the entire list ‘as is’ or removing list entirely. It chose the latter.

Council considered that this is possible to contemplate because all CHIPS2015 listings are ‘dual-listings’, meaning they are all on the Tasmanian Heritage Register as well. Therefore, their heritage values remain protected by the State’s heritage-protection system.

*(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;*

Significant public infrastructure is mostly protected through the application of the Utilities Zone, Community Purposes Zone and Recreation Zone. Other associated use and development is regulated through the suite of codes provided in the TPS.

The Central Highlands contains many significant power-generation assets of Hydro Tasmania which have generally been allocated the Utilities Zone, as have most of the significant assets of the Clyde Water Trust. The exception is one half of the Clyde Water Trust’s Interlaken Canal, which is technically covered by a RAMSAR wetland designation and has therefore been directed by the TPC to be Environmental Management Zone.

Council’s desired modified Lake Meadowbank SAP aims, in part, to protect a major Hydro Tasmania asset and Taswater’s southern region water quality, whilst allowing for and encouraging the State’s most significant water-skiing recreational facility.

*(i) to provide a planning framework which fully considers land capability.*

This objective is furthered primarily through the spatial application of the Rural and Agriculture zones. The spatial application of the zones is substantially based on a layer provided by the State Government described as the ‘Land Potentially Suitable for Agriculture Layer’. This mapping was the primary output of the Agricultural Land Mapping Project by the PPU.

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.

However, there are instances where Council has determined that the Land Potentially Suitable for Agriculture Layer has produced incorrect outcomes. For example, the zoning of Class 5 and 6 rough highland summer grazing land sprinkled with forestry land use as Agriculture rather than Rural Zone. The TPC has required the draft LPS zone maps to show this land as Agriculture Zone, whereas Council’s view is that they should be Rural. Certainly, in the interests of a consistent state-wide application of these two zones alone, it is Council’s view that this land ought to be Rural.

The draft LPS otherwise does not include any provisions that challenge the objective.

**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 be consistent with each State Policy. State Policies are made under Section 11 of the *State Policies and Practices Act 1993*.

There are currently only 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’s 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.

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* (7<sup>th</sup> May 2018). These guidelines are intended to identify constraints to agriculture and to define and describe farming practices. The *Decision Tree* looks 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. It is 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 take into account the PAL policy and requires that any prime agricultural land be included in the Agriculture Zone.

Council has relied on the *Decision Tree* in coming to its conclusion mentioned above that the broad-brush recommendations of the Land Potentially Suitable for Agriculture Layer are incorrect in some cases, such as the highland rough seasonal grazing land.

The application of the Rural and Agriculture Zone is assessed further in Section 5.3 of this report, which elaborates on the differences of opinion between Council and the TPC in regard to the spatial allocation of the Rural and Agriculture Zones. In essence, Council, as the local Planning Authority, is of the view that substantial areas shown as Agriculture Zone on the publicly exhibited Draft LPS maps ought to be rural – for the reasons detailed further in this report.

#### **4.4.2 State Coastal Policy 1986**

The State Coastal Policy 1996 (the Policy) applies to all of coastal Tasmania within 1km from a coastal zone. Clearly, this Policy is not applicable to the Central Highlands municipality on the basis that it is located in excess of 1km from the nearest coast.

#### **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 CHIPS2015 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 general overriding provisions for stormwater management. There are however more detailed provisions within Council's desired modified Lake Meadowbank Specific Area Plan. This SAP provides a mechanism to manage the collective impact of multiple onsite wastewater treatment systems on the lake which, being the most downstream hydro storage on the Derwent River, is essentially the source of a significant proportion of the potable water supply for greater Hobart. Council's view, as the local Planning Authority, is that the proposed modified SAP is consistent with the policy. The SAP is discussed further in the relevant section of this report.

#### **4.4.4 National Environment Protection Measures**

The current National Environmental Protection Measures (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 9<sup>th</sup> 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 (from its declaration in 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 intended to be 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.

STRLUS was declared in 2011 and was largely based on 2006 census data. Unfortunately it has not been subject to a substantive review and is therefore somewhat out-of-date. Population growth pressures and the need for new housing land, both within metropolitan Hobart and regional centres, for example, is now a very significant issue.

Nevertheless, all new schemes, scheme amendments and local strategic planning must be consistent with the STRLUS.

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 development 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 to such changes is otherwise given where appropriate in the Table 4, below.

**Table 4**

<b>Biodiversity and Geodiversity Policy</b>		
<b>Policy Reference</b>	<b>Policy</b>	<b>Comments</b>
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 to be recognised and protected by the planning scheme.</p>	<p>Significant native vegetation is managed through the “priority vegetation overlay” in the SPPs. It is noted that Guideline No.1 and the SPPs do not allow for consideration of the Natural Assets Code within the Agriculture Zone.</p> <p>The overlay is applied per the Guideline No.1 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 has 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>
BNV 1.2	<p>Recognise and protect biodiversity values deemed significant at the local level and in the planning scheme:</p> <ul style="list-style-type: none"> <li>a) specify the spatial area in which biodiversity values are to be recognised and protected; and</li> <li>b) implement an ‘avoid, minimise, mitigate’ hierarchy of actions with</li> </ul>	<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</p>

	respect to development that may impact on recognised and protected biodiversity values.	prepared for the draft LPS and therefore no additional locally important natural values have been included in the Natural Assets Code.
BNV 1.3	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. Biodiversity offsets: 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; c. are to be based upon ‘like for like’ wherever possible.	No local overriding provisions have been included in the draft LPS that provided for such offsets.
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.	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.  The draft LPS has used the REM to map the priority vegetation overlay with the data supplied by consultant Rod Knight.
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.	Clause 6.11(f) in the SPPs allows for conditions to be applied regarding construction management.  The waterways and coastal protection overlay in the SPPs also provides for consideration of vegetation, soil and water management in riparian areas.



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: 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 b. where the clearance will not significantly detract from the conservation of that threatened native vegetation community.	The priority vegetation area includes all areas of threatened native vegetation communities. The LPS is compliant with this policy to the 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.
BNV 2.2	Minimise clearance of native vegetation communities that provide habitat for threatened species.	The REM incorporates habitat for threatened species as required by the TPS. This overlay however does not apply to the Agriculture Zone.
BNV 2.3	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.	This matter is not captured in the draft LPS or TPS.  Central Highlands Council endeavours to notify/advise applicants of these requirements wherever possible during the planning stages of a development.
BNV 3	Protect the biodiversity and conservation values of the Reserve Estate.	The draft LPS contains the reserve estate in the Environmental Management Zone as required by the Guidelines.
BNV 4	Recognise the importance of non land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.	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. This regional policy is not within the scope of each individual LPS and is more a regional/state matter.
BNV 4.1	Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy.	This policy is not directly applicable to the draft LPS.

BNV 5	Restrict the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.	<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 Central Highlands Council is otherwise reliant on NRM organisations, and specialized programs.</p>
BNV 5.1	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>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 Central Highlands.
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.
<b>Water Resources</b>		
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 CHIPS2015, 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 Lake Meadowbank 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.	<p>Hydro Lakes have been zoned either Utilities or Environmental Management upon the advice and input received during the exhibition and preparation of the CHIPS in 2014-2016. The draft LPS is a translation of these zones.</p> <p>Council's desired modified Lake Meadowbank SAP recognises the significant multiple use aspect of that lake and seeks to manage the many potentially competing uses.</p>
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 lakes 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.	<p>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.</p> <p>The EMZ has been applied to the reserves where they are delineated by titles.</p>
WR 2.4	Allow recreation and tourism developments adjacent to waterways where impacts on biodiversity and native vegetation can be kept to acceptable levels.	<p>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 Central Highlands. 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).</p> <p>Council's desired modified Lake</p>

		Meadowbank SAP recognises the recreational and visitor accommodation development pressures on that lake and seeks to manage new use and development sustainably.
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 Central Highlands 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.	
<b>Managing Risks and Hazards</b>		
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.	<p>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.</p> <p>The overlay is included in the Appendix Report prepared by TasFire Service.</p>
MRH 1.2	Subdivision road layout designs are to provide for safe exit points in areas subject to bushfire hazard.	Implemented through the Bushfire Prone Areas Code in the SPP.
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	The priority vegetation area will apply to some forms of buildings that are also subject to the SPP bushfire prone areas code.

	for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation.	
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.	There are currently no flood prone areas or flood risk areas in the CHIPS2015. The Code is operational only through the written ordinance.
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 description provided in the written ordinance.
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 Central Highlands.
MRH 3.2	Require the design and layout of development to be responsive to the underlying risk of land instability.	The LPS adopts the landslip hazard area mapping provided by DPAC through theList.tas.gov.au and as required by the Guideline No.1.
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.
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.	<p>The SPP includes a Potentially Contaminated Land Code.</p> <p>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.</p> <p>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</p>



		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.	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.
<b>Cultural Values</b>		
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 for 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</p>

		<p>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> <p>Regardless of the above, Council wishes to incorporate consideration and protection of Aboriginal heritage values within its desired modified Lake Meadowbank Specific Area Plan. The areas around the lake encompass very significant sites and the desire to ensure these values are considered at the development application stage is one of the drivers behind Council’s desire to implement an amended SAP.</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.	<p>The spatial allocation of the zones and overlays is per the Guideline No.1. Most of which are “like for like” conversions of the CHIPS2015 zoning. There are therefore no new or expanded zones that put Aboriginal cultural heritage values at greater risk through the draft LPS.</p> <p>Council has incorporated consideration and protection of Aboriginal heritage values within its desired modified Lake Meadowbank Specific Area Plan. The areas around the lake encompass very significant sites and the desire to ensure these values are considered at the development application stage is one of the drivers behind Council’s desire to include an amended SAP.</p>
CV 1.4	Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal	No modelling of aboriginal heritage values has been undertaken for the TPS. Therefore the spatial application of the zones and

	heritage values that can then be taken into account in specific strategic land use planning processes.	overlays per the Guideline No.1 have not taken into account this policy, except for the Lake Meadowbank Specific Area Plan overlay.
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	<p>Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows:</p> <ol style="list-style-type: none"> <li>places of local significance are to be listed within the Local Historic Heritage Code, as determined by the local Council.</li> <li>places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council.</li> <li>places of national or international significance are listed through national mechanisms as determined by the Australian Government.</li> </ol>	All places 'dual-listed' on both the CHIPS2015 and on the Tasmanian Heritage Register have been removed from the Draft LPS. This aligns with the intent of CV 2.2.
CV 2.3	<p>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:</p> <ol style="list-style-type: none"> <li>Heritage places of local significance: by the local Council acting as a Planning Authority.</li> <li>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</li> </ol>	<p>All places 'dual-listed' on both the CHIPS2015 and on the Tasmanian Heritage Register have been removed from the draft LPS.</p> <p>The only remaining places are the two heritage precincts – at Bothwell and Hamilton. These can be considered as having local significance and will remain protected through the planning scheme's Local Provisions Schedule.</p> <p>This accords with CV 2.3 a.</p>

	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 the Bothwell and Hamilton heritage precincts which have been translated from the CHIPS2015 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.	The Draft LPS contains no local place listings.
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 CHIPS2015.
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.	All places ‘dual-listed’ on both the CHIPS2015 and on the Tasmanian Heritage Register have been removed from the draft LPS. There is scope to consider additions to the local list in the LPS 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 public consultation in the preparing the IPS, the 1998 Scheme, previous scheme amendments and other heritage projects undertaken by the Council.  Precincts included in the current CHIPS2015 have been included in the draft LPS.

		Dual-listed places, which were on both the CHIPS2015 list and the THR have been removed from the Draft LPS.
CV 4	Recognise and manage significant local historic and scenic landscapes throughout the region to protect their key values.	The LPS includes the two heritage precincts that are currently provided in the CHIPS2015 and transitioned to the Draft LPS. No new precincts or 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.	There are no specific scenic protection areas provided in the Draft LPS.
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.	The TPS does not specifically allow for the recognition and management of regionally significant landscapes.  The draft LPS does not include any overriding provisions related to this policy.
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 Central Highlands.
CV 5	Recognise and manage archaeological values throughout the region to preserve their key values.	Places of archaeological potential have not been separately identified in the preparation of the draft LPS.
CV 5.1	Known sites of archaeological 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.	See above.
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.

<b>Recreation and Open Space</b>		
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 open space in accordance with the Tasmanian Open Space Policy and Planning Framework 2010.	This is a regional matter beyond the scope of the LPS.
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).	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.
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.	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.

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'.	Primarily a matter for the SPPs.  There are no new residential areas outside of existing settlements provided in the draft LPS and therefore no specific need to consider the policy.
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 facilities and minimise overall costs to the community.	There are no new zones, overlays or plans to develop large-scale recreation facilities through the draft LPS scheme provisions that would in any way conflict with the policy.  The Lake Meadowbank water ski facility is the premier water-skiing facility in the State. Council's desired modified Lake Meadowbank SAP seeks to recognise and provide for this facility.
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.  The Lake Meadowbank water ski facility is the premier water-skiing facility in the State. Council's desired modified Lake Meadowbank SAP seeks to recognise and provide for this facility.
<b>Social Infrastructure</b>		
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 Central Highlands 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	Per above there are no new zones included in the draft LPS that encourage the development of social infrastructure outside the existing settlement areas.

	services, employment and education opportunities.	
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 CHIPS2015 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 CHIPS2015 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 CHIPS2015 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 CHIPS2015 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 CHIPS2015 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 CHIPS2015 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 CHIPS2015 has been translated correctly per the Guideline No.1
<b>Physical Infrastructure</b>		
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 CHIPS2015 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 servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.	See sub-clauses below
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.	All utilities zones previously identified in the CHIPS2015 has been translated correctly per the Guideline No.1.
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 CHIPS2015.
PI 2.3	Identify, protect and manage existing and future infrastructure corridors and sites.	Hydro Tasmania have previously advised Council of the need to zone some of their land Utilities to protect future upgrades and works. This was provided in the preparation of the CHIPS2015, and additional areas covering other Hydro assets have been included in the Draft LPS.  The Clyde Water Trusts' canals, weirs, pump stations and ancillary infrastructure have been zoned Utilities, with the exception of half of the canal between Lake Crescent and Lake

		<p>Sorell. Council's view is that this canal should be entirely zoned Utilities, however that TPC have advised that this is not possible as the western half is part of an area of land designated as a RAMSAR wetland site. Thus, the canal is roughly split down the middle with one half zoned Utilities and the other zoned Environmental Management.</p> <p>The exhibition of the Draft LPS will provide further opportunity for infrastructure providers such as TasNetworks, Hydro, State Growth and Taswater to participate in the planning process and ensure their land and assets are suitably zoned.</p>
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PI 2.4	Use information from the Southern Tasmania Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.	<p>The STRLUS is largely based on 2006 Census data and is out-of-date. Significant changes, socially and economically, have occurred since then, with residential land supply falling behind demand. Anecdotally this includes growth scenarios within STRLUS for some rural towns and localities with Central Highlands.</p> <p>Therefore, whilst the Draft LPS correctly reflects the STRLUS, the planning outcomes are not necessarily good.</p>
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.	All such sites have been previously identified in the CHIPS2015 and have been translated correctly per the Guideline No.1.

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 CHIPS2015 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.	This is not applicable to the Central Highlands.
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 CHIPS2015 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 CHIPS2015 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 CHIPS2015.
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 Central Highlands.
LUTI 1.11	Encourage walking and cycling as alternative modes of transport	The subdivision standards provided in the SPPs could be amended to be more consistent

	through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.	with this policy.  Otherwise the application of the residential type zones to land is a direct translation of the CHIPS2015 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.

<b>Tourism</b>		
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 Central Highlands.
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	Provided for in LUPAA.

	processes (section 40T application).	
<b>Strategic Economic Opportunities</b>		
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 Central Highlands
SEO 1.2	Include place specific provisions for the Sullivans Cove area in the planning scheme.	Not applicable to the Central Highlands.
<b>Productive Resources</b>		
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.	See below.
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.	<p>In the view of Council, acting as the local Planning Authority, the Agriculture Zone has been applied only somewhat consistently with the Guideline No.1. Additional input from the Regional Project for the spatial application of the Rural and Agricultural zones has also been applied in a somewhat consistent manner.</p> <p>Council's view on the application of these two zones differs from that of the Commission. Hence, the spatial application of these zones as it appears in the Draft LPS is not consistent with Council's view. Further details on this matter is provided in this report.</p>
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	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

	support ongoing agricultural production.	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 no-to-very little prime agricultural land in the Central Highlands.</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.	Refer below.
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.	All such sites have been previously identified in the CHIPS2015 and have been translated correctly per the Guideline No.1.
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-site impacts.	Provided for in the SPPs.
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	There are no identified 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.	extractive industries in the Central Highlands.  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 CHIPS2015 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 Central Highlands.
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 Central Highlands.
PR 5	Support the forest industry.	Refer below:
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 mostly been identified through the spatial application of the Rural 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.  However, there are substantive areas of relatively poor quality agricultural land sprinkled with forestry use that are shown in the Draft LPS as zoned Agriculture. This is because the State's 'Land Potentially Suitable for Agriculture Zone' map indicates this land thus. Council's view is that this land should be Rural Zone and considers that the Decision Tree document supports this view. This is a significant matter of disagreement between Council, acting as the Local Planning Authority, and the Commission.
PR 5.2	Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.	The Forest Practices System is triggered regardless of the content of the LPS.  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.
<b>Industrial Activity</b>		
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 CHIPS2015 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 CHIPS2015 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 Central Highlands.
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 Central Highlands.
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 Central Highlands.
IA 2	Protect and manage existing strategically located export orientated industries.	Existing export oriented industries are protected and managed through the zoning provided in the CHIPS2015. 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 CHIPS2015 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 Central Highlands.
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 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.
<b>Activity Centres</b>		
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 CHIPS2015 and have been translated correctly per the Guideline No.1.
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 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.	The Local Business Zone has been applied to Miena only through “like for like” translation from the CHIPS2015.
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 CHIPS2015.
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.
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 SPPs provide 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 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.	Not applicable to the Central Highlands.
AC 1.12	Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within the planning scheme.	All such sites have been previously identified in the CHIPS2015 and have been translated correctly per the Guideline No.1.
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 Central Highlands.
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,	Per above.

	accessibility, urban design and pedestrian movement.	
AC 2.4	Encourage structure and economic development planning for lower level Activity Centres by local planning authorities.	All such sites have been previously identified in the CHIPS2015 and have been translated correctly per the Guideline No.1.
AC 3	Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.	Partially achieved through various standards in the SPPs and through the translation of most zones under the SMPS2015.
AC 3.1	Actively encourage people to walk, cycle and use public transport to access Activity Centres.	Mostly reflected through the existing settlement patterns in the Central Highlands.
AC 3.2	Support high frequency public transport options into Principal and Primary Activity Centres.	Not applicable to Central Highlands.
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 Central Highlands.
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 Central Highlands.
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.
<b>Settlement and Residential Development</b>		
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 CHIPS2015 per the STRLUS. There are no new settlement areas provided in the draft LPS.

SRD 1.2	<p>Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:</p> <ol style="list-style-type: none"> <li>1. Strategy (regional function &amp; growth scenario);</li> <li>2. Settlement Structure Plans (including identification of settlement boundaries);</li> <li>3. Subdivision Permit;</li> <li>4. Use and Development Permit.</li> </ol>	<p>The LPS zoning and standards in the SPPs follow this planning process.</p>
SRD 1.3	<p>Support the consolidation of existing settlements by restricting the application of the Rural Living Zone:</p> <ol style="list-style-type: none"> <li>1. to existing rural living communities; or</li> <li>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.</li> </ol> <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"> <li>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</li> <li>ii. only limited subdivision potential is created by rezoning.</li> </ol> <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</p>	<p>All such sites have been previously identified in the CHIPS2015 and have been translated correctly per the Guideline No.1.</p>

	<p>purposes, in accordance with the following:</p> <ul style="list-style-type: none"> <li>(i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use;</li> <li>(ii) the land rezoned to rural living use is adjacent to an existing rural living community;</li> <li>(iii) the land rezoned to rural living use is not designated as Significant Agriculture Land on Map 5 of this Strategy;</li> <li>(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</li> <li>(v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</li> </ul> <p>c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:</p> <ul style="list-style-type: none"> <li>(i) the land must predominantly share common boundaries with: <ul style="list-style-type: none"> <li>• existing Rural Living zoned land; or</li> <li>• rural living communities which comply with SRD 1.3(a);</li> </ul> </li> <li>(ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;</li> <li>(iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;</li> <li>(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;</li> <li>(v) the land rezoned to rural living use is not designated as Significant Agricultural Land on Map 5 of this Strategy;</li> <li>(vi) the land rezoned to rural</li> </ul>	
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	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.	
SRD 1.4	Allow for increased densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.	All such sites have been previously identified in the CHIPS2015 and have been translated correctly per the Guideline No.1.
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 Central Highlands 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	SRD 2.3 Provide greenfield land for residential purposes across the following Greenfield Development Precincts: <ul style="list-style-type: none"> <li>• Bridgewater North</li> <li>• Brighton South</li> <li>• Droughty Point Corridor</li> <li>• Gagebrook/Old Beach</li> <li>• Granton (Upper Hilton Road up to and including Black Snake Village)</li> <li>• Midway Point North</li> <li>• Risdon Vale to Geilston Bay</li> <li>• Sorell Township East</li> <li>• Spring Farm/Huntingfield South</li> </ul>	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, hospitals, schools, major infrastructure, etc.	See above
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	See above



	dwelling types that will provide for demographic change including an ageing population.	
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 Central Highlands Strategic Plan - Section 34(2) (f)

This section of the report details 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. The strategic plan currently in place is the *Strategic Plan 2015-2024*.

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 CHIPS2015. 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 CHIPS2015. The current Strategic Plan was in effect at the time of adopting the CHIPS2015.

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 (2) (g)

Section 34 (2) (g) of the LPS Criteria requires that the planning scheme “as far as practicable”, is consistent with and co-ordinated with LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.

The Central Highlands Council shares borders with West Coast, Meander, Northern Midlands, Southern Midlands, and Derwent Valley Councils.

Meander and Southern Midlands have both submitted a draft LPS to the TPC. Northern Midlands, Derwent Valley and West Coast are still preparing their draft.

Land immediately adjoining the Central Highlands boundary is currently zoned the following:

- Derwent Valley – Environmental Management Zone, Rural Resource Zone, Significant Agriculture Zone, Village Zone (at Westerway only), Open Space Zone (along riparian reserve at National Park only)
- Southern Midlands- Environmental Management Zone, Rural Resource Zone, Significant Agriculture Zone
- Northern Midlands - Environmental Management Zone, Rural Resource Zone, Significant Agriculture Zone

- Meander Valley – Environmental Management Zone (all parks and reserves)
- West Coast – Environmental Management Zone (all parks and reserves)

The land immediately adjoining the Central Highlands in other Local Government Areas is generally large parcels of land that, on the whole, are used for either farming, forestry, or a form of conservation (with the exception of Westerway and National Park). All zones in the draft LPS that adjoin these areas are consistent with one another and conform with the Guideline No.1.

In preparing the Central Highlands draft LPS the following steps were undertaken to ensure consistency and awareness of the adjoining Council's LPS:

- The Southern Midlands draft LPS was prepared by the same Officers as this draft LPS
- 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.
- The Meander Valley Council has been pro-actively discussing and hosting information sessions on the preparation of the draft LPS and the planning reform process.

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 in the Southern Region 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 existing 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 (2) (h)**

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

The Gas Pipeline does not enter the Central Highlands Area. There is no consideration necessary in preparing the draft LPS other than identifying its location is outside the area.

## 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 Guidelines are to provide an easy reference guide for the consistent application of all zones and codes for the preparation of draft LPS in accordance with LP1.0 of the SPPs which set 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 Zoning Comparison CHIPS2015 – SPPs

For the most part, the Draft LPS carries through existing CHIPS2015 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, in most cases, is not compromised by the SPPs. An overview of zone content that informed initial draft LPS preparation is shown in Table 5 below.

**Table 5:**

CHIPS2015 Zone	SPP Zone	Comments				
		Lot size/Frontage		Setbacks		Other SPP Changes of Note
		CHIPS2015	SPP's	CHIPS2015	SPP's	
12.0 Low Density Residential	10.0 Low Density Residential	1500m <sup>2</sup> 15m frontage	1500m <sup>2</sup> * 20m frontage	Front 4.5* Side/rear – up to boundary	Front 4.5* Side/rear – up to boundary	Additional Discretionary Uses  Specific Multiple Dwelling Standards
13.0 Rural Living Zone	11.0 Rural Living Zone	1Ha 40m frontage	1,2,5 & 10Ha 40m frontage*	Front 20m* Side/Rear 20m* Sensitive uses 100m from R/R and 200m from Sig Ag	Front 10m* Side/Rear 20m* Sensitive uses 200m from R/R and Ag	Some new and removed uses from the use table.  New site cover standards for buildings (400m <sup>2</sup> *)
16.0 Village	12.0 Village	1000m <sup>2</sup> 15m* frontage	600m <sup>2</sup> 10m* frontage	Front 4.5m* Side/rear – 2m or half wall height*	Front 4.5m* Side/rear – 2m or half wall height	No conversion issues other than a reduced lot size.
17.0 Community Purpose	27.0 Community Purpose	No specified lot size 15m* frontage	No specified lot size 10m* frontage	Front 3m* Side/rear – 3m or half wall height*	Front 5m* Side/Rear – 3m or half wall height*	No conversion issues
18.0 Recreation	28.0 Recreation	No specified lot size 15m* frontage	No specified lot size 3.6m* frontage	Front 3m* Side/rear – 3m or half wall height*	Front 5.0m* Side/rear – 3m or half wall height	10m* building height in both. Visitor Accommodation limited to caravan park/camping style setups under SPP's.
19.0 Open	29.0 Open	No specified lot	No specified lot	Front 5.0m*	Front 5.0m*	Increase from 6.5m* -

Space	Space	size 15m* frontage	size 15.0m* frontage	Side/rear – 3m or half wall height	Side/rear – 3m or half wall height	10m*building height.
20.0 Local Business	14.0 Local Business	300m2* 15.0m* frontage	200m2* 3.6m* frontage	Front setback – 3m*  Setback to a residential zone (Side/rear) – 3.0m or half wall height*	Front setback – Nil or between adjoining.  Setback to a residential zone (Side/rear) – 4.0m or half wall height*	9.0m* building height in both but significantly reduced lot size, frontage and front setback.
24.0 Light Industrial	18.0 Light Industrial	1000m2* 25m frontage*	1000m2* 20m*	Front 10m* 10m from residential zone or half wall height	5.5m or not less than existing buildings or not more or less than setback on adjoining land*  4m from a residential zone or half the height of wall*	No conversion Issues.
26.0 Rural Resource	20.0 Rural	Re- organisation of boundaries  Lots for Heritage Listed Places  Lots are for public purpose or 40ha and subject to Performance Criteria  6m frontage	40ha* 25m frontage*	Front 20m* Side/rear 50m  Sensitive use – 100m from forestry  200m from Significant Ag  100m from Environmenta l Management Zone	Front, side/rear all 5m or no less than existing building*  Sensitive Use - 200m from Ag Zone or not less than existing sensitive use	Additional land uses in the Use Table  Significant reduction in setbacks  New standard ensuring dwellings have appropriate vehicular access to a maintained road.  Additional discretionary use standards Removal of provision for lots for heritage listed places
27.0 Significant Agricultural	21.0 Agriculture	Re- organisation of boundaries to 1ha minimum  New lots for public purpose only  25m frontage for reorganisatio n only	Consolidation of lots in same zone  Performance criteria for reorganisation of boundaries or create a lot for ag use or excision of use/developme nt provided balance land cannot have a dwelling	Front 20m*  Side/rear 100m*  Sensitive use 200m from crop or horticultural use and 100m from rural resource zone*	5m from all boundaries*  Sensitive use 200m*	Policy shift to allowing new lots on the more productive ag land.  Significant reduction in setbacks  No dwellings allowed on balance of subdivided land  Full range of residential development allowed  Some additional standards for discretionary and residential uses.
28.0 Utilities	26.0 Utilities					No Conversion Issues
29.0 Environmental Management	23.0 Environmental Management	No size or frontage standards specified	3.6m frontage	Frontage 30m or as proscribed in reserve management plan	Be in accordance with a parks or land authority	<b>Change in wording:</b>  <b>FROM</b> “as proscribed in a reserve management plan” and qualifications for use “only if a

				Side/rear 30m or as proscribed in reserve management plan	10m or not less than existing building and per parks or land authority	<p>reserve management plan applies”</p> <p><b>TO</b></p> <p>“be in accordance with an authority under National Parks and Reserved Land Regulations 2009 granted by the Managing Authority or the Nature Conservation Act 2002” and related “be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976” and qualifications for use “if an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of lands under the Crown Lands Act 1976”</p> <p>Performance Criteria only for Discretionary Use.</p>
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**\*Note:** Requirement but can be varied through PC.

### 5.3 CHIPS2015- SPP Zone Conversions

For the most part, the Central Highlands draft LPS carries through existing CHIPS2015 zoning, as these correlate with the Zone Application Guidelines No.1.

The following table (Table 6) captures the basic zone conversions as mandated by the *Guideline No.1*:

**Table 6**

SPP Zone applied in draft LPS	Current Zone in SMIPS 2015	Comments
Rural Living Zone	Rural Living Zone	<p>This is a straight conversion per the Guideline No.1.</p> <p>The zoning is applied to land in Bothwell, Wilburville, Westerway, and Ellendale.</p> <p><b>NB: CHANGES</b></p> <p>Some changes to remove split zoning at Westerway have been included – the rationale and justification is provided in Section 5.4 of this report.</p>
Low Density Residential	Low Density Residential	<p>This is a straight conversion per the Guideline No.1.</p> <p>The zoning is applied to numerous shack communities and to land on the outskirts of Gretna, Bothwell, and Hamilton.</p>
Village Zone	Village Zone	<p>This is a straight conversion per the Guideline No.1.</p> <p>The zoning is applied to land in Waddamana,</p>

		Bronte Park, Derwent Bridge, Tarraleah, Wayatinah, Ouse, Hamilton, Bothwell, Ellendale, and Gretna.
Community Purpose Zone	Community Purpose Zone	<p>The zoning is applied to land in Bothwell and Ouse</p> <p><b>NB: CHANGES</b></p> <p>The only modifications from the CHIPS2015 are around the Ouse school. The land at 7011 Lyell Highway, Ouse which is the “former Principle’s House” is to change from Community Purpose to Village. The land is 8ha of relatively flat land adjoining the school and cemetery and church. The land is then surrounded by rural zoned land. The Education Department sold the land to a private buyer in September 2017. The land is should no longer be included in the Community Purpose zone, which would restrict likely future development of the site for private or commercial or faming purposes. The land is zoned Agriculture Zone in the draft LPS.</p> <p>The land at 6993 Lyell Highway, Ouse, which is part of the school property, is to change from Village to Community Purpose.</p>
Recreation Zone	Recreation Zone	<p>Straight conversion per the Guideline No.1.</p> <p>The zoning is applied to land in Bothwell, Hamilton, Ouse, Tarraleah and Gretna.</p> <p>The Hamilton Showgrounds titles are now proposed to be zoned Recreation. However, it is noted that the showground infrastructure extends onto a neighbouring farming title and, conversely, some areas of the showground titles are occupied and used by the neighbouring farm.</p>
Local Business Zone	Local Business Zone	<p>Straight conversion per the Guideline No.1.</p> <p>The zoning is applied to land in Miena, and Flintstone.</p>
Rural Zone	Rural Resource Zone	<p>Zoning has been applied mostly 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><b>NB: CHANGES</b></p> <p>There are significant changes to the rural zoning in the Central Highlands – the rationale and justification is provided in Section 5.4 of this report.</p> <p>The Council and the TPC have differing views in regard to the zoning of some areas of the municipal area. Council’s preference is for these areas to be Rural whereas the TPC have required them to be Agriculture in the draft LPS. The areas concerned are typically rough highland seasonal grazing land and or steep bush covered slopes, all with relatively low agricultural land classification. These areas are detailed further below.</p>
Agriculture Zone	Rural Resource Zone and Significant Agricultural Zone	<p>Zoning has been applied somewhat 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><b>NB: CHANGES</b></p> <p>There are significant changes to the rural zoning in the Central Highlands – the rationale and justification is provided in Section 5.4 of this report.</p> <p>The Council and the TPC have differing views in regard to the zoning of some areas of the municipal area. Council’s preference is for these areas to be Rural whereas the TPC have required them to be Agriculture in the draft LPS. The areas concerned are typically rough highland seasonal grazing land and or steep bush covered slopes, all with relatively low agricultural land classification. These areas are detailed further below.</p>
Environmental Management Zone	Environmental Management Zone	<p>Straight conversion per the Guideline No.1.</p> <p><b>NB: CHANGES</b></p> <p>Some additional nature reserves, riparian reserves and other public reserves included per the Guideline No.1– the rationale and justification are provided in Section 5.4 of this report.</p> <p>There are changes to the wording for allowing permitted uses in the Reserves where they have approvals by the land authority (i.e. Crown Land or Parks and Wildlife).</p>

Open Space Zone	Open Space Zone	Straight conversion per the Guideline No.1.  The zoning is applied to land in Bothwell, Hamilton, and Ouse.
Utilities Zone	Utilities Zone	Straight conversion per the Guideline No.1.  <b>NB: CHANGES</b> Some additional existing utilities were included per the Guideline No.1 – the rationale and justification is provided in Section 5.4 of this report.

Table 6 – “Like for Like” Zone Conversions

## 5.4 Introduced Zone Changes in the Draft LPS

The following sections of the report detail 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 CHIPS2015 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) *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*

The following table (Table 7) captures all the introduced zone changes (note: further details, where necessary, are provided in the following sub sections of the report and as indicated in the table):



**Table 7**

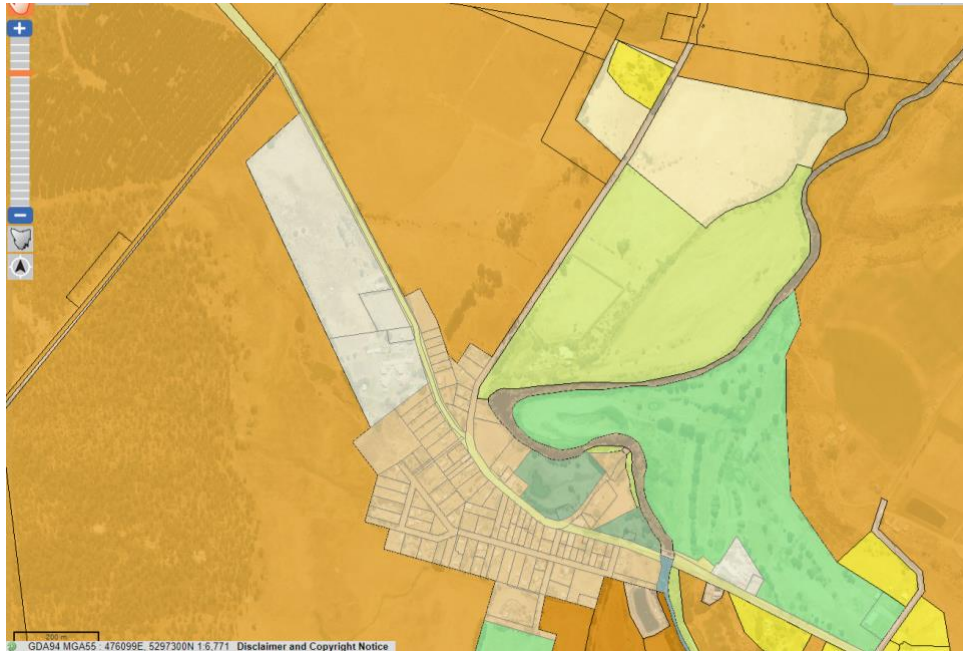
ADDRESS	PID/CT	CHIPS2015 ZONE/S	DRAFT LPS ZONE/S	COMMENT
7011 Lyell Highway, Ouse	CT 169788/2	Community Purpose Zone	Agriculture Zone	See Section 5.3 of this report for specific detail.
6993 Lyell Highway, Ouse	PID 3412713	Village Zone	Community Purpose	This land is part of the Ouse School and is intended by the school community to remain part of the school.  Rezone to Community Purpose to apply zones consistent with Guideline No.1 (CPZ1)
10 Cross Street, Ouse	FR 150274/1	Village Zone	Community Purpose	Rezone as per TPC S.35 Notice 23 June 2021  <i>Reason: To apply the zones consistent with Guideline No. 1 (CPZ1)</i>  <i>(Check with Commission – this is privately owned land?)</i>
Irrigation scheme infrastructure ancillary to the canal at Interlaken connecting Lakes Crescent and Sorell, (except the canal itself)	CT 123332/1 CT 123332/2 CT 123332/3	Rural Resource & Environmental Management Zone	Utilities Zone	Clyde Water Trust Infrastructure  Per Guideline No.1 UZ 4
Canal and ancillary infrastructure at Tea Tree Point, Lake Crescent, (at head of Clyde River).	Crown Land (no title)  CT 125860/2	Rural Resource Zone	Utilities Zone	Clyde Water Trust Infrastructure  Per Guideline No.1 UZ 4
Clyde Water Trust Weirs:	Various Locations on Clyde River	Environmental Management Zone	Utilities Zone	Clyde Water Trust Infrastructure  Per Guideline No.1 UZ 4
Access Road to Ouse Sewerage Treatment Ponds	CT 175153/1	Village Zone	Utilities Zone	Land is used in association with Ouse sewerage treatment ponds. Zoning. Per Guideline No.1 UZ 1 (e)
Ouse Sewerage Treatment Ponds	CT 35328/1	Rural Resource Zone	Utilities Zone	Per Guideline No.1 UZ 1 (e)

Westerway/Fentonbury Water Reservoirs	CT 49716/2	Rural Living Zone	Utilities Zone	Per Guideline No.1 UZ 4
Ellendale Water Reservoirs	CT 157519/1	Rural Living Zone	Utilities Zone	Per Guideline No.1 UZ 4
Flintstone Sewerage Treatment Ponds	CT 159126/1	Environmental Living Zone	Utilities Zone	Per Guideline No.1 UZ 1 (e)
Bothwell Water Pump Station and reservoir	CT 32561/1	Rural Resource Zone	Utilities Zone	Per Guideline No.1 UZ 4
Bronte Lake Sewerage Treatment Plant	CT 138464/2	Low Density Residential	Utilities Zone	Per Guideline No.1 UZ 1 (e)
Various Agricultural and Rural Titles	Various	Rural Resource or Significant Agriculture	Agriculture Zone Rural Zone	See Section 5.4.4 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 7 – Introduced Zone Changes and Justifiable Departures*

#### 5.4.1 7011 Lyell Highway, Ouse (Former Education Department Land)

The land at 7011 Lyell Highway Ouse (CT 169788/2) is an 8ha lot containing a dwelling and mostly pasture on relatively flat land. The land was owned by the Education Department up until September 217, when it was sold into private ownership.



*Former Education Department Land. Source: TheLIST*

The previous land tenure was a suitable reason for the land to be zoned Community Purpose as the land could feasibly be used in conjunction with the Ouse district school. It is likely also that in zoning the land for the CHIPS2015 and the 1998 Scheme that the fact that the land adjoins the Ouse School and was owned by the Education Department was simply included in the Community Purpose Zone without any strategic intent.

Since being sold into private ownership, the current owner, has made contact with Council requesting that the zoning be considered for inclusion in the Village Zone. This zoning would not be appropriate for the following reasons:

- Ouse is categorized as a “Township” under the STRLUS with a low growth strategy. The growth scenario for Ouse is to “consolidate”. Essentially any further residential growth in the town i.e. expansion of town boundaries and expansion of the village zone should only occur as a result of a local settlement structure plan; and
- There is currently no settlement structure plan for Ouse that supports the expansion of the town boundaries.
- Expanding the town boundary and village zone to include this 8ha of land would increase the village of Ouse by 36% (the town is currently approximately 22ha of land). This expansion represents a significant increase in the footprint of the town.
- A significant increase such as this 8ha (36%) increase should not be undertaken without due consideration and local strategic planning.
- Through a quick desktop analysis there is at least 5ha of vacant land available for further residential growth in the township at present. This figure includes vacant lots and larger village zone holdings with capacity for further subdivision. This would represent potentially a further 80 dwellings in the town. It would be a very ad-hoc planning outcome to expand the town without first encouraging further infill. This is actively encouraged by the STRLUS and the RMPS.

- The Guidelines No.1 provide the following:
  - VZ1- 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 the mix.
  - VZ2 (a) -The Village Zone may cover an entire settlement where the settlement is relatively small and no clear town centre exists or is intended to exist; or
  - VZ2 (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)
  - VZ4- 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
- In response to the above VZ1 – VZ4 it can be deduced that applying the village zone to a 8ha pasture lot is not consistent with the Guidelines No.1

The zoning should be changed from Community Purpose to Agriculture Zone. This is a justifiable departure from a straight “like for like” conversion from the CHIPS2015 to the draft LPS per criteria (a) to (h) provided by Section 34(2) of LUPAA – in summary:

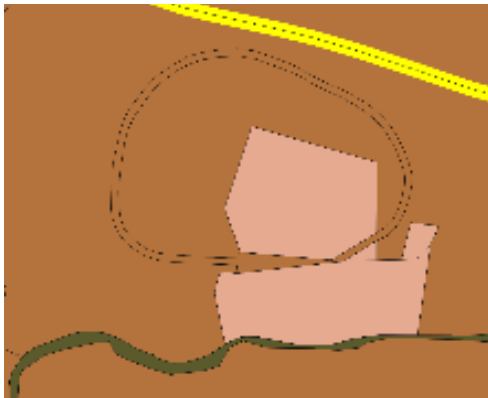
- The land to the north, west, south is all and to be included in the Agriculture Zone as land has been identified as “potentially suitable for the Agriculture Zone” in the draft LPS.
- The title adjoins farms and land has potential to be included and used in conjunction with neighbouring farmland
- The land effectively sits outside the town boundary and is not suitable for the village zone or any zone other than the Rural Zone or Agriculture Zone.
- In this particular case the Agriculture Zone is the best fit given its location and per the AK Consultants Guidelines the land is relatively unconstrained for some form of agricultural enterprise.

#### ***5.4.2 6993 Lyell Highway and 10 Cross Street, Ouse***

6993 is used as part of the Ouse School and is fenced in with, and occupied by, the school, forming part of the school grounds. It is intended by the school community to remain part of the school into the future. It is appropriate to rezone this land to Community Purpose to apply zones consistent with Guideline No.1 (CPZ1). The other school titles are already part zoned Community Purpose.

10 Cross Street, Ouse, is located at the rear of 6993 Lyell Highway. It has been required by the TPC’s S.35 Notice to also be rezoned from Village to Community Purpose. (Check with Commission – this land appears to be privately owned.)

#### 5.4.3 *Hamilton Showgrounds 5595 Lyell Highway, Hamilton*



Revise zoning of folios of the Register FR 95697/1, FR 212640/1, FR 145804/1 and FR 35325/1 from Rural to Recreation.

*Reason: To apply the zones consistent with Guideline No. 1 (RecZ 1)*

This rezoning will see most of the infrastructure of the Hamilton Showgrounds zoned appropriately.

Three of the four titles listed are owned by Council and the fourth is owned by the DPIWPE, and together they hold around 80% of the showground improvements.

However, it should be noted that the area occupied and used for the showground does not align properly with the title boundaries. In other words, the fencing is significantly different from the title boundaries. There are areas owned by Council that are occupied and used by the neighbouring farmer, and vice versa.

In the future it would be preferable that a boundary adjustment is pursued with the neighbouring landowner to correct the many instances where the boundaries do not align with long-established use and occupation and to then amend the zone boundaries to align with the actual occupation and use.

#### 5.4.4 *Rural and Agriculture Zone*

The LPS is required to zone rural land that is currently under the Rural Resource Zone or the Significant Agriculture Zone into either the Rural Zone (RZ) or 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 current 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:

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

### *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 Tree* is included as an Appendix to this report.

The *Decision Tree* was primarily used to refine and review the statewide "Land Potentially Suitable for Agriculture Zone" layer. The methodology employed to refine and review was the following:

- The GIS layer "Land Potentially Suitable for Agriculture Zone" was imported from theList Information services and applied to a GIS map of the Central Highlands.
- Officers were then able to modify the layer as guided by the Guideline No.1 and the AK Consulting *Decision Tree*.
- The places of interest identified were the following:
  - Land identified in the layer as being "Potentially Constrained" i.e. usually a small lot with a high capital value; and
  - Clusters of smaller titles identified as being "Potentially Constrained"
  - Large tracts of native vegetation and entire titles covered in heavy standing native vegetation; and
  - Private Timber Reserves
  - Land used for Forestry – using local knowledge or studying aerial photos.
  - Small titles or clusters of small titles adjoining a township
  - Land in a use other than agriculture such as visitor accommodation or quarrying activities
  - Steep vegetated terrain
  - Aerial photography through theList
  - Extensive conservation covenants i.e. whole of title covenant or land owned by the Tasmanian Land Conservancy (TLC)
- Taking into consideration the landownership and contiguous parcels of land in same ownership regardless of lot size i.e many small titles or clusters of titles but all in same ownership.
- The following sub headings provide an itemized list of the places of interest:



- Land Description** Indicoal Coal Mine Site, Hamilton (CTs 133550/1, 125510/1, 133550/2)  
**CHIPS 2015 Zoning** Rural Resource Zone  
**Draft LPS Zoning** Agriculture Zone

#### Comment/Explanation

Despite the Mining Lease and the operating Coal Mine, most of the land is used for farming. Per the Guidelines No.1, the mine is not of regional significance (as verified by Mineral Resources Tasmania) and should therefore not be afforded the Rural Zone. Applying the Rural Zone would result in split zoning inconsistent with the surrounding zoning.

The Agriculture Zone does not restrict the ongoing use or expansion of the mine as the mine is afforded both existing use rights. The use is also discretionary in the Agriculture Zone and afforded further protection under the Attenuation Code.

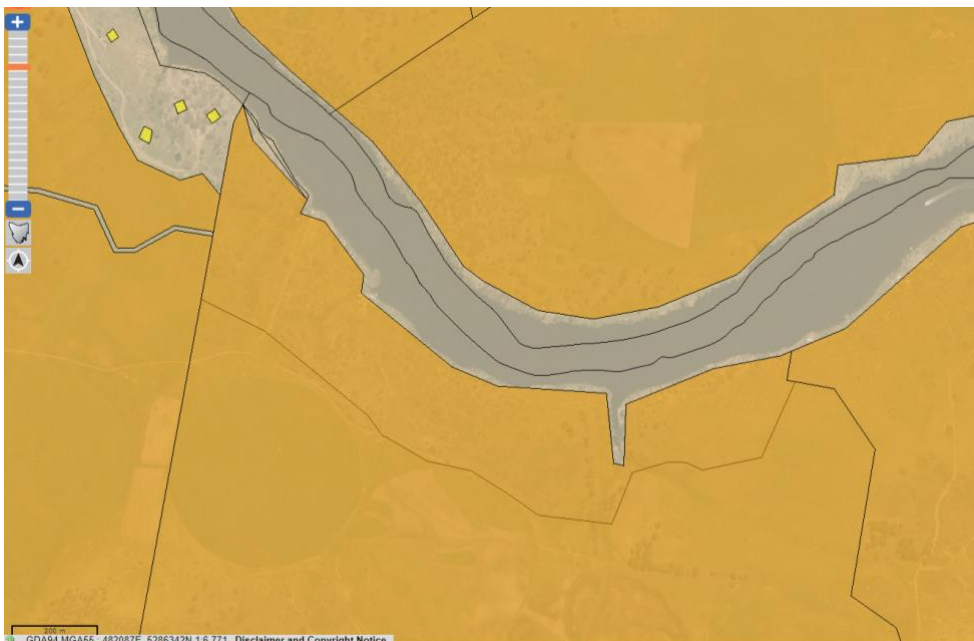
The AK Consulting *Decision tree* supports this position.

- Land Description** 475 Rockmount Road, Ellendale (Lake Meadowbank Foreshore) CT 169820/1  
**CHIPS 2015 Zoning** Rural Resource Zone  
**Draft LPS Zoning** Rural Zone

#### Comment/Explanation

A single title identified as land “potentially suitable for the Agriculture Zone” drafted as Rural Zone. The land is used for visitor accommodation and associated boating and recreation. The Rural Zone is the more appropriate Zone for this land. The land also adjoins a strata visitor accommodation site. The decision to zone this land Rural rather Agriculture is a strategic decision to encourage the visitor and recreation activities of Lake Meadowbank. This is supported by the SAP and Council’s Strategic Plan.

The AK Consulting *Decision tree* supports this position.



*Lake Meadowbank Title ALMP Mapping. Source:theList*



- Land Description** Todds Hill/Silver Plains  
**CHIPS 2015 Zoning** Rural Resource Zone  
**Draft LPS Zoning** Rural Zone

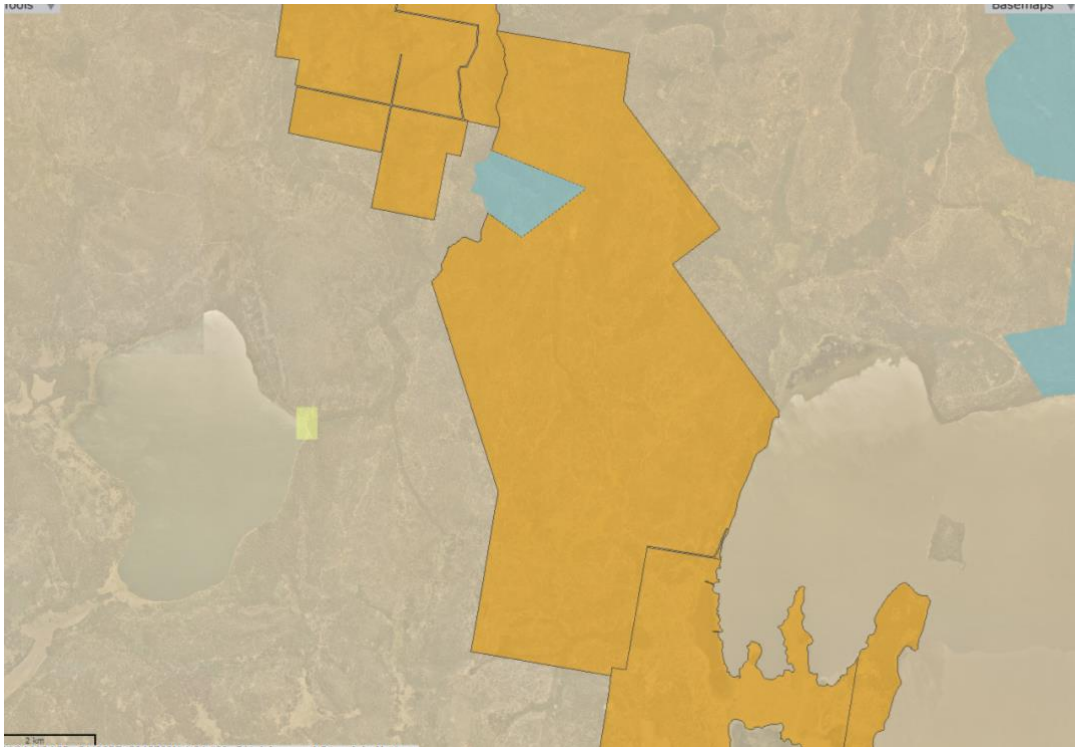
#### Comment/Explanation

This is a large title owned by the Tasmanian Land Conservancy with a small portion covenanted for native vegetation protection. Land is mostly bushland and former forestry land with a minimal area of farming. The abutting land east and west is a mixture of conservation and forestry land.

The Agriculture Zone has been applied as per the S.35 Notice issued by the TPC on 23 June 2021.

However this does not accord with Council's view, which is that this title and all highland private rural land should be zoned Rural. This land is generally high-altitude rough grazing land dominated by light-to-medium tree cover and used only for summer grazing, forestry, and private conservation purposes.

Council's policy is that land covered by Conservation Covenants should be shown in the Draft LPS as Rural Zone and ultimately changed to Environmental Management if the particular owners advise that that is their desire during the public consultation process.

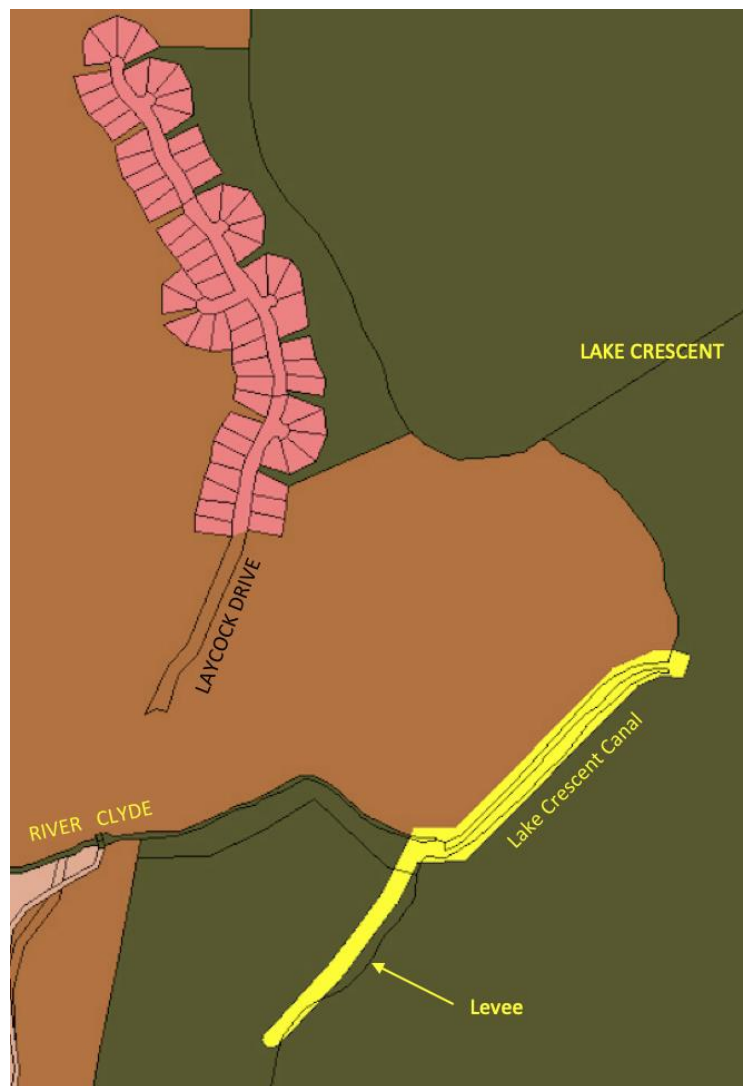


*Tasland Conservancy Land Tod Hills/Silver Plains ALMP Mapping. Source theList.*

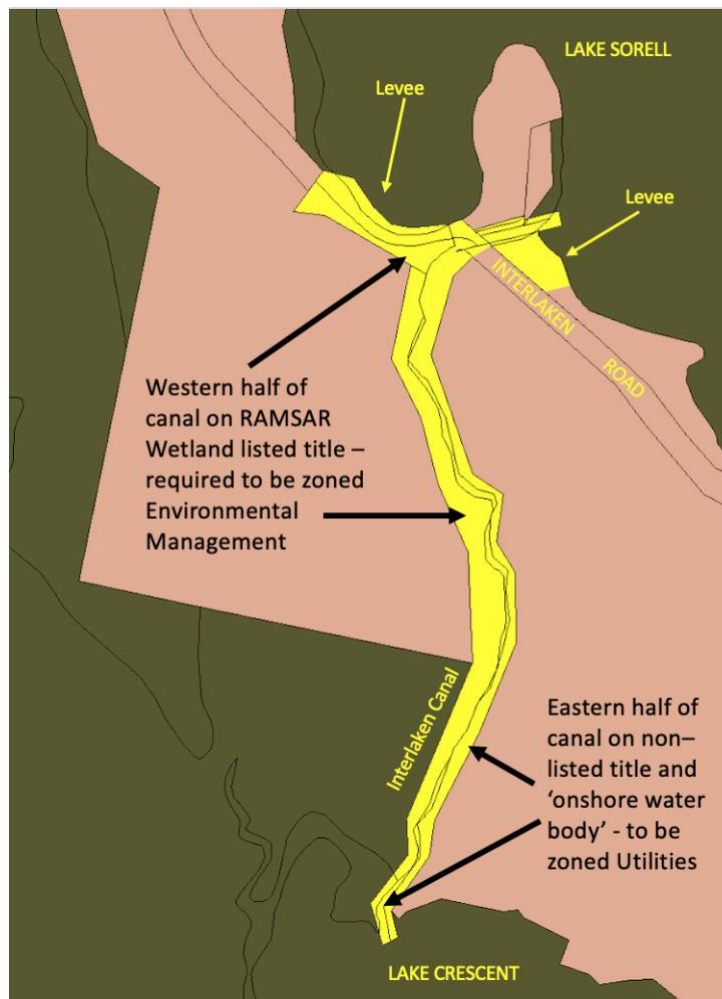
#### 5.4.5 Utilities Zone – Various Sites

The Utilities Zone has been applied to all known TasWater water reservoirs and waste water treatment plants. This has included the addition of six (6) new sites that were not identified under the utilities zone in the CHIPS2015.

The Utilities Zone has been applied to the major infrastructure assets of the Clyde Water Trust, being the assets associated with the canal connecting Lakes Crescent and Sorell, (except the western side of the canal itself), the canal and associated assets exiting Lake Crescent at the head of the Clyde River and weirs on the Clyde River.

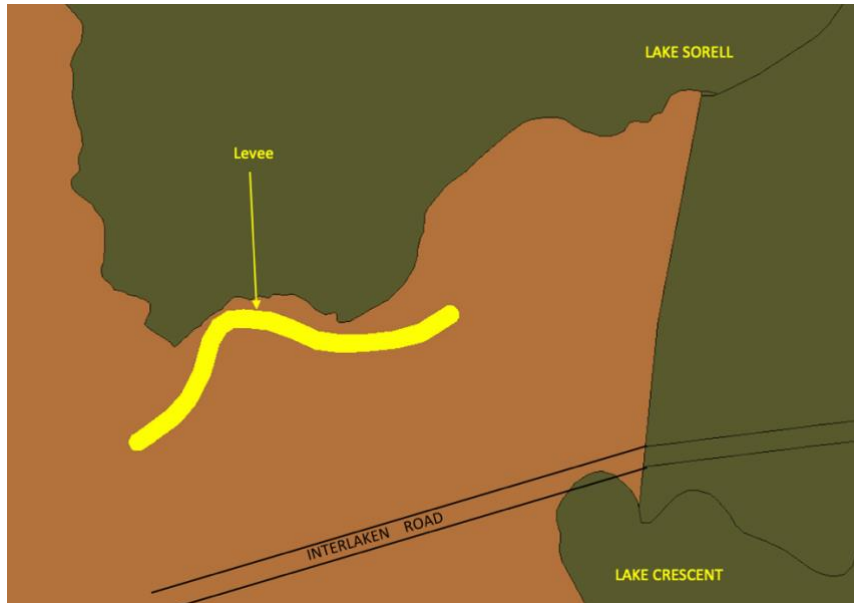


Utilities Zone covering Canals and Levee Banks at Head of the River Clyde and at Interlaken



The key exception is the western half of the canal connecting Lakes Crescent and Sorell. The S.35 Notice issued by the TPC on 23 June 2021 requires that this be zoned Environmental Management as it is technically part of a parcel of land registered as a RAMSAR Wetland. Council’s contrary view is that this parcel should be split-zoned so that the entirety of the canal is zoned Utilities, reflecting the reality on the ground.

The eastern half of the canal is partly on a DPIPW owned title (F.R. 123332/1) and partly on Crown Land with no title designated ‘onshore water body’ on The LIST. These parcels do not form part of the RAMSAR listing and are to be zoned Utilities.



Utilities Zone covering Levee Bank at Kommodore Cut, Lake Sorell



Utilities Zone covering Clyde Water Trust Weirs on the River Clyde

The utilities zone has also been applied to all land that is currently zone utilities zone in the CHIPS2015 – that is:

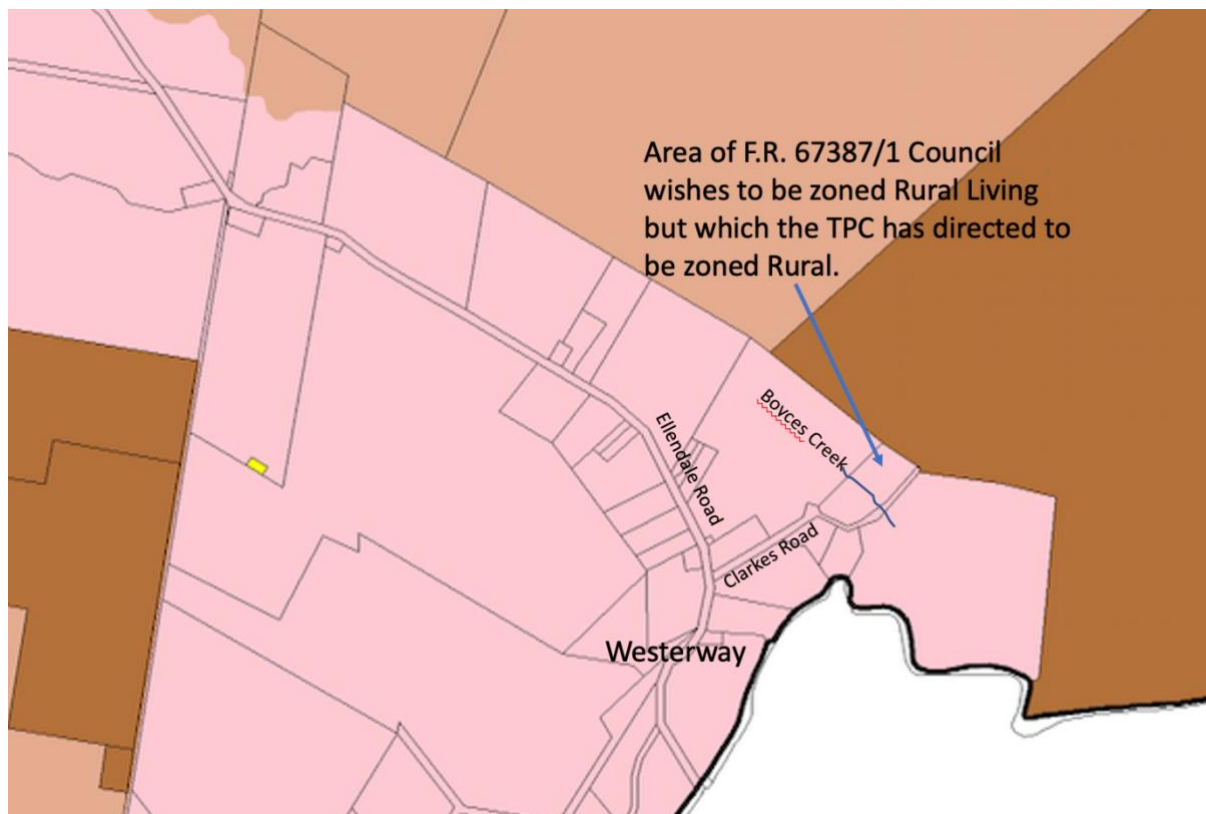
- Major roads
- Hamilton waste disposal site
- Water and sewerage treatment plants zoned utilities in the CHIPS2015
- Hydro Tasmania operations also zone utilities in the CHIPS2015.

## 5.5 Zone Changes Considered Appropriate by Council but not allowed in the Draft LPS

The following sections of the report detail further changes in the draft LPS that are considered appropriate by Council but have not been allowed into the Draft LPS by the TPC.

### 5.5.1 Rural Zone vs Rural Living Zone – 49 Clarks Road, Westaway

The land at 49 Clarks Road, Westaway (FR 67381/1) is an approximately 2.28 ha lot containing a dwelling, visitor accommodation and outbuildings. The land is currently split-zoned Rural Resource and Rural Living under the CHIPS2015. Council's view is that it should be entirely zoned Rural Living to align with the rest of this land and avoid a split zoned title. The S.35 Notice issued by the TPC on 23 June 2021, however, directed that the part of the title on the northern side of the creek be zoned Rural, retaining the current zone-split along the creek.



The land is identified as “Potentially Constrained (Criteria 3) under the ALMP Mapping. This indicates the land adjoins a residential zone and has a high capital value.

The Guidelines No.1 provide a number of options for land such as this:

- RLZ 1 (a) allows for the Rural Zoning to be applied to land under residential use in a residential type area and used for lower order rural activities.
- RLZ 2 (a) requires that any land not currently zone rural living may only be zoned as such in the draft LPS if consistent with the STRLUS. This is discussed further in the body of this section.
- RLZ 4 (c) the land is not identified as being potentially suitable for the Agriculture Zone due the potential constraints.

In regard the STRLUS per RLZ 2 (a) it is Council's view that the application of the Rural Living Zone is consistent with the STRLUS for the following relevant sections:

## ***Settlement and Residential Growth***

***SRD 1.1*** *Implement the Regional Settlement Strategy and associated growth management strategies through the Planning Scheme.*

- Westerway is identified as a “village” in the Growth Management Strategies for Settlements with a low growth scenario and a mixed growth scenario with the land identified as being an adjoining rural living area.
- The inclusion of part of a single parcel of land already containing a dwelling does not have any impact on the growth scenario for the area and does not allow for further growth per se.

***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.*

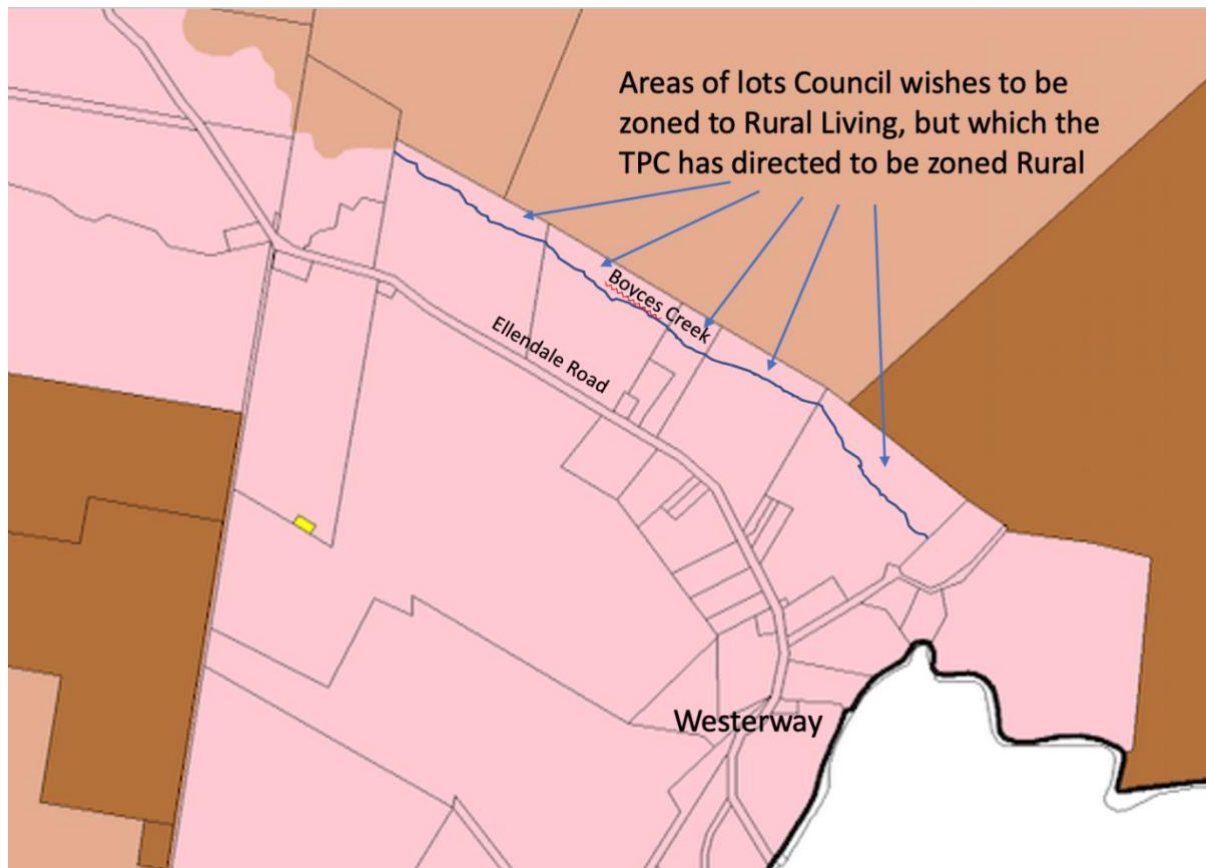
- Council's view is that the Rural Living Zone should be applied to the entirety of this title which already contains a dwelling, visitor accommodation and outbuildings. The Rural Living Zone only allows for a Single Dwelling and therefore this will constitute a very minor increase in the lot density in the area.
- The land adjoins existing the Rural Living Zone under the CHIPS2015 and also in the draft LPS.
- This would not significantly increase or expand the rural living area and would not lead to a land use conflict (given the existing use on the land).
- Council's view is that this is a common sense application of the Rural Living Zone that recognises the existing use, the comparatively small title area with low agricultural viability and its connection with a second title under the same ownership and in the same use class.

#### ***5.5.2 Rural Zone vs Rural Living Zone – Ellendale Road / Boyces Creek Strip, Westerway***

Running west from the land at 49 Clarks Road discussed in 5.5.1, above, is a thin strip of land on the northern side of Boyces Creek which similarly is the boundary between Rural Living and Rural Resource zoned land under the CHIPS2015. The five lots that make up this strip were split-zoned by the creek, with most of the land on each lot zoned Rural Living and between 25% and 10% zoned Rural Resource on the far side of the creek. Three of the titles are in one ownership with the remaining two separately owned. Property details are:

- CT 231633/1    80 Ellendale Rd
- CT 67638/2    80 Ellendale Rd
- CT 248383/1    80 Ellendale Rd
- CT 173557/1    Lot 1 Ellendale Rd
- CT 87479/1    158 Ellendale Rd





The land is identified as “Potentially Constrained (Criteria 3) under the ALMP Mapping. This indicates the land adjoins a residential zone and has a high capital value.

Council’s view is that the entirety of these titles should be zoned Rural Living to avoid a split zoned title. This would involve moving the zone boundary by a small distance only. The S.35 Notice issued by the TPC on 23 June 2021, however, directed that all of the land on the far side of the creek be zoned Rural, retaining the current zone-split along the creek.

The Guidelines No.1 provide a number of options for land such as this:

- RLZ 1 (a) allows for the Rural Zoning to be applied to land under residential use in a residential type area and used for lower order rural activities.
- RLZ 2 (a) requires that any land not currently zone rural living may only be zoned as such in the draft LPS if consistent with the STRLUS. This is discussed further in the body of this section.
- RLZ 4 (c) the land is not identified as being potentially suitable for the Agriculture Zone due the potential constraints.

In regard the STRLUS per RLZ 2 (a) the application of the Rural Living Zone is consistent with the STRLUS for the following relevant sections:

### ***Settlement and Residential Growth***

**SRD 1.1** *Implement the Regional Settlement Strategy and associated growth management strategies through the Planning Scheme.*

- Westerway is identified as a “village” in the Growth Management Strategies for Settlements with a low growth scenario and a mixed growth scenario with the land identified as being an adjoining rural living area.
- The inclusion of minor portions of five existing parcels of land already mostly zoned as Rural Living and used for rural living purposes does not have any impact on the growth scenario for the



area and does not allow for further growth per se.

***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.*

- Council's view is that the Rural Living Zone should be applied to the minor portions of these five titles already majority zoned Rural Living and used for rural living purposes. The Rural Living Zone only allows for a Single Dwelling and therefore does not increase the lot density in the area.
- The land adjoins existing the Rural Living Zone under the CHIPS2015 and also in the draft LPS.
- This is not a significant increase or expansion of the rural living zone and will not lead to a land use conflict (given the existing use on the land).
- This would remove five split-zoned titles from the planning scheme and align all the subject properties' rear boundaries to a common alignment, thereby rationalizing the zoned area.
- Council's view is that this is a common sense application of the Rural Living Zone that recognises the existing use on comparatively small titles with low agricultural viability.

### ***5.5.3 Rural Zone vs Agriculture Zone – General Application – Large Areas of Relatively Poor Agricultural Land***

The zoning of rural areas as presented in the Draft LPS maps does not accord with Council's view over large areas. In Council's view, the Agriculture Zone has been applied to many areas which are more appropriately zoned Rural.

As alluded to above, the only major broad change in zoning from the existing Interim Planning Schemes to the state-wide Tasmanian Planning Scheme in the southern region of Tasmania is the way rural areas are zoned.

Currently there is the Significant Agriculture Zone which only applies to the relatively small, well defined areas of high-quality agricultural land, and the Rural Resource Zone which applies almost everywhere else and includes dry-land cropping, pastureland, summer grazing land, native pasture, grazing land under forest cover, forestry land, private forested land and mining areas. This division of zones has suited the southern region well for many decades, as there are only small areas of well-defined high quality agricultural land and large areas of much poorer quality land. The contrast is stark compared to the north and northwest of the state where the land is much more productive overall and there is comparatively very little poor-quality land.

Under the new Tasmanian Planning Scheme there will be the Agriculture Zone covering almost all agricultural land regardless of quality and the Rural Zone covering forestry land, major mining operations, and the like. The spatial allocation of the Rural and Agriculture Zones is very different to the allocation of the Significant Agriculture and Rural Resource Zones and has been a major task for Councils in the southern region during this state-wide planning reform process.

To assist in this process the State Government undertook an exercise to map the '*Land Potentially Suitable for the Agriculture Zone*'. This map is known as the LPSAZ.

The makers of the LPSAZ utilised generic decision rules and desktop GIS analysis to generate the layer. The process did not include on-ground verification. The constraints analysis that was utilised in the LPSAZ mapping was not designed to provide a comprehensive analysis of all the factors that may contribute to the constraint of agricultural land as it was not feasible to develop a model at the state-wide scale that could incorporate all factors of each individual title that need to be considered. Fundamentally, therefore, the LPSAZ is a broad-brush tool and not necessarily correct at the property level. Its outcomes are a good starting point and, whilst correct in the majority of cases, often need to be tested against more detailed local-level analysis.

To provide a more refined property-level methodology, the Southern councils (with State Government funding) engaged the firm AK Consultants to develop the '*Decision Tree & Guidelines for Mapping the Agriculture and Rural Zones*'. This document takes the LPSAZ as a base and adds a standard methodology to enable planners to consider the facts on the ground and to decide whether land should be Rural or Agriculture Zone. It clearly sets out the circumstances in which land in the LPSAZ should in fact be zoned Rural and, conversely, where land not in the LPSAZ should be zoned Agriculture.

The Decision Tree document states that only if, after its guidelines have been applied, it is still uncertain which zone should be used, it might be appropriate for an expert consultant to be engaged to make a determination. In negotiations between Council and the TPC, this has not been recognised by TPC officers, who have simply demanded that Council engage external consultants whenever it wants to depart from the LPSAZ. Council believes this would be an unnecessary waste of resources when, in reality, many of the recommendations of the LPSAZ quite clearly need to be changed.

The Decision Tree document provides for a process to make these changes that is given substantive weight by the State's Guideline No.1 as *an agricultural land analysis undertaken at the regional level*

*which incorporates more recent analysis, better aligns with on-ground features and addresses inaccuracies in the LPSAZ, and which is prepared by a suitably qualified person and adopted by all the Southern Councils, (Guideline AZ1(a)).*

Furthermore, AZ6(a) of Guideline No.1 provides for alternative zoning *if local or region strategic analysis has identified or justifies the need*. The application of the Decision Tree rules enables this.

In addition, at the time the Southern councils initially proposed to organise the creation of the Decision Tree, the idea was put to the TPC and the State Government and received endorsement.

In its 27 January 2021 letter the TPC confirmed that Council can use the Decision Tree Guidelines to determine the allocation of these zones without having to engage external consultants when departing from the LPSAZ, and only resort to external consultants when the outcome is too unclear.

Data sources used by Council to allocate zoning include, (in addition to the LPSAZ), the Land Use 2015 LIST layer, the Agricultural Land Capability layer (i.e. Class 1 to 7 under the Protection of Agricultural Land State Policy), aerial photography layers, Private Timber Reserves, Conservation Covenants, Mining Leases, landownership, local knowledge and site inspection, as per the Decision Tree guidelines.

In regard to Private Timber Reserves, (PTRs), Council’s position is that the existence of a PTR should not carry sole determining weight to zone a piece of land Rural. For example, an isolated PTR making up a small part of a working farm ought to be zoned Agriculture along with the rest of the farm. However, multiple PTRs in an area, along with dominating forestry land use and/or forestry company land ownership indicates an area should be zoned Rural even though it may be mapped in the LPSAZ as unconstrained agricultural land. The Decision Tree provides the rigour for planners / planning authorities to make this decision and the advice of an external consultant ought not be necessary.

It is noted that the LPSAZ indicates large areas of high-altitude rough summer grazing land on Class 6 soils on the Central Plateau should be considered ‘unconstrained agriculture’, with the implication that such land ought to be zoned ‘Agriculture’. The TPC has thus not supported Council’s view that this land should be Rural Zone. Council has noted that on the northwest coast, in Burnie, Class 4 agricultural land has been zoned Rural, (seemingly because these areas form part of forestry production areas). One of the Government’s stated reasons for introducing the statewide planning scheme is to ensure consistency across the State. Central Highlands Council supports the principle that forest production areas should be zoned Rural. However, it seems incongruous that the LPSAZ would suggest high-altitude rough summer grazing land on Class 6 soils should be Agriculture Zone whilst Class 4 soils elsewhere in the State are zoned Rural. This would appear to undermine the entire rationale for moving to state-wide standardisation via the State Planning Scheme.

### **Specific Titles Subject to Differing Views Between Council and the TPC**

Below, in each section, is a table listing the titles queried by the TPC in its correspondence of 23 December 2020.

Following each section, triplets of maps generated by Council’s mapping consultant containing the key information necessary to apply the Decision Tree Guidelines. The titles queried by the TPC are shown on each map.

## The AK Consulting Decision Tree

The AK Consulting Decision Tree provides a sound method specific to the circumstances of Southern Tasmania to weigh the various factors in determining whether land should be allocated the Rural Zone or the Agriculture Zone. It was created at the request of the Southern Councils and funded by the State Government to create a consistent methodology for allocating these zones, recognising the limitations of the broad-brush Land Potentially Suitable for Agriculture Zone (LPSAZ) desk-top mapping project.

The AK Consulting Decision Tree provides the following zoning guidelines:

- *Consistency of land use patterns.*
- *Titles that have characteristics that are suitable for either the Rural or Agriculture Zones (based on State Government's – Zone Application Framework Criteria) should be zoned based on surrounding titles with the chief aim of providing a consistent land use pattern.*
- *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.*

A key issue is when a title is nominated as 'Agriculture – Unconstrained' in the LPSAZ map, and Council considers it should nevertheless be zoned Rural – based on real on-the-ground knowledge. The AK Consulting Decision Tree considerations that apply in this circumstance are as follows:

*Land mapped as unconstrained in the LPSAZ is to be zoned Rural if meeting one or more of the following criteria, (as per RZ1 and RZ3):*

- 1: *If on Class 6 or 7 Land, or land that is limited due to site characteristics.*
- 2: *If owned by a forestry company.*
- 3: *If owned by a private land holder and is adjacent to other forestry or Rural Zone titles.*
- 4: *If under private timber reserves and unlikely to be converted to pasture.*
- 5: *Adjacent land is also primarily used for forestry activities.*
- 6: *State forest and/or Future Production Forest.*

The titles questioned by the TPC were considered in the elected member workshop and the following recommendation encapsulates the outcomes of that workshop.

In considering Council's view on the zoning of the particular titles queried by the Commission, reference should be made to the maps shown below. For convenience, the queried titles are labelled on each the three maps making up each triplet of maps.

**Council's Policy Position:**

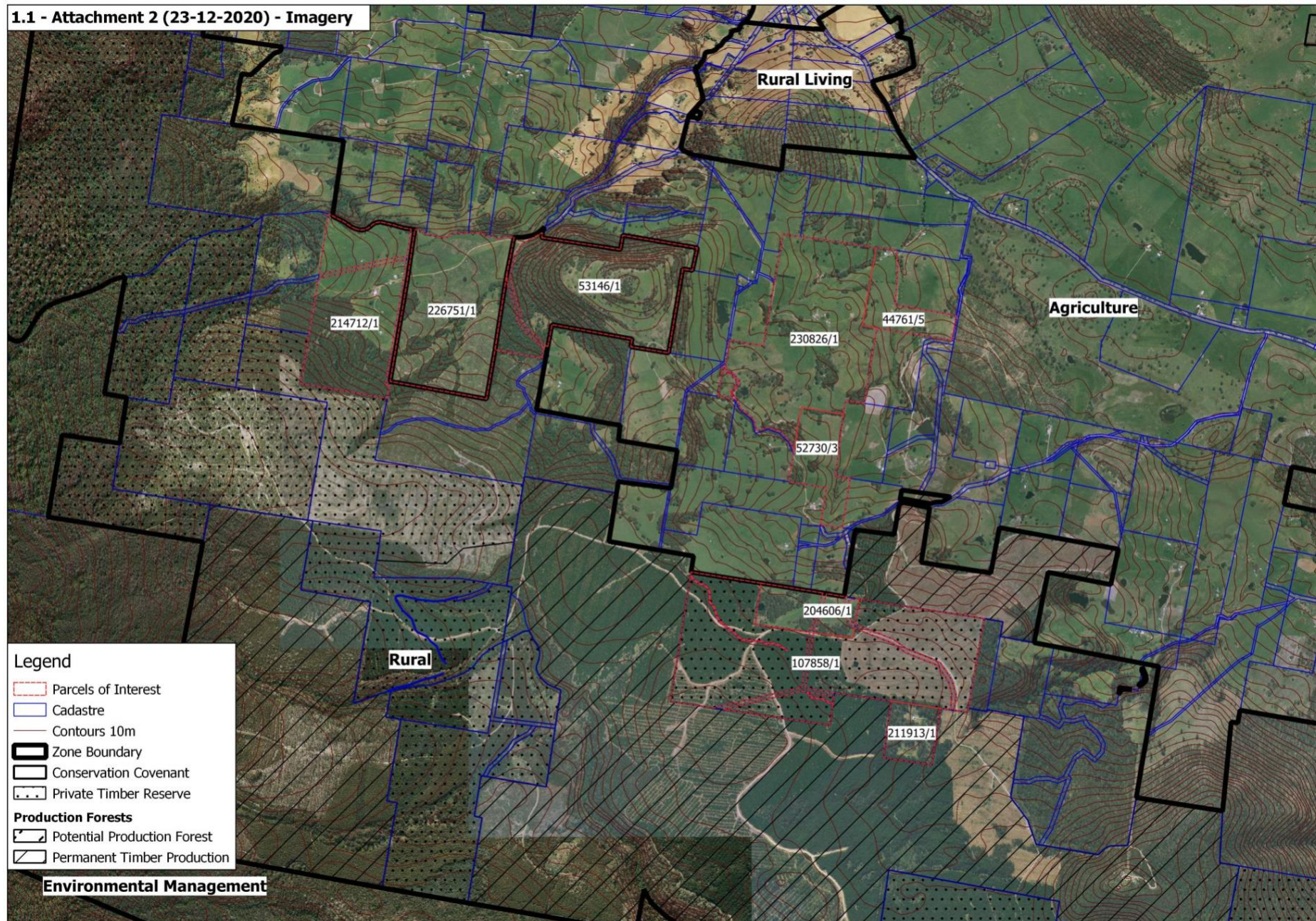
- A. That titles in any 'grey zone' between areas that are clearly Rural Zone and areas that clearly Agriculture Zone are to be zoned Rural.
- B. High altitude rough seasonal grazing land on the Central Plateau should be zoned Rural, as such land is incomparable with other agricultural land, particularly Prime Agricultural Land in other parts of the State which will also be zoned Agriculture.
- C. The titles questioned by the Tasmanian Planning Commission should be zoned as indicated in the tables below, as per the guidelines and principles mentioned above from the AK Consulting Decision Tree.

## 1.1 Farming land south of Ellendale:

TITLE	COUNCIL OPINION
FR 107858/1 – Norske Skog Paper Mills (Australia) Limited	PTR. Owned by Lenah Estate P/L (not Norske Skogg). Used for forestry. Surrounded on three sides by land used for forestry. Part of larger forestry area. Council's view: Rural Zone.
FR 211913/1 – privately owned	8.1 Ha. Small title surrounded by land use for forestry. 90% tree cover. A house. Rural living land use. Too small to be viable farm if cleared. Part of larger forestry area. Council's view: Rural Zone.
FR 204606/1 – privately owned	11.2 Ha small title. Is 2/3 cleared. Rural living land use. Too small to be viable farm. Surrounded on three sides by PTR land used for forestry. Part of larger forestry area. Council's view: Rural Zone.
FR 53146/1 – privately owned	Privately owned. Steep hill. 2/3 forest, 1/3 cleared. Part of larger forestry area. Council's view: Rural Zone.
FR 226751/1 – Reliance Forest Fibre Pty Ltd	Owned by forest company. Plantation in place. Part of larger forestry area. Council's view: Rural Zone.
FR 214712/1 – privately owned	Privately owned, ½ cleared ag land, ½ forest. Part of larger forestry area. Council's view: Rural Zone.
FR 230826/1 – privately owned	Privately owned, cleared farming land in active agricultural use. Part of a larger area of agricultural land. Council's view: Agriculture Zone.
FR 44761/5 – privately owned	Privately owned, cleared farming land in active agricultural use. Part of a larger area of agricultural land. Council's view: Agriculture Zone.
FR 52730/3 – privately owned	Privately owned, cleared farming land in active agricultural use. Part of a larger area of agricultural land. Council's view: Agriculture Zone.

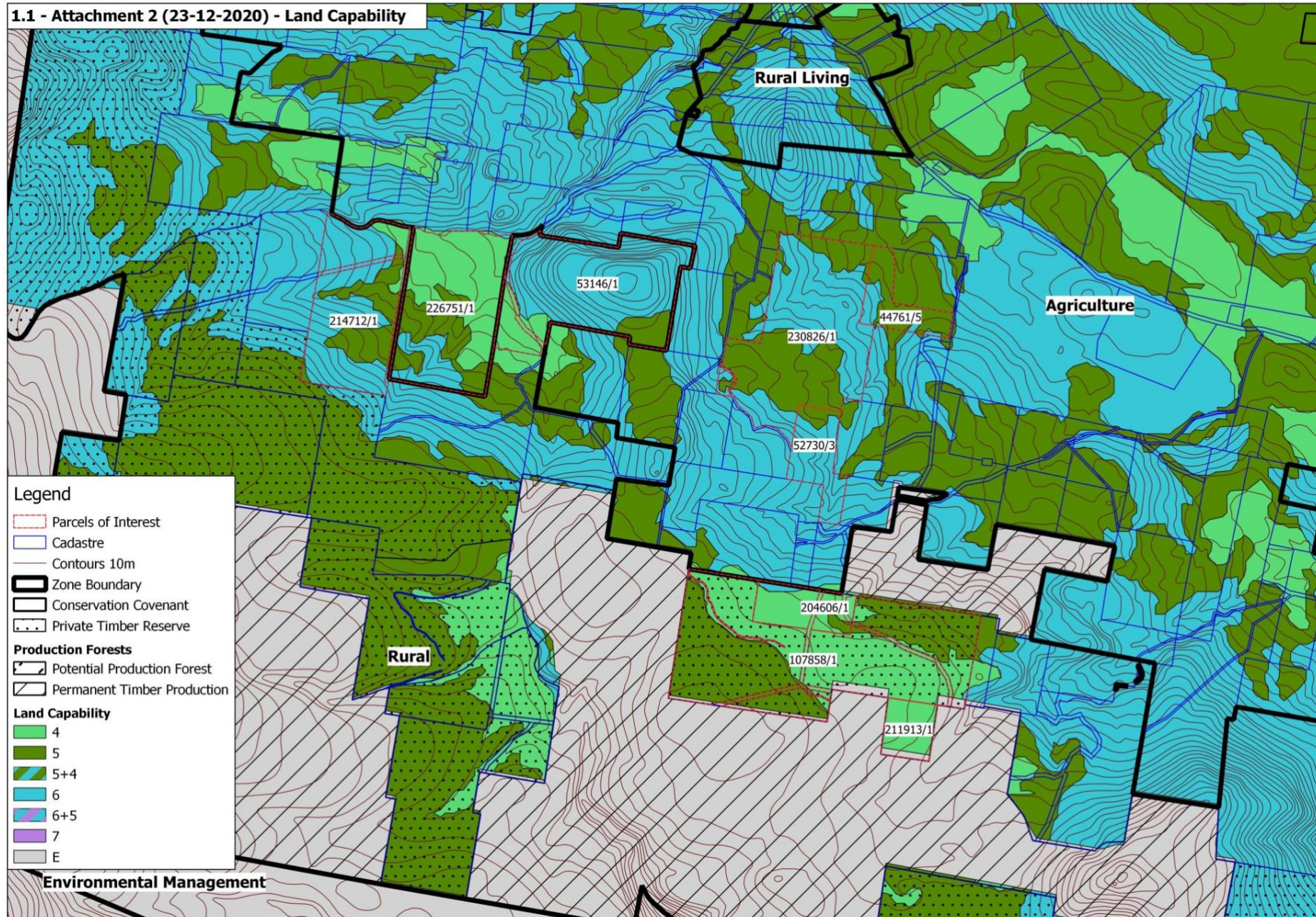


1.1 - Attachment 2 (23-12-2020) - Imagery



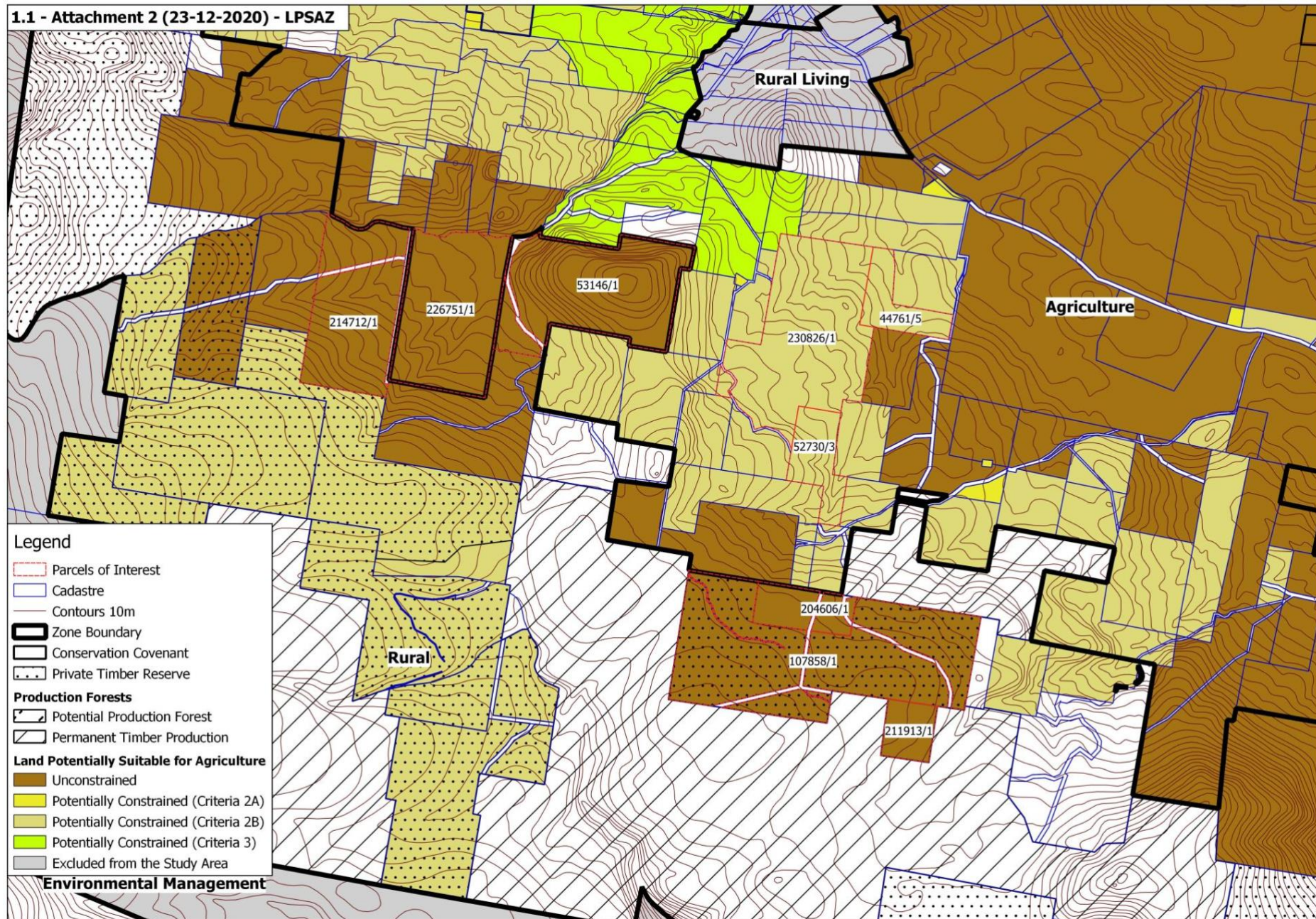


**1.1 - Attachment 2 (23-12-2020) - Land Capability**





**1.1 - Attachment 2 (23-12-2020) - LPSAZ**

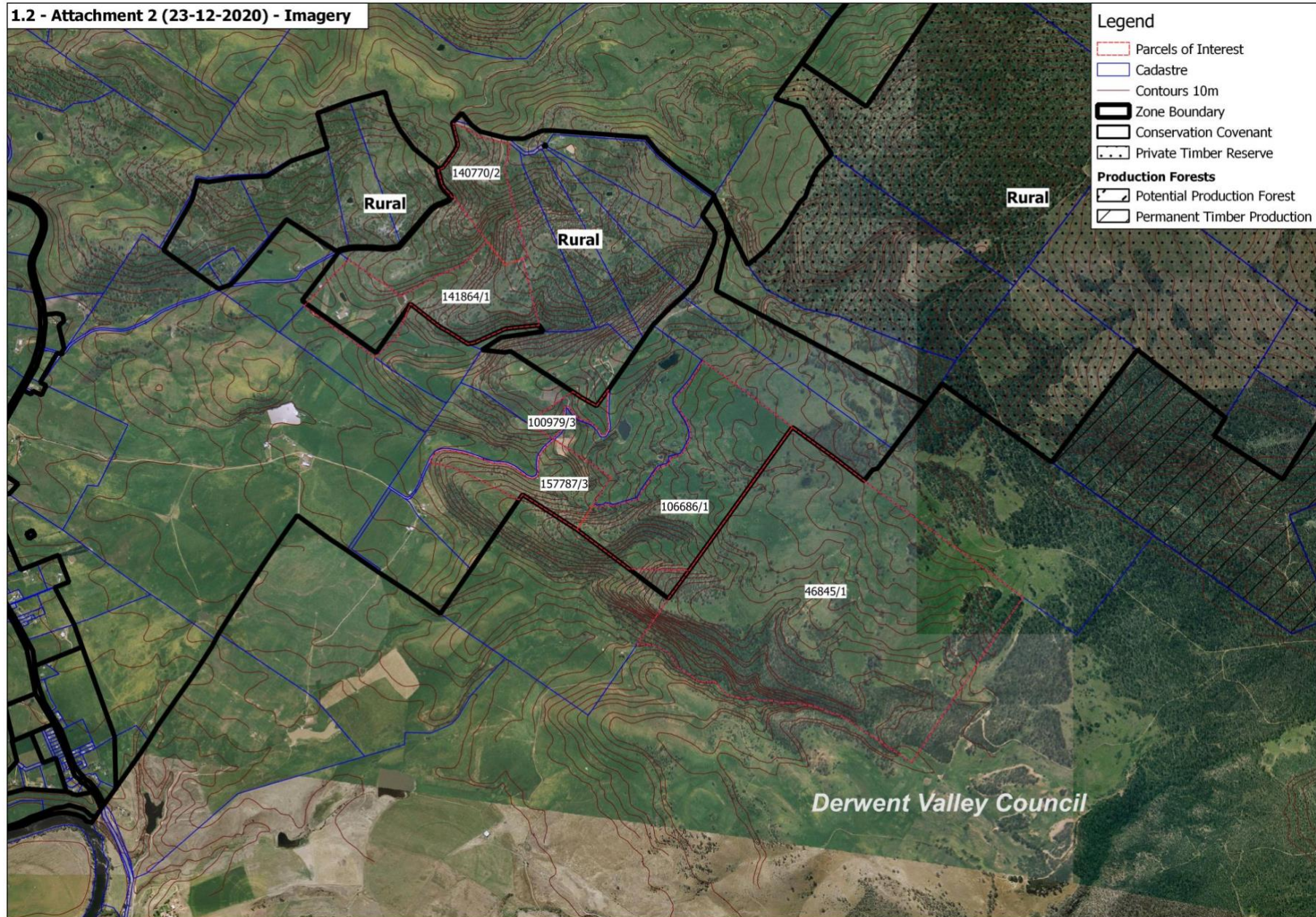




## 1.2 Bluff Road Gretna area: Change of zone from Rural Resource to Rural

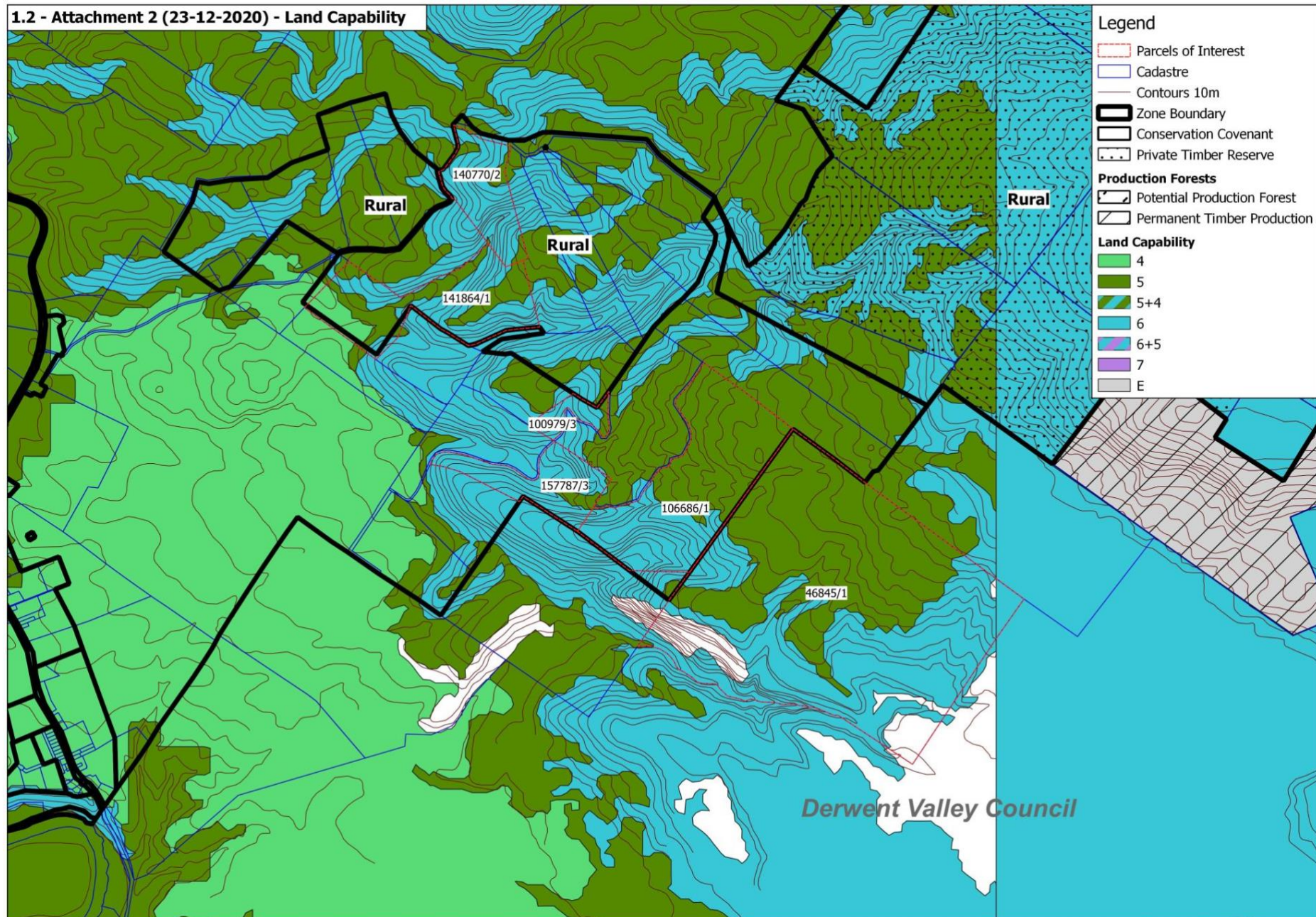
TITLE	COUNCIL OPINION
FR 140770/2	Steep, bush, relatively small titles. Part of a non-agricultural use cluster. Council's view: Rural Zone. Same for other titles in this cluster.
FR 141864/1	This lot is hour-glass shaped with to large areas joined by a narrow neck. The neck corresponds with the broader land division between large relatively flat agricultural use titles and the abovementioned non-agricultural cluster. Currently Council has proposed to split-zone this title through the neck. Council's view: Part Rural part Agriculture Zone.
FR 106686/1	Currently proposed as Agriculture Zone. However, this land is on a relatively small title constituted by very steep slopes and deep gullies. Whilst it is cleared and under rough pasture, it is not agricultural land of any quality. Class 6 ag land. It should be zoned to form an extension of the abovementioned Rural zoned area. Council's view: Rural Zone.
FR 157787/3	Currently proposed as Agriculture Zone. However, this land is on a relatively small title constituted by very steep slopes and deep gullies. Whilst it is cleared and under rough pasture, it is not agricultural land of any quality. Class 6 ag land. It should be zoned to form an extension of the abovementioned Rural zoned area. Council's view: Rural Zone.
FR 100979/3	Currently proposed as Agriculture Zone. However, this land is on a relatively small title constituted by very steep slopes and deep gullies. Whilst it is cleared and under rough pasture, it is not agricultural land of any quality. Class 6 ag land. It should be zoned to form an extension of the abovementioned Rural zoned area. Council's view: Rural Zone.

1.2 - Attachment 2 (23-12-2020) - Imagery

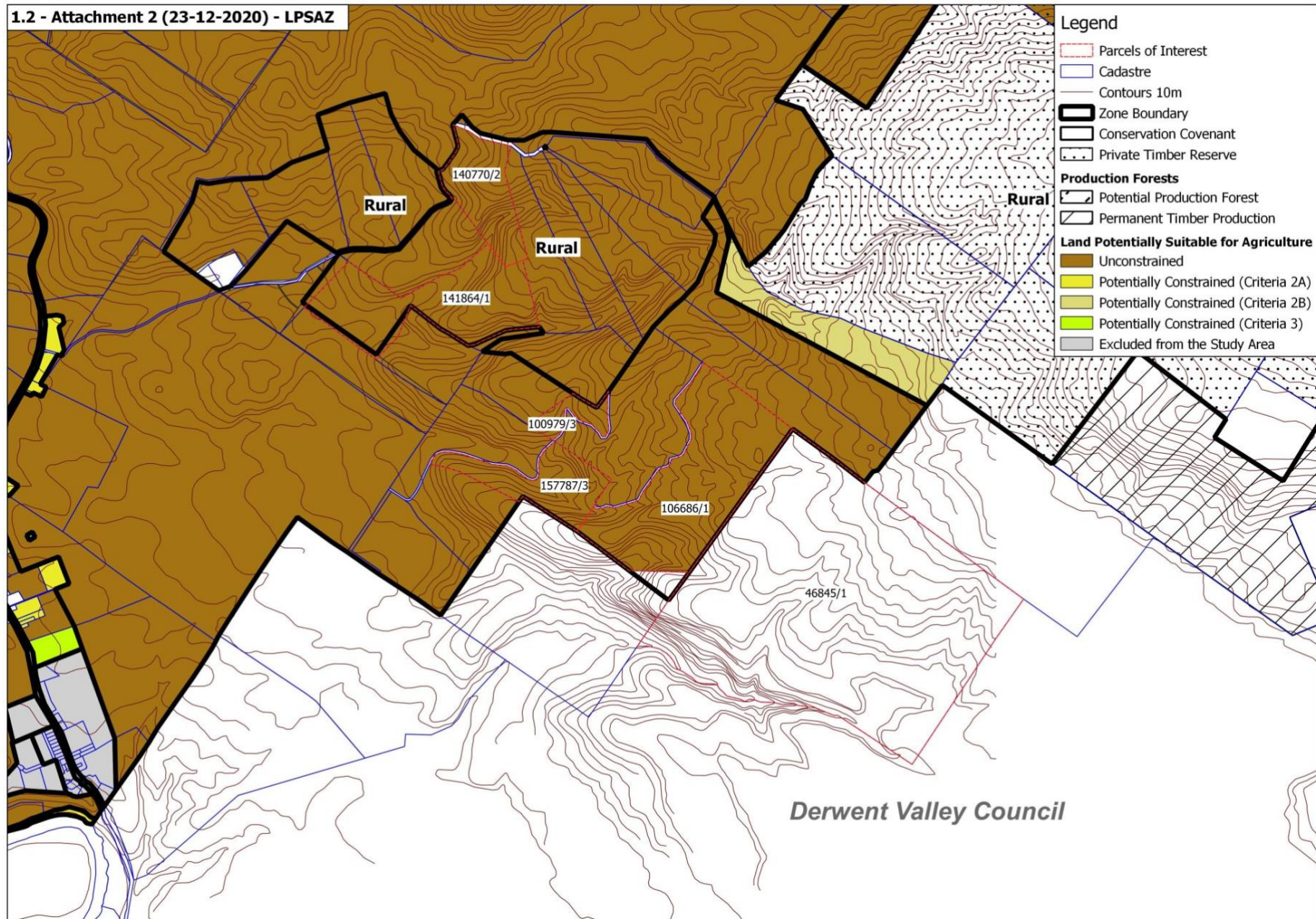




1.2 - Attachment 2 (23-12-2020) - Land Capability







## 1.4 Various locations

The TPC has commented that all of the following titles are identified in the LPSAZ as “Agriculture and unconstrained” but proposed by Council to be zoned Rural).

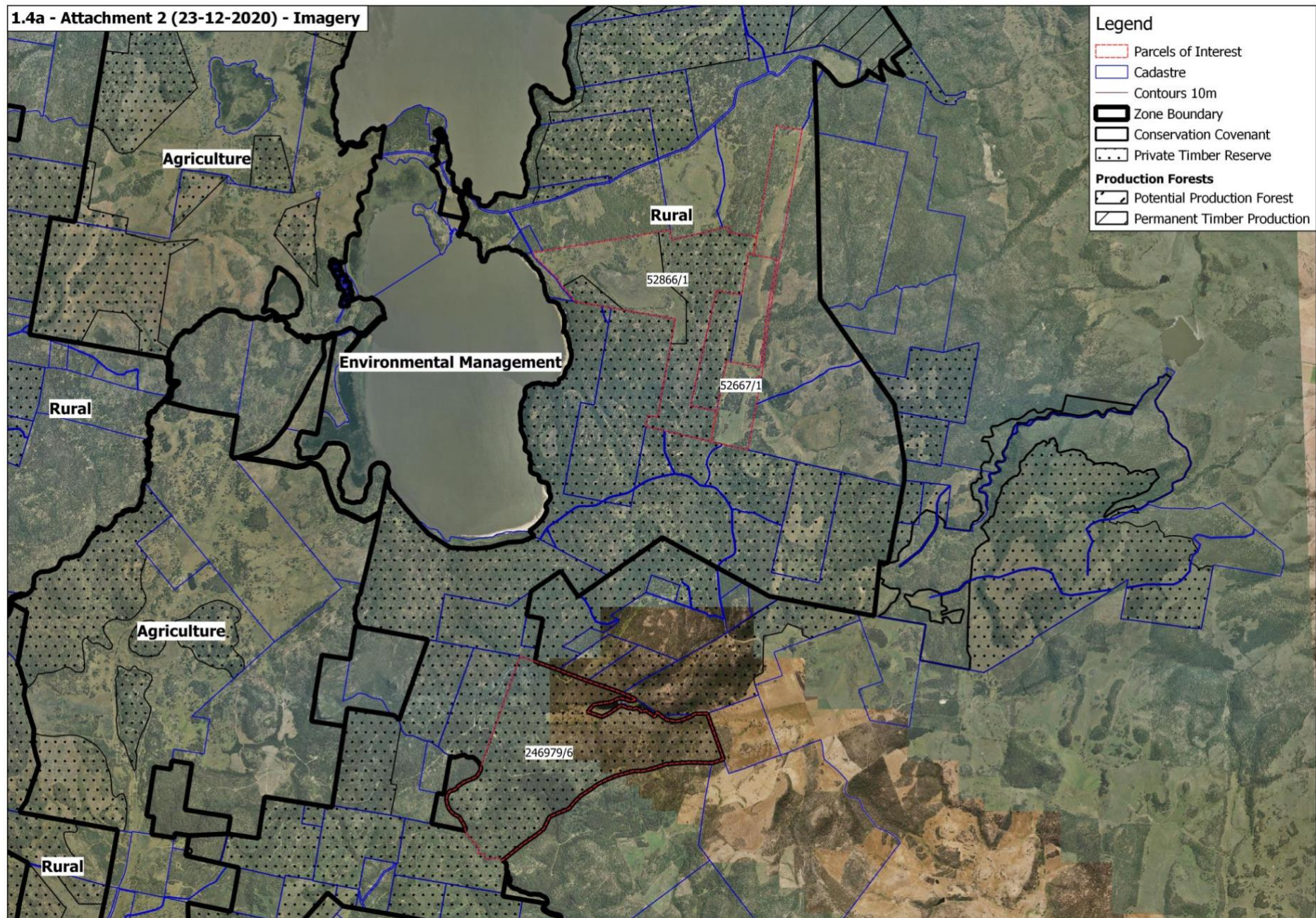
TITLE	COUNCIL OPINION
Interlaken Road and Tunbridge Tier Road, Interlaken.	<b>(Map set 1.4a, below)</b>
FR 52866/1	High altitude rough seasonal pastureland. Class 6 agricultural land. Part PTR. A predominant forestry / rough pasture area. Part of broad area of such land. Council’s view: Rural Zone.
FR 52667/1	High altitude rough seasonal pastureland. Class 6 agricultural land. Part PTR. A predominant forestry / rough pasture area. Part of broad area of such land. Council’s view: Rural Zone.
FR 246979/6	High altitude rough seasonal pastureland. Class 6 agricultural land. PTR. A predominant forestry / rough pasture area. Part of broad area of such land. Council’s view: Rural Zone.
Little Den Road, Millers Bluff.	<b>(Map set 1.4b, below)</b>
FR 230533/1	High altitude rough seasonal pastureland. Class 6 agricultural land. Small partially cleared title surrounded by PTRs and public production forest land. A predominant forestry / rough pasture area. Part of broad area of such land. Council’s view: Rural Zone.
'Bashan 5 Mile - Bashan Road, 655 Bashan Road, 'Pt Triangle - Bashan Road, 'Glen Rowan' - 655 Bashan Road and 3136 Victoria Valley Road.	
<b>(Map set 1.4c, below)</b>	
FR 118843/1	High altitude rough seasonal pastureland. Class 6 agricultural land. PTR. A predominant forestry / rough pasture area. Part of broad area of such land. Council’s view: Rural Zone.
FR 208347/1	High altitude rough seasonal pastureland. Class 6 agricultural land. PTR. A predominant forestry / rough pasture area. Part of broad area of such land. Council’s view: Rural Zone.

FR 132240/1	High altitude rough seasonal pastureland. Class 6 agricultural land. PTR. A predominant forestry / rough pasture area. Part of broad area of such land. Council's view: Rural Zone.
FR 208320/1	High altitude rough seasonal pastureland. Class 6 agricultural land. PTR. A predominant forestry / rough pasture area. Part of broad area of such land. Council's view: Rural Zone.
FR 153448/1	High altitude rough seasonal pastureland. Class 6 agricultural land. PTR. A predominant forestry / rough pasture area. Part of broad area of such land. Council's view: Rural Zone.
FR 248756/2	High altitude rough seasonal pastureland. Class 6 agricultural land. Patch of private land surrounded by public production forest land. A PTR itself. A predominant forestry / rough pasture area. Part of broad area of such land. Council's view: Rural Zone.
Lyell Highway/Marked Tree Road, Gretna area. <b>(Map set 1.4d, below)</b>	
FR 108593/1	Steep pastureland. Mixture of class 5 and 6 land. Forms part of an unnecessary wedge of Rural Zone surrounded by similar Agriculture zoned land. Council's View: Agriculture Zone.
FR 102690/3	Steep pastureland. Mixture of class 5 and 6 land. Forms part of an unnecessary wedge of Rural Zone surrounded by similar Agriculture zoned land. Council's View: Agriculture Zone.
FR 158526/1	Steep pastureland. Mixture of class 5 and 6 land. Forms part of an unnecessary wedge of Rural Zone surrounded by similar Agriculture zoned land. Council's View: Agriculture Zone.
FR 146220/2	Steep pastureland. Mixture of class 5 and 6 land. Forms part of an unnecessary wedge of Rural Zone surrounded by similar Agriculture zoned land. Council's View: Agriculture Zone.



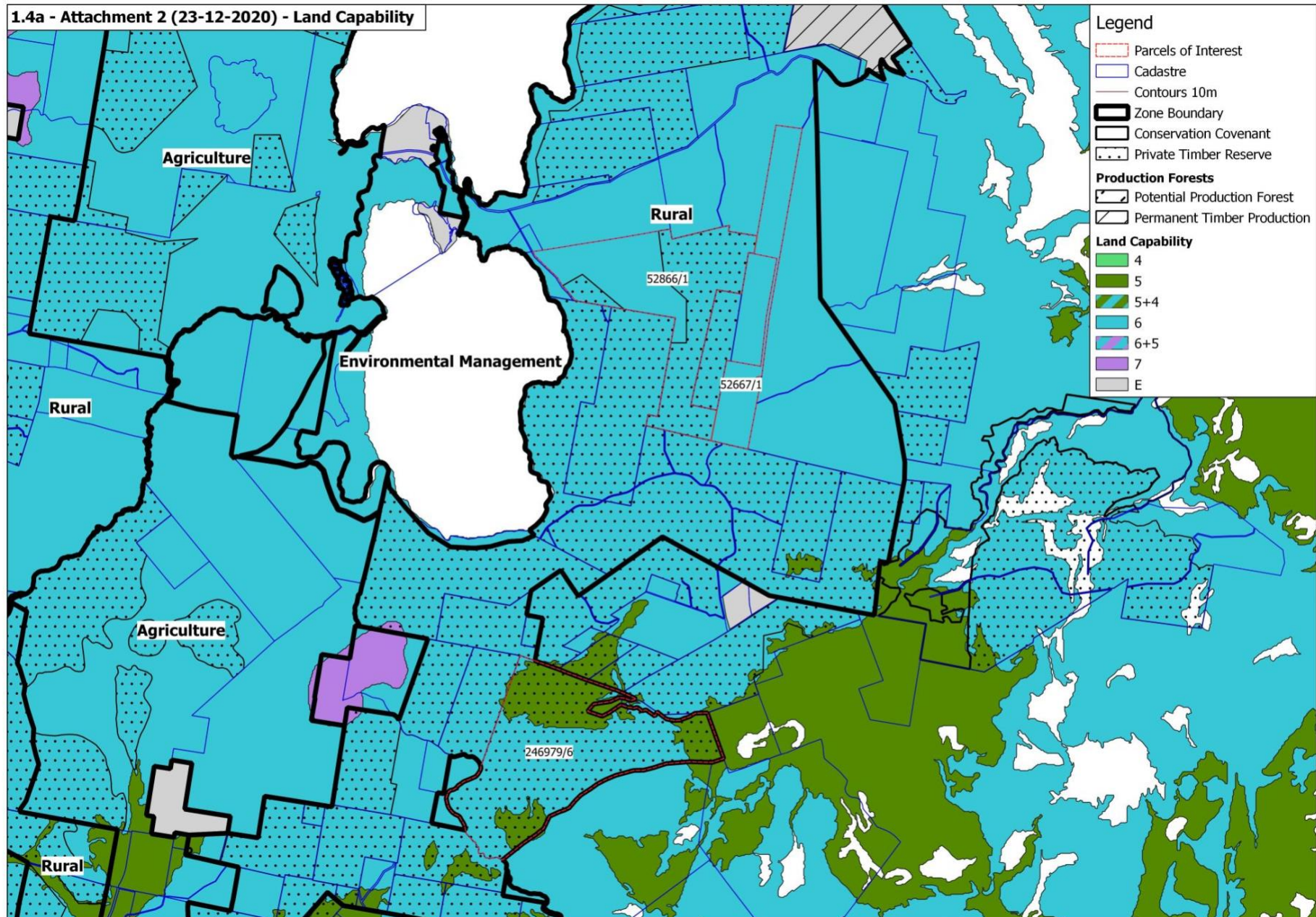
Strickland Road, Strickland.	<b>(Map set 1.4c, below)</b>
FR 248756/2	Relatively small title of cleared land entirely surrounded by public production forestry land. Partially planted out with tree plantation. TasMap indicates the clear area is in fact marshland. Council's view: Rural Zone.

1.4a - Attachment 2 (23-12-2020) - Imagery

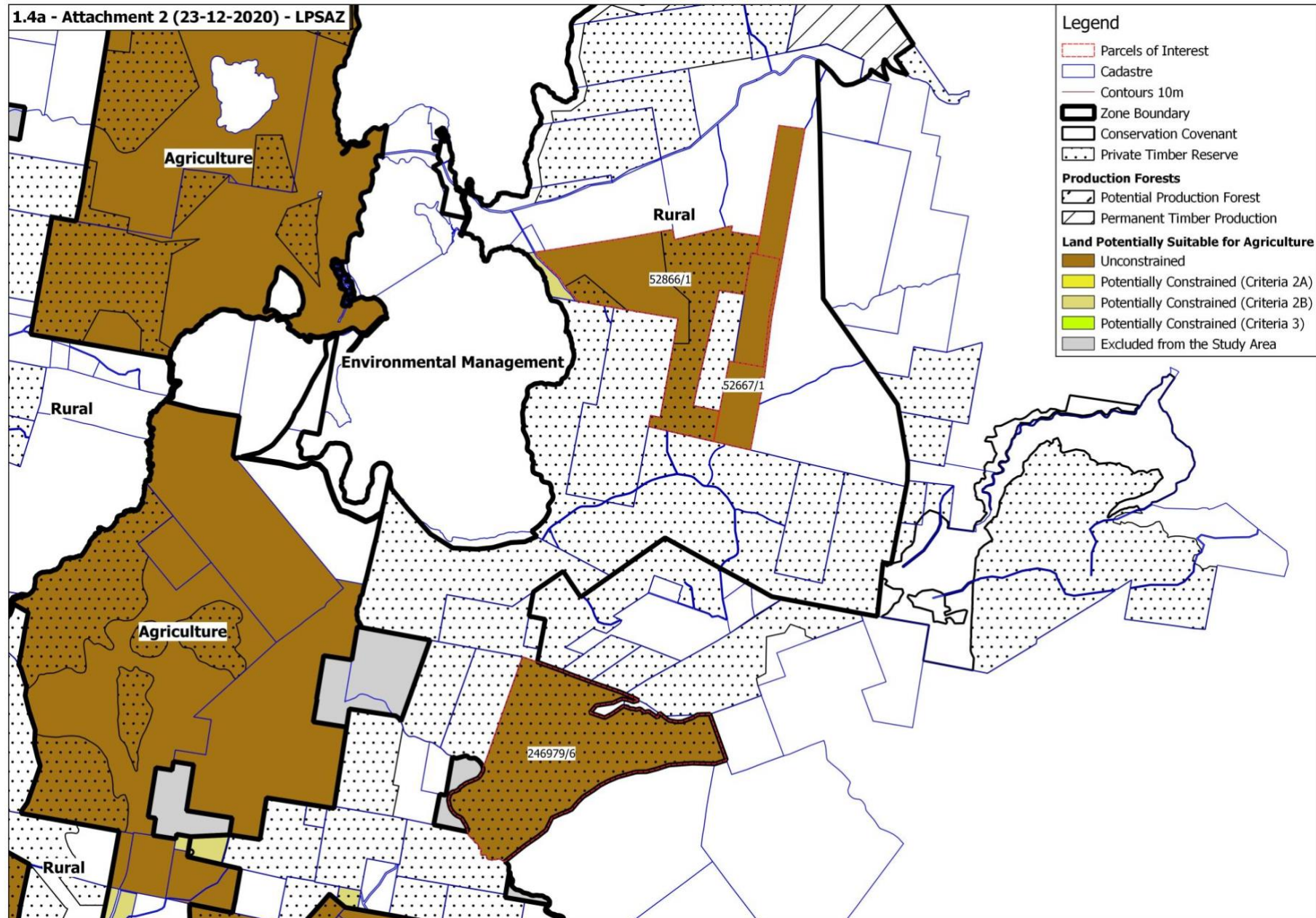




1.4a - Attachment 2 (23-12-2020) - Land Capability

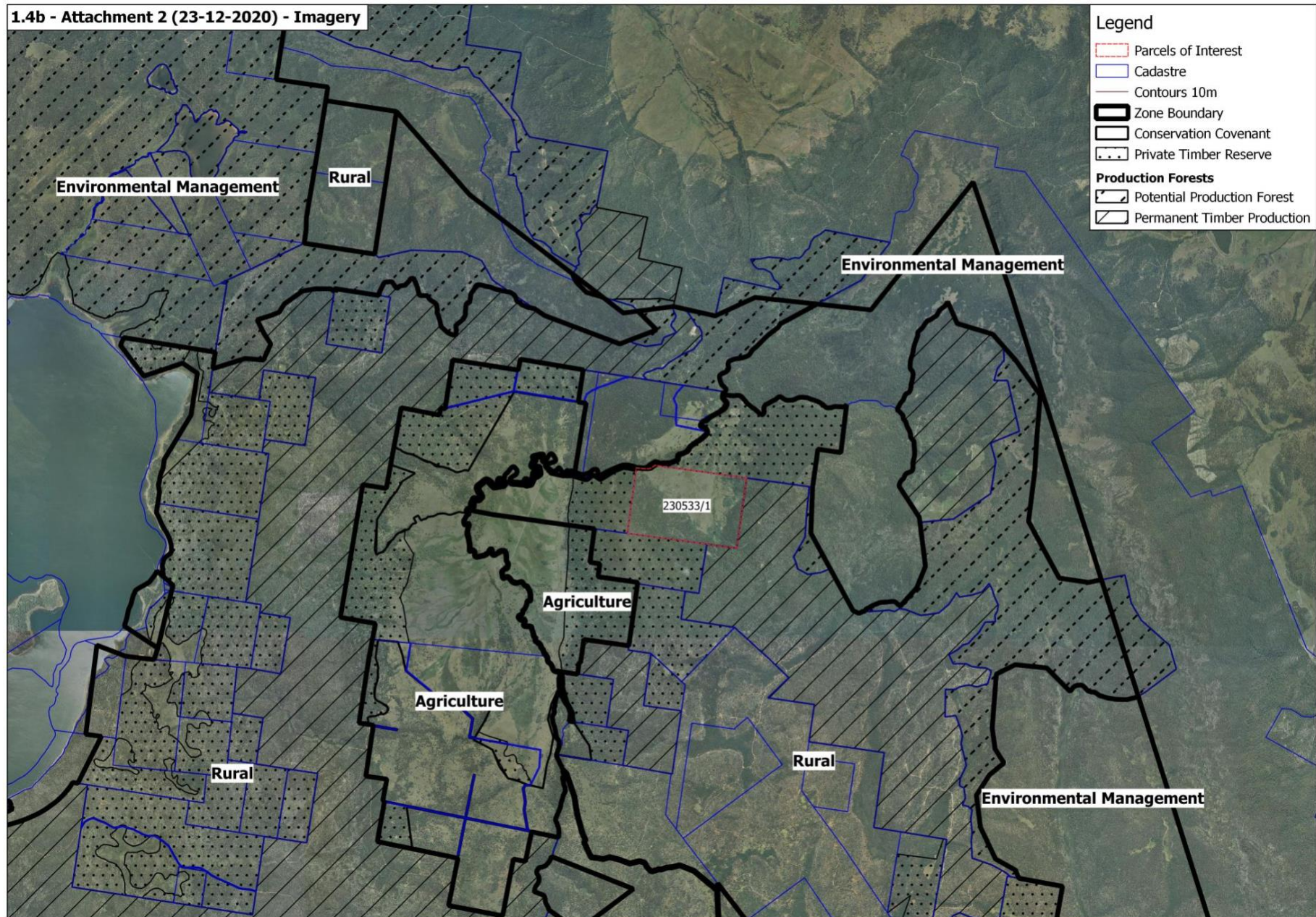






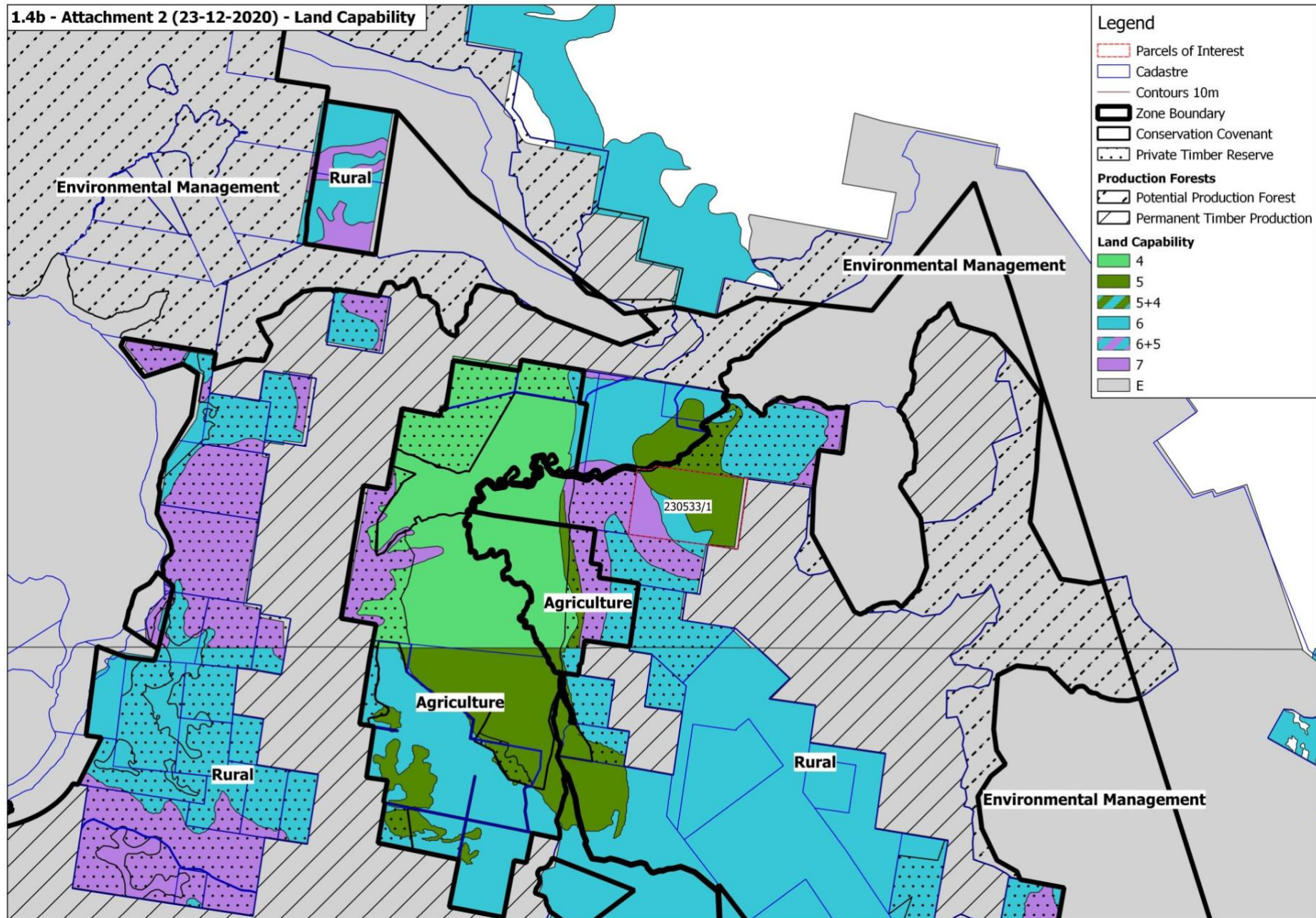


1.4b - Attachment 2 (23-12-2020) - Imagery

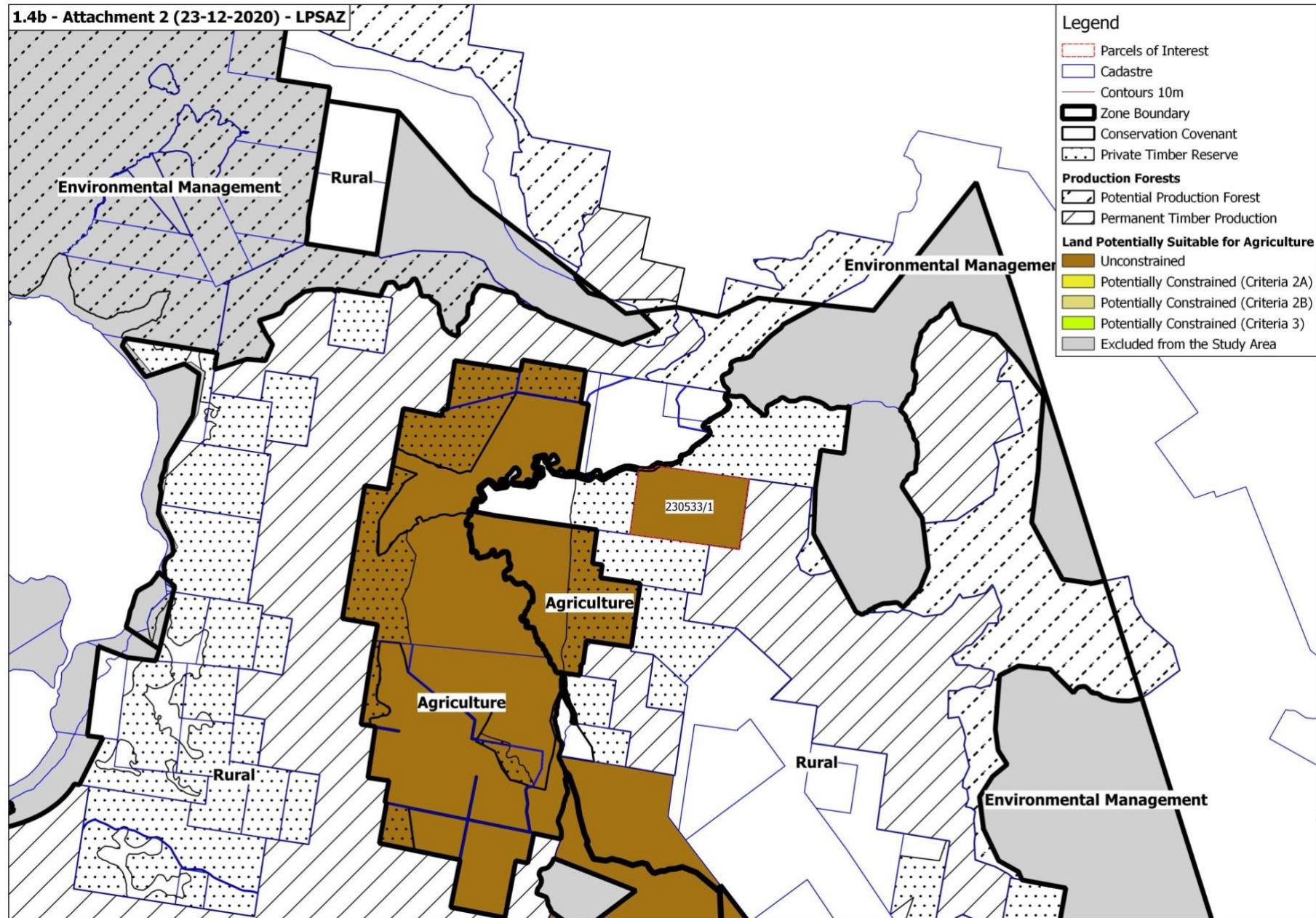




1.4b - Attachment 2 (23-12-2020) - Land Capability

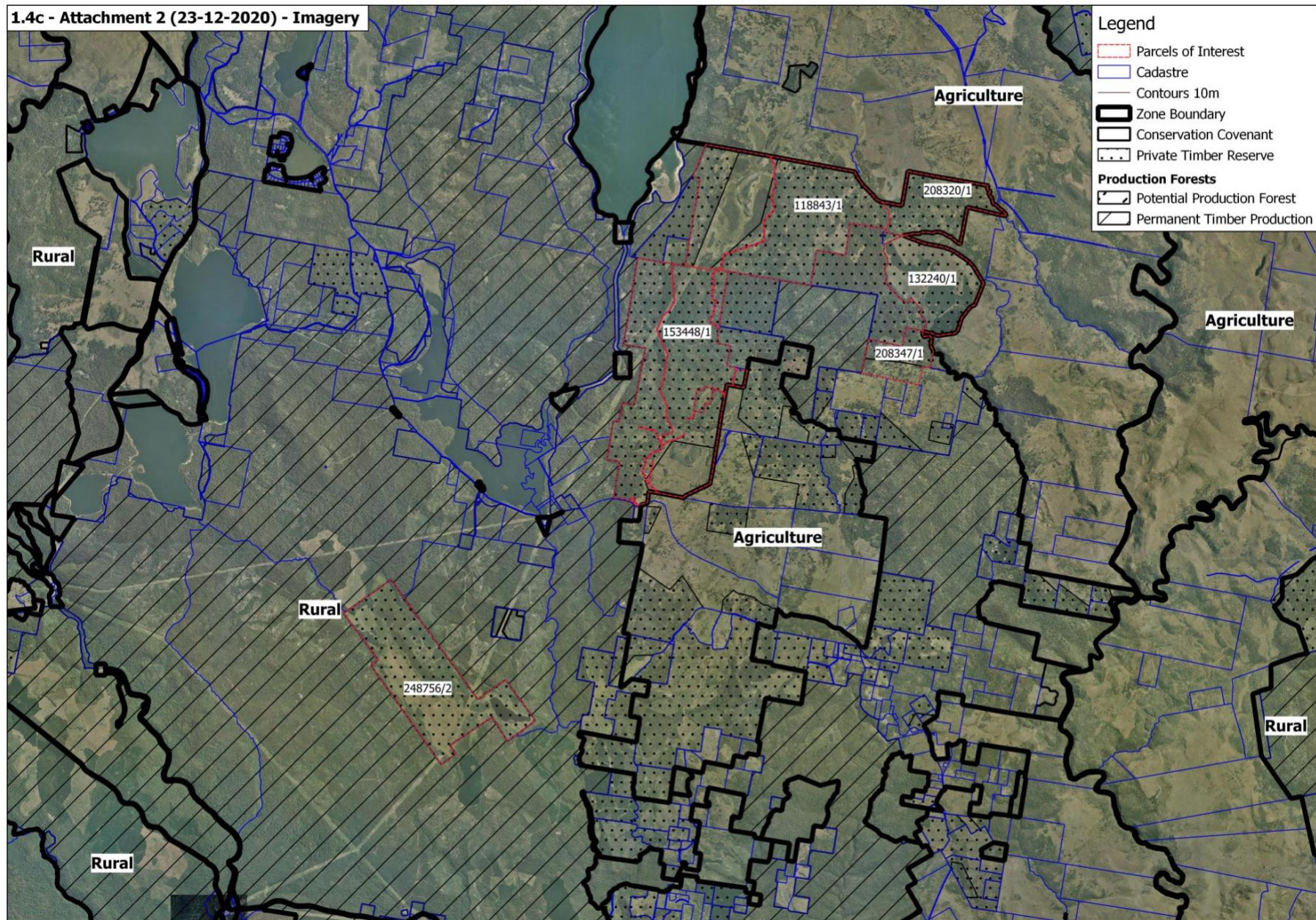






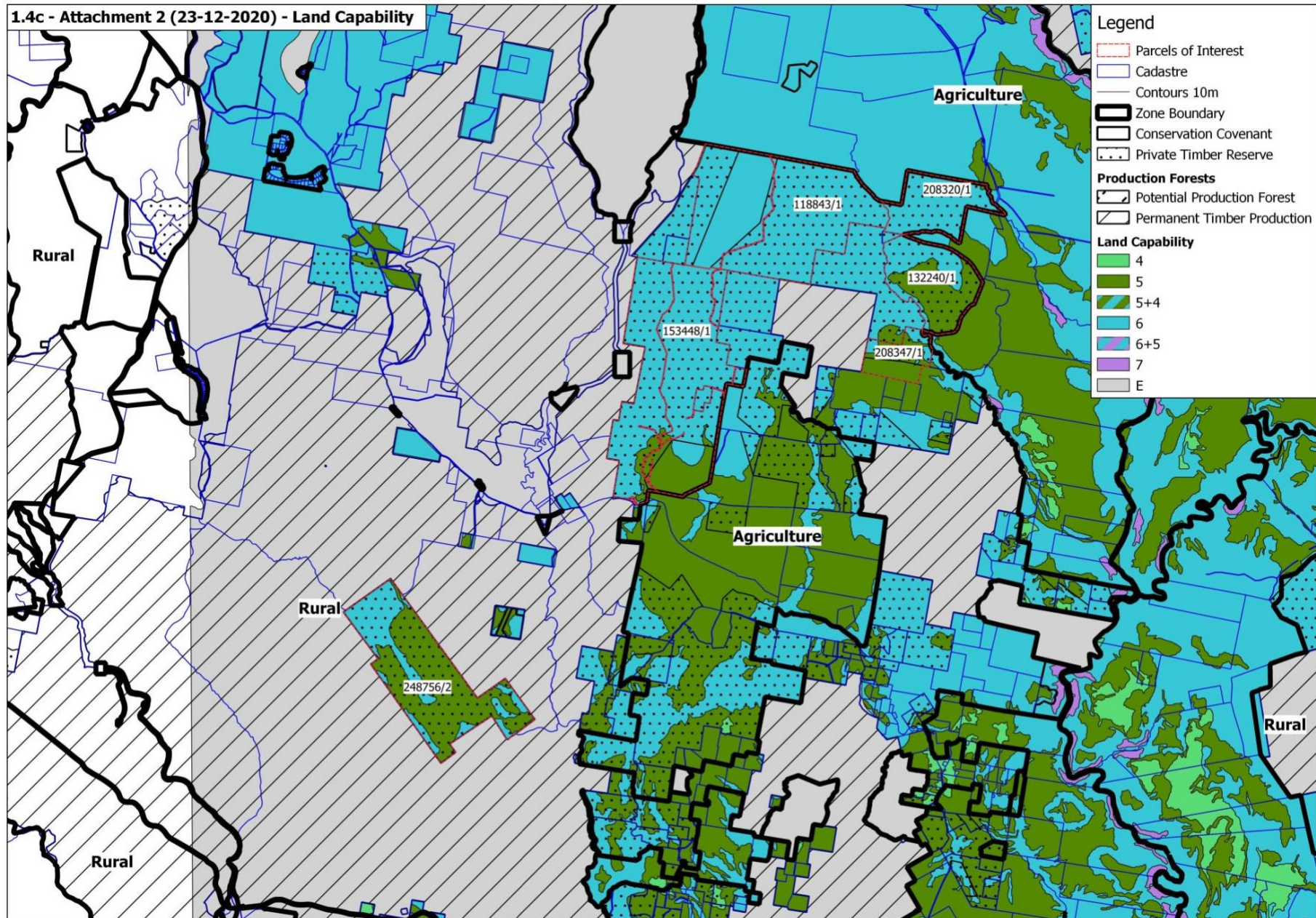


1.4c - Attachment 2 (23-12-2020) - Imagery



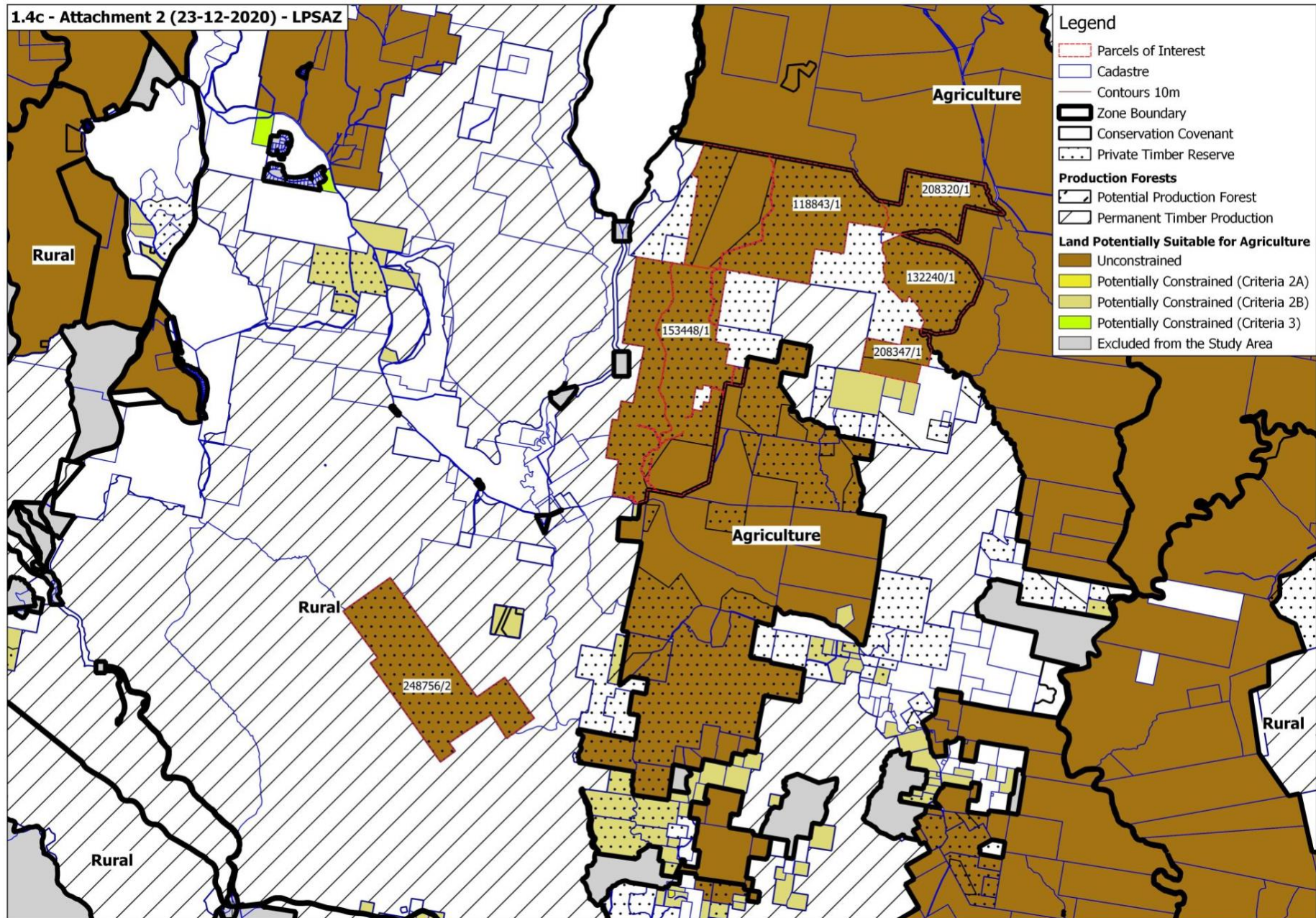


1.4c - Attachment 2 (23-12-2020) - Land Capability



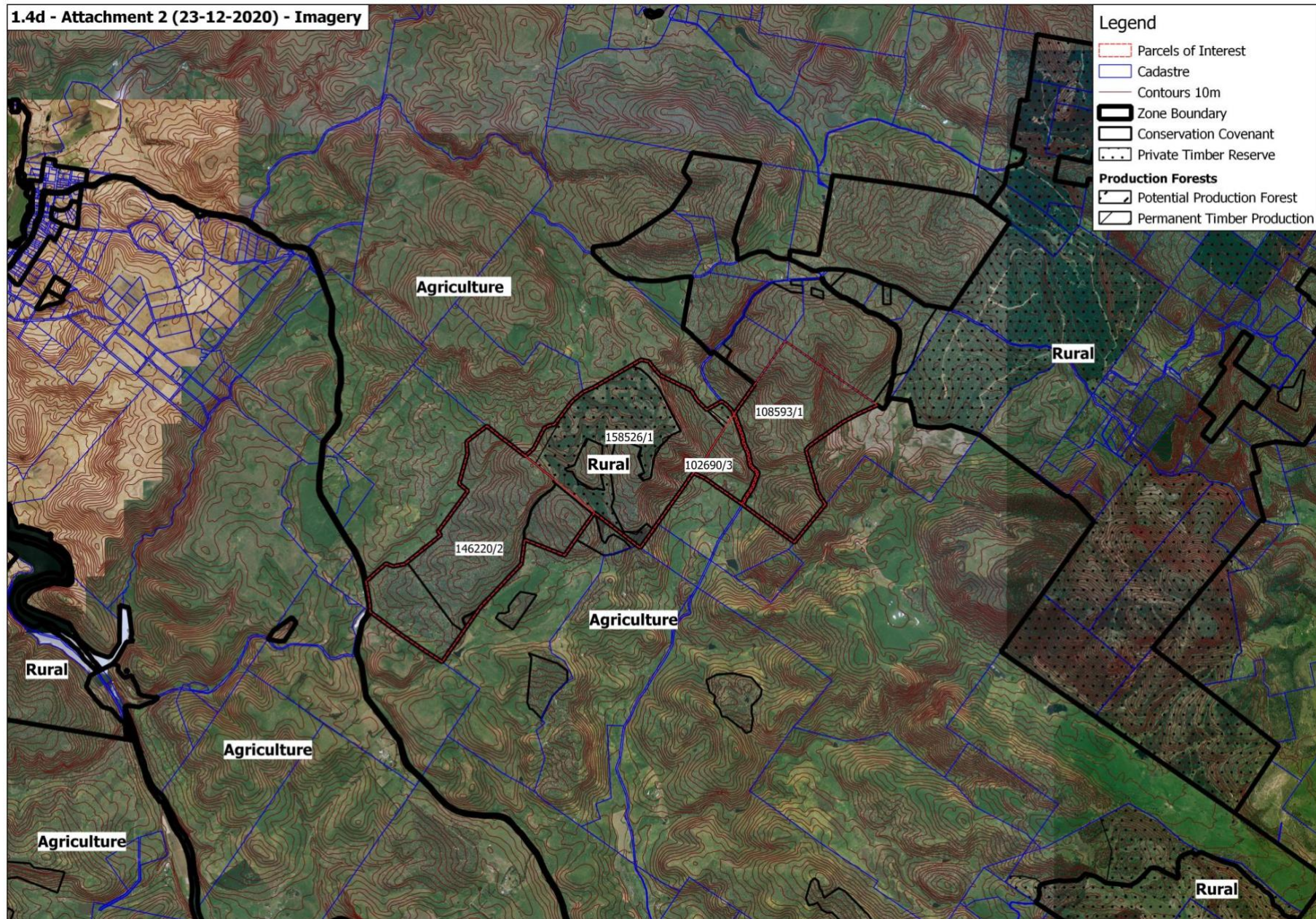


1.4c - Attachment 2 (23-12-2020) - LPSAZ



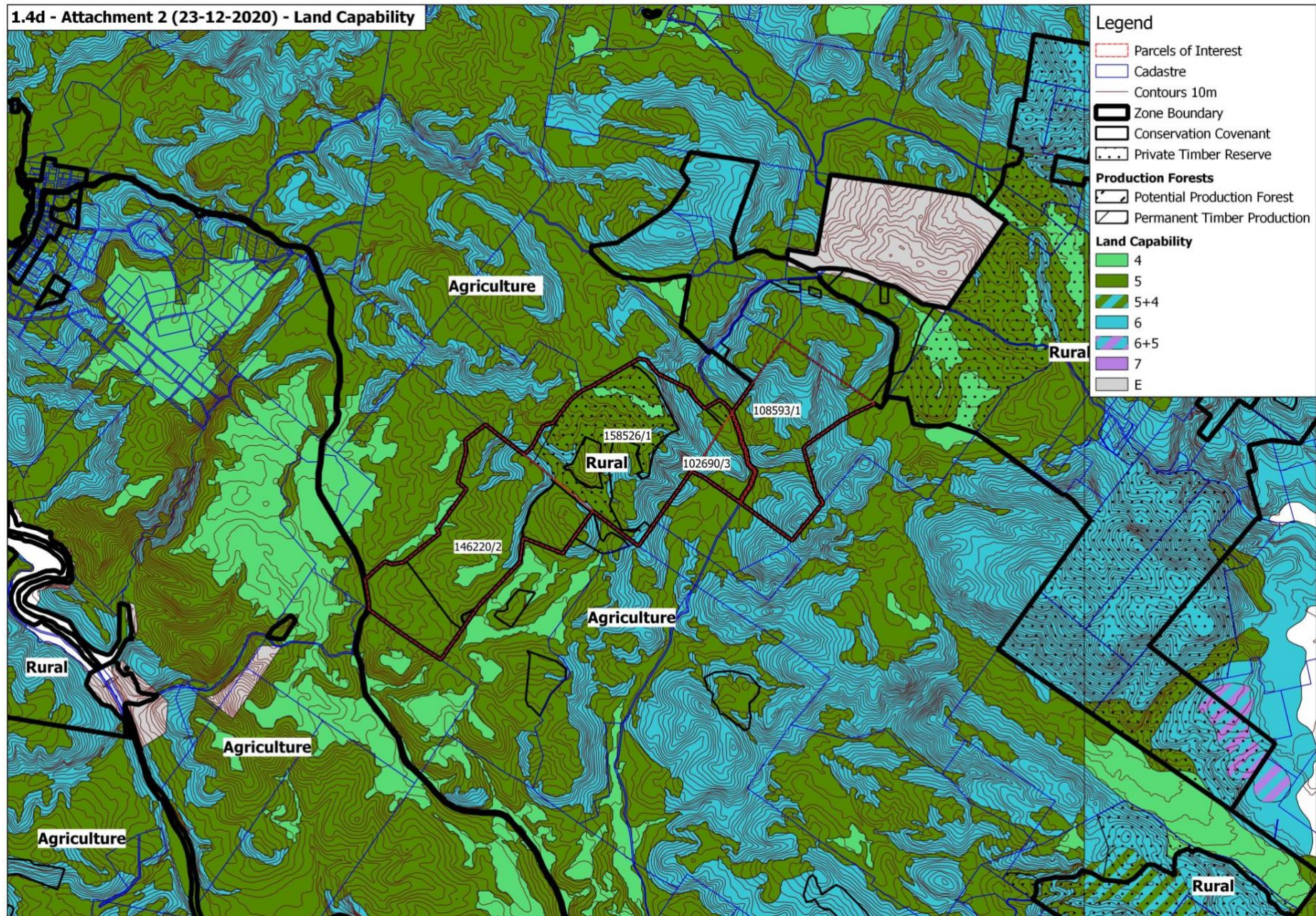


1.4d - Attachment 2 (23-12-2020) - Imagery



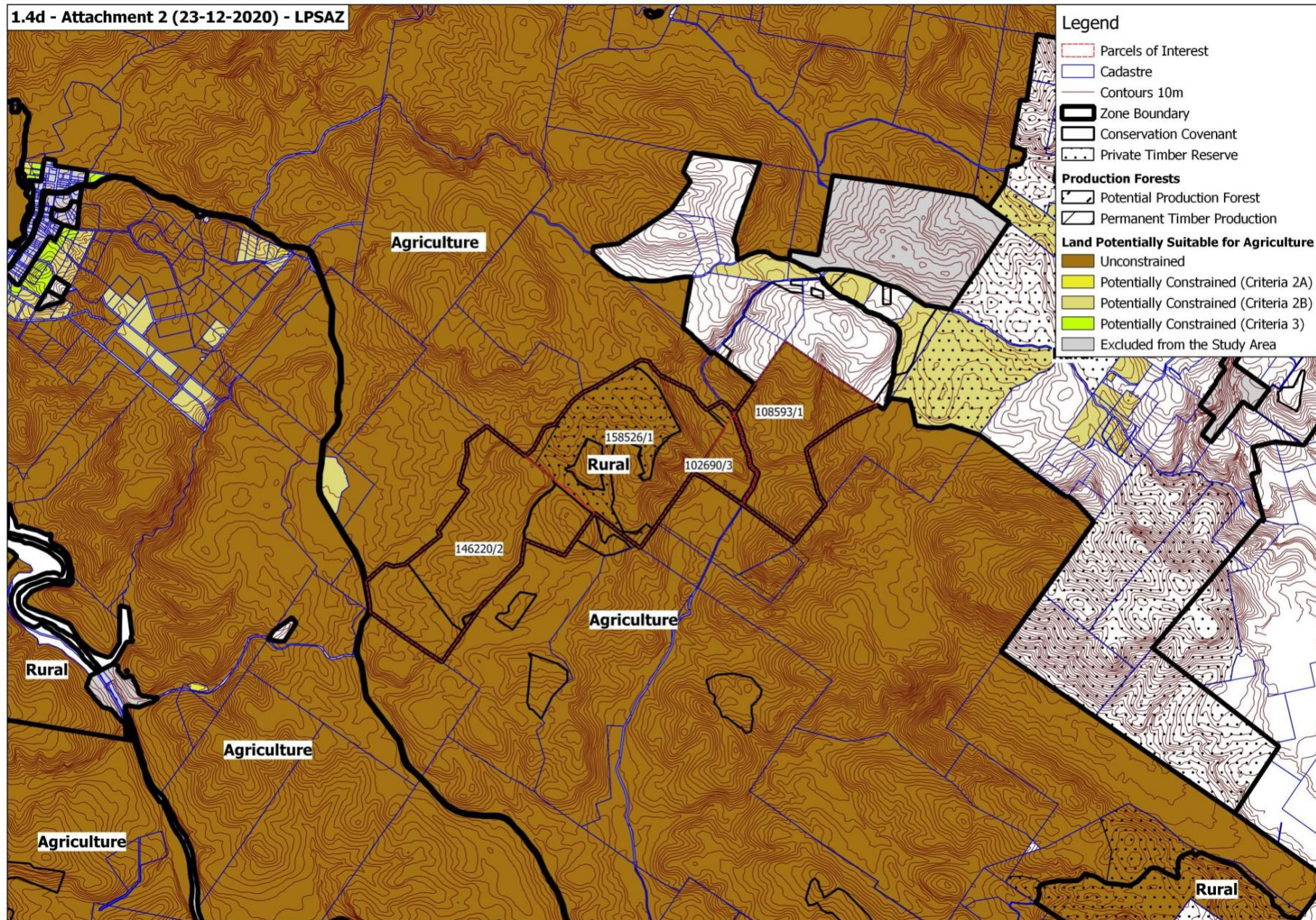


1.4d - Attachment 2 (23-12-2020) - Land Capability





1.4d - Attachment 2 (23-12-2020) - LPSAZ





### **INTERLAKEN AREA (Refer maps below)**

Currently, some of this area is proposed to be zoned Agriculture as it has been identified in the LPSAZ as “Agriculture and unconstrained”, but this needs to be questioned.

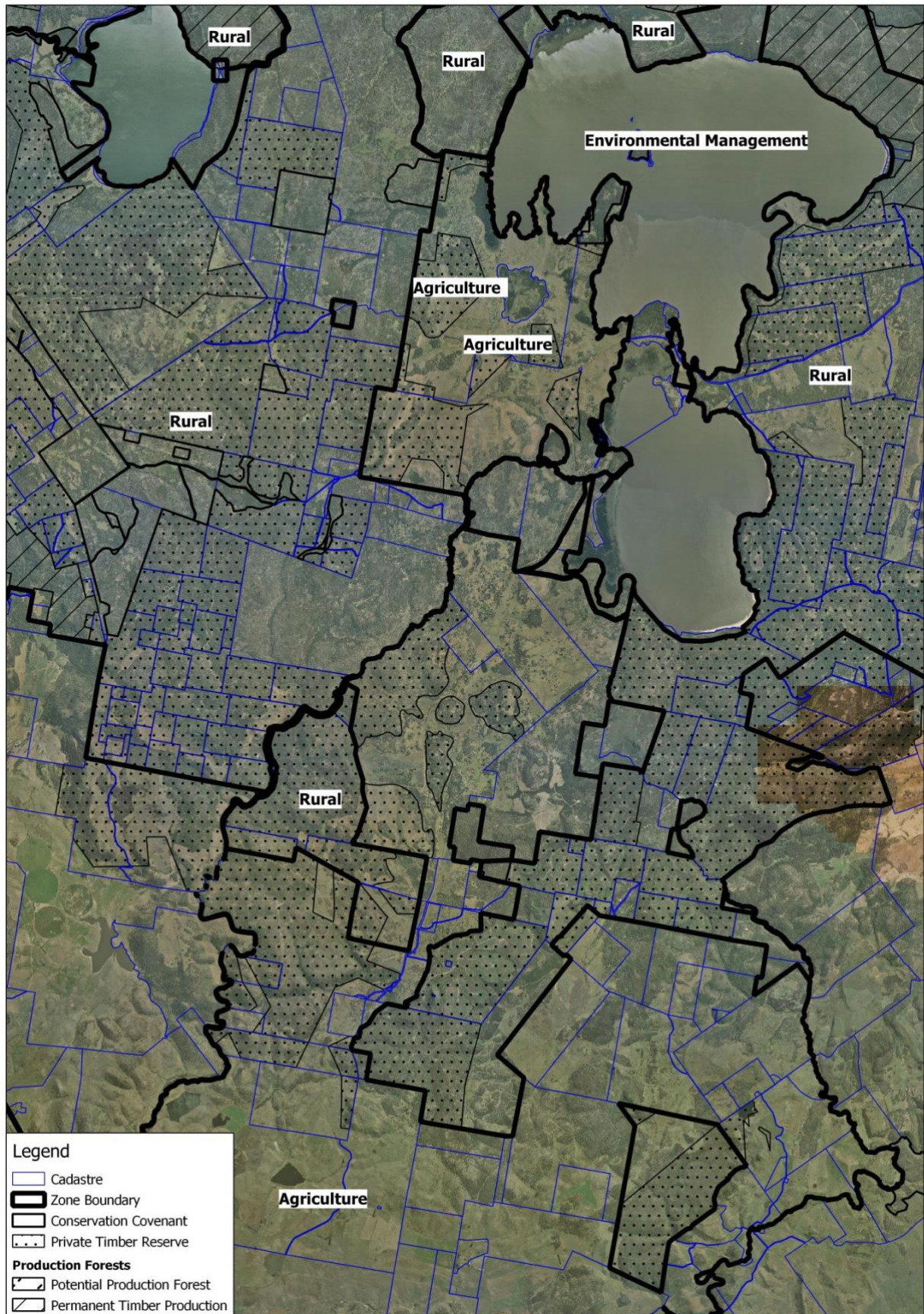
The area is depicted on the triplet set of maps, below.

It is high altitude rough seasonal grazing land that is quite different to, for example, the Prime Agricultural Land on the North West Coast which will be zoned in the same Agriculture Zone.

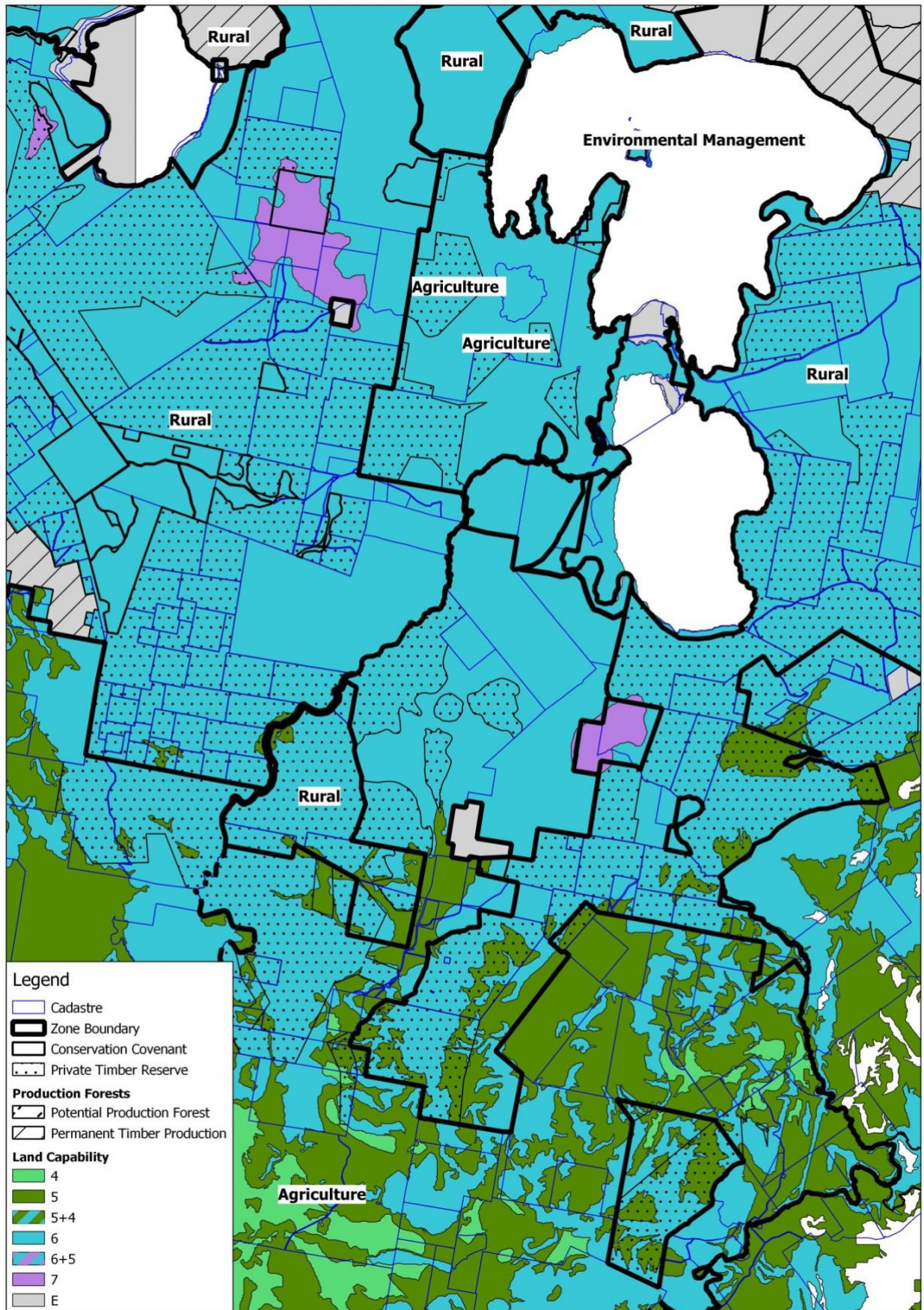
This is analogous to zoning a corner shop in an outer suburb as Central Business Zone rather than Local Business Zone and simply does not make sense.

The Agriculture Zone essentially preserves land for agricultural use and limits other use and development potential. It can well be argued that the application of the new Agriculture Zone to such poor-quality land is a significant overreach of the State Policy on the Protection of Agricultural Land and far beyond what Parliament intended when it brought that policy into existence.

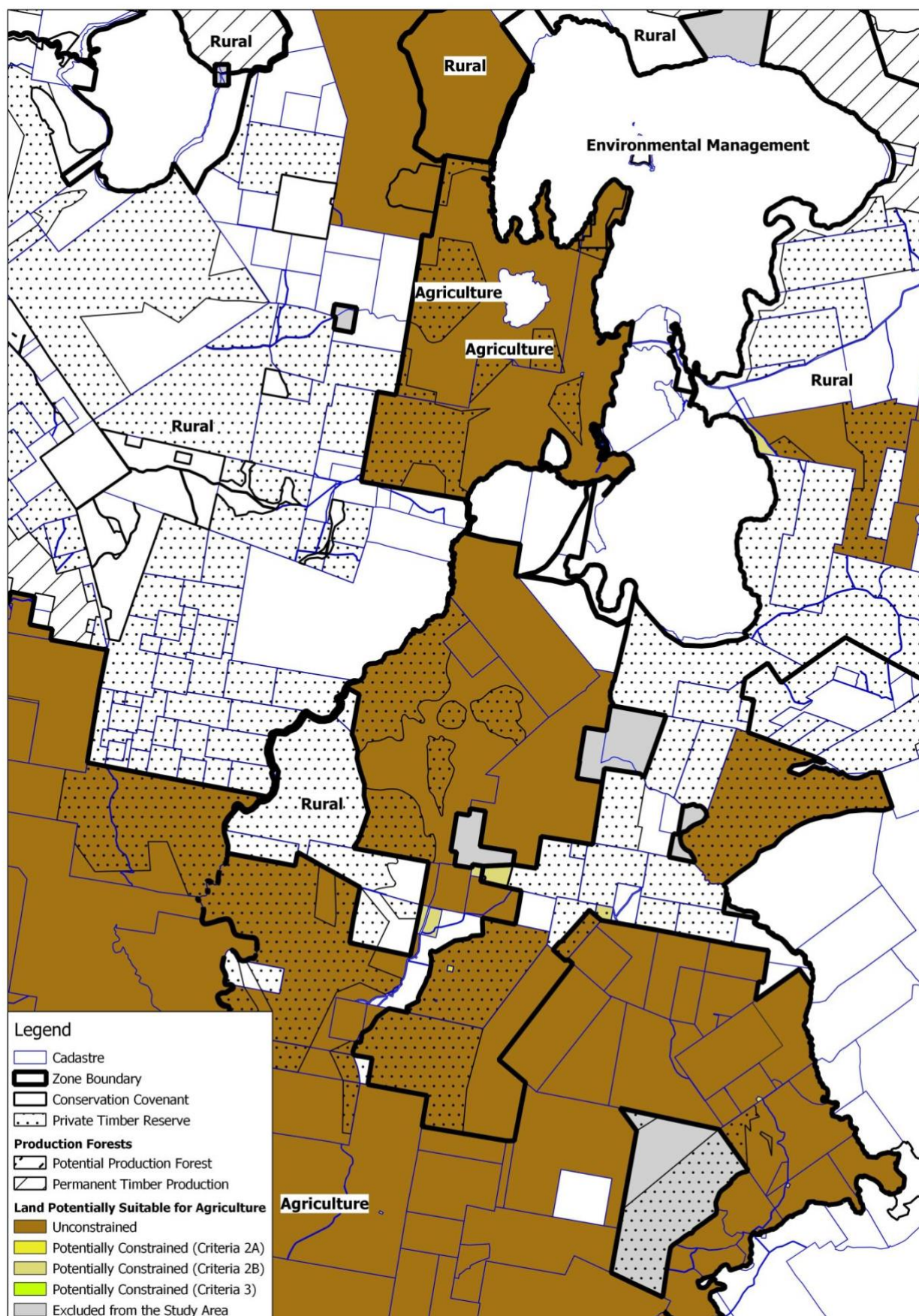
Council has determined a view that such land should be zoned Rural. On the maps below, the Rural Zone should commence at the east-west line north of which Private Timber Reserves dominate.











## **6. Codes**

This section of the report will detail all the Codes applicable to the Central Highlands 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 CHIPS2015 is the 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 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 CHIPS2015 is the Parking and Access 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 CHIPS2015 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 CHIPS2015 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 25<sup>th</sup> 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 mapping provided by TasNetworks (via the PPU), and as required by Guideline No.1 ETIPC 1 does not include any new transmission lines or previously unmapped transmission lines under the CHIPS2015.

The Code is applied through the SPPs.

## **6.5 Telecommunications Code**

The Telecommunications Code is utilised in the draft LPS. The equivalent Code under the CHIPS2015 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 in regard to Heritage Precincts. All Local Heritage Places, however, have been deleted. The equivalent Code under the CHIPS2015 is the Local Historic Heritage Code.

The Local Heritage Precincts transition from CHIPS2015 to the Draft LPS are:

- The Bothwell Heritage Precinct
- The Hamilton Heritage Precinct

There are no other heritage precincts in CHIPS2015.

It should be noted that the Code does not apply to a registered place entered on the Tasmanian Heritage Register under the *Historic Cultural Heritage Act 1995* as per Part C6.2.3 of the Code, which 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”*

Guideline No.1 nevertheless allows for the listing of places entered on the Tasmanian Heritage Register in the draft LPS.

It was Council’s intention to include the CHIPS Heritage Places in the Draft LPS but with their spatial extents modified to match the revised spatial extents of the equivalent listings on the Tasmanian Heritage Register. However, the TPC have advised that this is not possible under the current process to do this.

### **Council's Aim:**

Council wishes to amend the spatial extent of the local heritage listings in the planning scheme to remove 'superfluous titles' that have similarly been removed from the corresponding Tasmanian Heritage Register listings.

There is over 3,000 ha of land currently encumbered by these unnecessarily listed titles. This represents an unnecessary and unfair encumbrance on any future development of these titles.

As an adjunct to the above, it should be noted that it has been Council's long-held policy to only list those places that are also listed on the THR. In other words, there are no local-only listings.

### **The Tasmanian Planning Commission's Advice:**

The TPC has advised that the current heritage place list in the Central Highlands Interim Planning Scheme must be directly transitioned into the LPS without any amendments to remove superfluous titles.

Council's original position was to seek to amend the heritage list to bring the listings in line with the revised Tasmanian Heritage Register listings, which have mostly been amended by the Tasmanian Heritage Council to remove superfluous titles, and that if this is not possible, Council's position was that it would ask the Minister to allow an amended heritage list under Schedule 6, Clause 8D of the *Land Use Planning & Approvals Act 1993*.

However, the TPC further advised that such an amended list would need to comply with the new information requirements for listed places. This would involve Council engaging a suitably qualified person to create full data sheets of all listed places, (whether amended or not), including a detailed description and list of heritage values, etc. for each place. This would take considerable time and financial resources, and Council is not prepared to pursue this course of action.

Council then adopted the position that, if the listings cannot be amended to remove superfluous titles and thereby align with the Tasmanian Heritage Register, then it would prefer that the listings be removed entirely.

### **How did 'superfluous titles' come to be listed in the planning scheme?**

The situation has arisen through a series of 'accidents of history':

- In the 1970s and 1980s planning schemes listed heritage properties simply by name (if there was one) and address. The spatial extent of the listing was not defined. This was not generally a problem for listings in cities and towns on small urban titles. However, for large rural properties there was always some doubt as to the spatial extent of the listing.
- In the 1990s the Tasmanian Heritage Register (THR) was established. It was created more or less 'overnight' by collating existing listings in council planning schemes and other lists such as the Register of the National Estate and the National Trust.
- The legislation underpinning the Tasmanian Heritage Register stated that the spatial extent of each listing must be defined. The default was the title (or titles) on which the place was located. At the time, the title was almost invariably adopted as there were no resources for expert examination of thousands of listings to define a spatial extent other than the title. Again, this was not generally a problem for listings in cities and towns.
- However, for large rural properties containing many titles, all the titles within a landholding were often included in the listing. Therefore, whilst the principle title containing, typically, a

heritage homestead and associated outbuildings was rightfully included, also included were the property's other titles, often containing many hundreds of hectares.

- Rural planning schemes drafted soon after the Tasmanian Heritage Register came into being often automatically adopted the same spatial definition as the matching THR listing, including that of Central Highlands Council.
- Thus, properties made up of multiple titles, such as Norton Mandeville in the Central Highlands, now find themselves with hundreds of hectares unintentionally encumbered by a statutory heritage listing.
- Over the last 15 or 20 years the Tasmanian Heritage Council has been expending considerable resources to review Tasmania's rural listings and make amendments to the THR to remove superfluous titles. In some cases, the Heritage Council has even created Rural Exclusion Agreements which define the extent of a heritage listing to just a part of a title, with an accompanying plan formally lodged in the Central Plan Register (CPR). Most rural THR listings in Central Highlands have thus been corrected; reduced either to either just the homestead title or a smaller part of the homestead title via a CPR plan.
- Such corrections, however, do not automatically flow through to the listings in the local planning scheme.

### **Why hasn't the list been renewed by Council already?**

The current Interim Planning Scheme 2015 was created through the Regional Planning Project. When this project started in 2009, each council voluntarily signed up to the project and scuttled their individual planning scheme replacement projects to come on board with the collective approach. In doing so, Central Highlands Council (like all Councils) assumed the project would result in renovated, up-to-date planning schemes. However, the State subsequently advised that because the new schemes were going to be brought into effect as *interim* planning schemes (meaning; prior to any public consultation process) they had to be simply transitions of the old schemes in order to preserve the principles of natural justice. This meant that no substantive renovations, or updates, were possible. This included such things as fixing up the heritage listings.

The current planning reform process, which will result in the state-wide Tasmanian Planning Scheme, includes proper public consultation and hearings process prior to coming into effect. Yet, as indicated above, the State has advised that many of the provisions still cannot be substantially renovated or updated and must simply be 'transitioning' provisions. This is somewhat perplexing, in terms of the fundamental principles underpinning the process. It also effectively means that despite two major planning reforms over the last decade, Councils have still not been able to undertake a wholesale renovation of their planning schemes.

It would, of course, have been possible for Council to undertake multiple individual planning scheme amendments during this time. This would have been costly and time consuming for both Council and the TPC. Furthermore, at the beginning of each of the abovementioned major planning reform processes, the promise was that the resultant planning schemes would, in fact, be brought up-to-date. So, it was reasonable to assume that pursuing multiple individual planning scheme amendments would have been unnecessary and a waste of resources.

Central Highlands' planning scheme was already around ten years old at the start of the collective planning scheme reform processes which began in 2009. This means that, as of 2021, many of the essential aspects of the scheme are two decades old, including the heritage list.

## Councils Options:

Council considered three options available to address this matter:

1. Transition the current list into the LPS list with no amendments (other than correction of incorrect title references and street addresses), as per the direction of the TPC. This would mean many rural titles will continue to be unnecessarily heritage-listed.

This will result in additional expense and time delays in the development application process for future proposed developments on this land. The total area of ‘superfluous titles’ that are in the current planning scheme list but have been removed from the corresponding Tasmanian Heritage Register listings is 3,235 hectares.

Clearly, this would run counter to the State Government’s declared aims for the whole planning reform process “*to ensure planning in Tasmania will be simpler, fairer and more efficient*” and provide “*greater certainty to investors and the community*”.

2. Engage a suitably qualified expert to review the entire heritage list and create the necessary data sheets to enable them to be included in the LPS list as ‘new listings’, and in the process remove the superfluous titles.

This would require significant financial resources and would delay the progression of the LPS by twelve months, or more.

3. Remove the heritage list from the LPS entirely. This option works with Council’s long-held position that it only list properties that are also on the Tasmanian Heritage Register. The heritage values of these properties will remain protected by virtue of the THR listings.

In fact, the State Planning Provisions explicitly state that the Heritage Code does not apply if a listed property is also listed on the THR.

Because of this, if the current Council listings are ‘transitioned’ straight into the LPS heritage list, the ridiculous situation would arise in which the Local Planning Authority (Council) would only deal, in a heritage assessment sense, with the superfluous titles on its LPS heritage list. This is because the actual principle heritage titles would also be listed on the THR and therefore development applications would be assessed by the Tasmanian Heritage Council and exempt from heritage assessment by Council under the planning scheme.

Council noted that some other Tasmania Councils have adopted the policy position that they will not have locally listed heritage places, as they prefer to simply rely on the THR to protect the heritage values in their municipal areas.

Council therefore has adopted the position that its local heritage listings should be removed from the LPS if they cannot be amended to align with the equivalent THR listings..

### Examples and Statistics:

The following pages include maps showing examples of local heritage listings which have ‘superfluous titles’ mentioned above. Each set of maps depicts:

- The current Interim Planning Scheme (**IPS**) heritage listing.
- Council’s proposed listing in the Draft Local Provisions Schedule (**LPS**), reduced to just the principal title to match the Tasmanian Heritage Register.
- Where a Rural Exclusion Agreement exists with the Tasmanian Heritage Council, the extent of the listing now included in the THR as per the plan registered in the Central Plan Register (**CPR**).

Currently there is an area of 24,925 hectares within local heritage listings in the Central Highlands Interim Planning Scheme 2015.

Council’s proposed removal of ‘superfluous titles’ in the LPS would reduce this to 21,690 hectares, freeing up 3,235 hectares from unnecessary heritage listing.

Note: The figure of 21,690 hectares remaining under heritage listing is indicative of the large rural titles in the municipality containing heritage houses. Ideally, all such listings will eventually have Rural Exclusion Agreements with the Tasmanian Heritage Council with much reduced areas indicated on plans in the Central Plan Register.

### Council’s Position

Council’s position is that:

In light of the inability, within the current planning reform process, to reform the local heritage listings in the Local Provisions Schedule and thereby align the spatial extent of heritage places with their equivalent listings in the Tasmanian Heritage Register, all local heritage places are to be removed from the Table C6.1.



## ALLANVALE

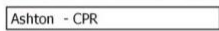


Allanvale - CPR

N/A



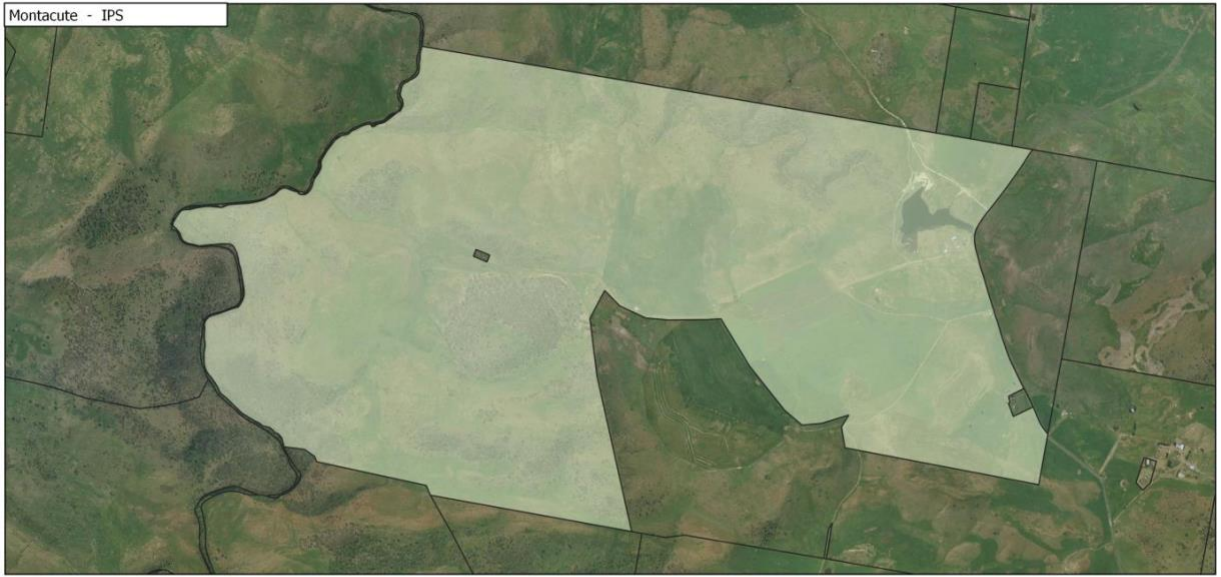
## ASHTON



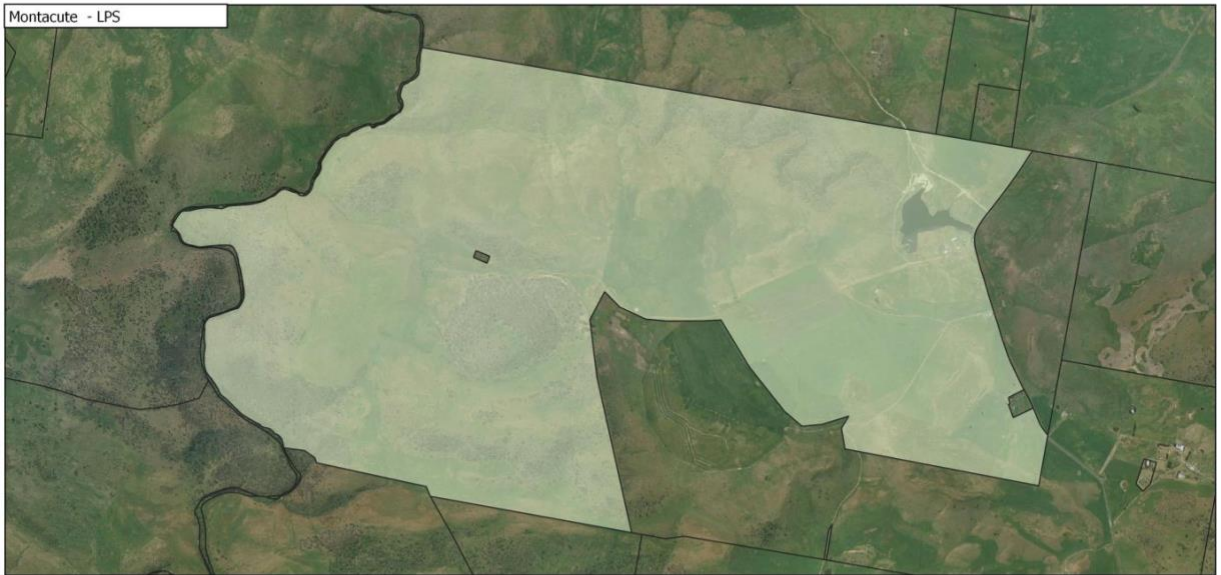
N/A

## MONTACUTE

Montacute - IPS



Montacute - LPS



Montacute - CPR





## NORTON MANDEVILLE

Norton Mandeville - IPS



Norton Mandeville - LPS



Norton Mandeville - CPR

N/A

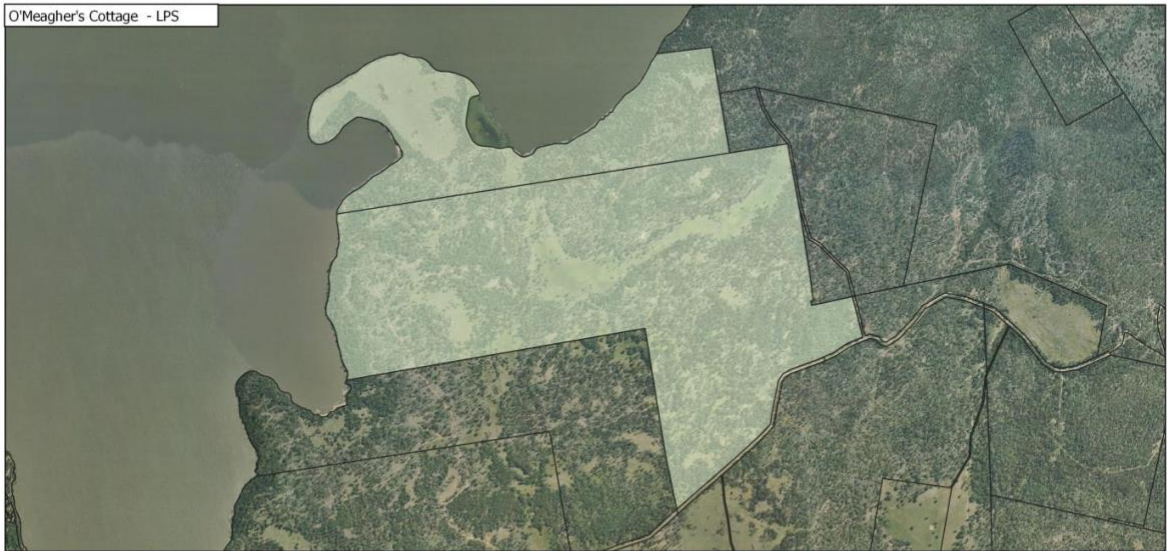


## O'MEAGER'S COTTAGE

O'Meagher's Cottage - IPS



O'Meagher's Cottage - LPS

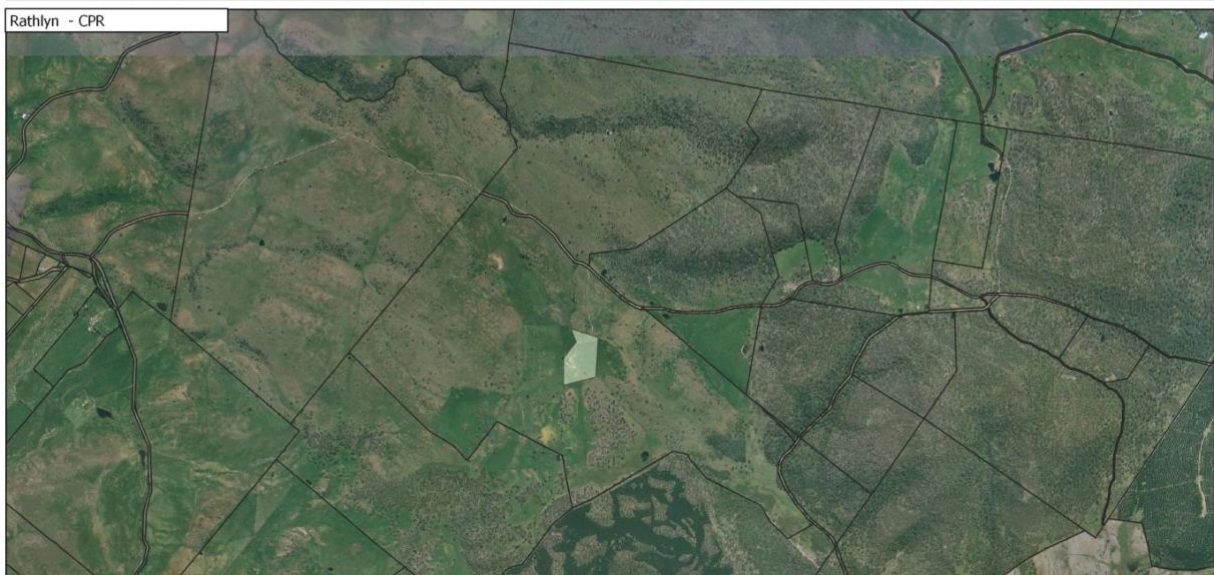


O'Meagher's Cottage - CPR





## RATHLYN





## ROSECOT

Rosecot - IPS



Rosecot - LPS



Rosecot - CPR

N/A



**CLEVELAND (A CASE OF AN INCORRECT TITLE CURRENTLY BEING LISTED)**



Cleveland - CPR

N/A



## BOTHWELL SANDSTONE KERBS





## 6.7 Natural Assets Code

The Natural Assets Code is utilised in the draft LPS. The equivalent Codes under the CHIPS2015 is 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 Central Highlands as there is no coastal land. The term ‘waterway and coastal protection area’ however is still used in the SPPs as 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.

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

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 senior planning and strategic planners 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 Central Highlands, 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 municipality’s 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.
- Local Business Zone 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)
- Village Zone per Guideline No.1 NAC 13

## **6.8 Scenic Protection Code**

The Code is not applied to the draft LPS.

## **6.9 Attenuation Code**

The Attenuation Code is utilised in the draft LPS. The equivalent Code under the CHIPS2015 is the Attenuation Code.

The overlay mapping applied in the draft LPS is a translation of the currently mapped areas in the CHIPS2015.

No additional activities are mapped in draft LPS. It is Council's view, however, that one attenuation area should be deleted, that at the Great Lake Hotel. The reason for this is that the sewerage treatment ponds around which it was originally based have been decommissioned and replaced with a modern waste treatment system that does not require an attenuation area. Unfortunately, the TPC have advised that it is not possible to delete this redundant provision under the current process and that a planning scheme amendment process will have to be undertaken in the future to remove it.

Council's view is that it does not agree with the TPC that it is not possible to remove the attenuation area in the current process, and that to postpone it to a future full planning scheme amendment process would constitute a waste of public resources at both the local and state levels of government.

Under Schedule 6, Clause 8D(2) the Commission may determine to modify a transitioning provision, pursuant to subclause (7).

Subclause (7) provides that the modified provision may be included in a draft LPS in accordance with that determination.

Subclause (8)(c) provides that one of the reasons the Commission might determine to modify a provision is if it is necessary to ensure the effective operation of the provision

when it is included in a draft LPS.

It is Council's view that to leave this redundant component of the Attenuation Area Overlay in the future scheme will not ensure its effective operation. It will unnecessarily sterilise an area of land from future development possibilities.

It will also require Council, the Commission, and the landowner to expend considerable resources to remove it via a future planning scheme amendment.

Moreover, it will add to the list of basic scheme 'renovations' that the current and previous planning reform processes have been unable to accommodate, meaning the new statewide planning scheme will fall short of the Government's stated aims of 'better faster fairer'.



The redundant Attenuation Area at the Great Lake Hotel.



## **6.10 Flood-Prone Areas Hazard Code**

The Flood-Prone Areas Hazard Code is utilised in the draft LPS. The equivalent Code under the CHIPS2015 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

There is currently no such areas mapped under the CHIPS2015 there is also no statewide mapping available to Councils to use in preparing the draft LPS.

There are no areas mapped as flood prone areas in the draft LPS. The code is applied only through the descriptions provided in the written ordinance of the SPPs.

## **6.11 Bushfire-Prone Areas Code**

The Bushfire-Prone Areas Code is utilised in the draft LPS. The equivalent Code under the CHIPS2015 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 (May 2019) 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 CHIPS2015 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 CHIPS2015.

### **6.13 Landslip Hazard Code**

The Landslip Hazard Code is utilised in the draft LPS. The equivalent Code under the CHIPS2015 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 Central Highlands.
- 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.

The only equivalent overriding provision under the CHIPS2015 is the Lake Meadowbank Specific Area Plan. There are no other SAPs, PPZ or SSQs in the CHIPS2015.

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 CHIPS2015 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.

The Lake Meadowbank SAP was declared as being suitable for transition under Schedule 6 of LUPAA.

## 7.2 Lake Meadowbank SAP

Whilst the Lake Meadowbank SAP was declared as being suitable for transition under Schedule 6 of LUPAA, in Council’s view, the preparation of the draft LPS presents a good opportunity to review the current composition and effectiveness of the SAP.

Council therefore drafted a “new” Lake Meadowbank SAP and requested that the TPC allow it to be included in the draft LPS.

However, the TPC, per its correspondence of 23 June 2021, have directed that the draft new SAP be removed from the draft LPS and has subjected it to an ‘LPS Criteria Outstanding Issues Notice’:

*“The draft LPS is to be modified, to delete CHI-S1.0 Lake Meadowbank Specific Area Plan (SAP), except for the heading ‘CHI-S1.0 Lake Meadowbank Specific Area Plan’ and to insert a note explaining that an LPS Criteria Outstanding Issues Notice has been issued in accordance with section 35(5)(b) of the Act, and the overlay map for the SAP is included in the draft LPS to meet Local Provisions Schedule Requirement LP1.5.4, as included in the revised Central Highlands draft LPS at Attachment B.*

*Reason: The Commission needs further information from the planning authority in order to be of the opinion that the CHI-S1.0 Lake Meadowbank Specific Area Plan, as submitted by the planning authority on 12 May 2021, meets the LPS Criteria under section 34(2) of the Act. Therefore, an LPS Criteria Outstanding Issues Notice will be issued under section 35B(4B) in relation to the SAP.”*

### **Council’s Rationale for the inclusion of its desired modified Lake Meadowbank SAP:**

Given Council’s proposed amended SAP is “new” it must therefore be compliant with the requirements of Section 34(2).

All introduced SAPS must satisfy Section 32 (3) and (4) of the Act, 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.*

### **Liaison with Interested Parties.**

Council liaised with interested parties involved in Lake Meadowbank regarding the redraft of the Specific Area Plan (SAP):

- Hydro Tasmania.
- TasWater
- The Aboriginal Heritage Council
- Marine and Safety Tasmania
- The Meadowbank Water Ski Club

Contact was made with these parties and meetings were held to discuss the a preliminary draft (29 November 2020) of the SAP. Representatives from the Ski Club provided a tour of their facilities and of the lake generally and provided verbal comment.

Parties provided verbal and written comments, which Council took into consideration in finalising its draft.

### **Justification for the SAP under Section 32(4) of the Act.**

Council's view is that the draft SAP meets Section 32(4) of the Act. The underlying policies and reasons supporting the SAP are:

1. *Lake Meadowbank is the premier water-skiing facility in Tasmania. Council wants to allow this recreation facility of state-wide strategic importance to expand, both on and off the water. This includes clubrooms and other shore-based facilities, water-edge facilities such as jetties, pontoons, boat ramps and on-water recreational infrastructure. For these reasons the SAP is necessary pursuant to Section 32(4)(a) of the Act.*
2. *These water-edge and on-water facilities, however, also need to be shared and consolidated so that the current unsystematic proliferation trend is halted and potentially reversed. For this reason, the SAP is necessary pursuant to Section 32(4)(b) of the Act.*
3. *As the lake's status as the State's premier water-skiing location grows, more accommodation will need to be allowed around the lake, over a range of modes including camping, caravans and holiday cabins. This needs clear siting criteria to ensure the lake's landscape values are not destroyed by, for example, numerous buildings close to the water's edge. For this reason, the SAP is necessary pursuant to Section 32(4)(b) of the Act.*
4. *Many operational Hydro lakes and have a degree of recreational use. The difference with Lake Meadowbank is the high degree of recreational use arising from its close proximity to greater Hobart, the specific nature of that use (predominantly; the State's premier water-skiing facility) and associated pressures for more accommodation / housing / camping and aquatic structures.*

*A SAP is required to do this. For this reason, the SAP is necessary pursuant to Section 32(4)(a) of the Act.*

5. *This high-level of specific water-based recreational activities and development pressures pose particular management challenges for Hydro Tasmania, over and above that which exist for other lakes where water-based recreation occurs. Development applications for sites close to the foreshore should be referred to Hydro Tasmania for comment. For this reason, the SAP is necessary pursuant to Section 32(4)(b) of the Act.*
6. *The agricultural value of the land is not highly significant, whilst the economic and social values of the lake as the State's premier water-skiing facility are highly significant. The scheme provisions should lean in favour of the recreational use within the SAP area. The SAP is necessary to do this.*
7. *The land around the lake contains highly significant Aboriginal heritage sites. Development applications involving buildings and works should be referred to AHT for comment. The SAP is necessary to do this. For this reason, the SAP is necessary pursuant to Section 32(4)(a) of the Act.*
8. *The Landscape Conservation Zone is not used in the Central Highlands LPS and, in any case, would not suit this special area. The proposed SAP, in part, introduces some aspects of this zone. For this reason, the SAP is necessary pursuant to Section 32(4)(b) of the Act.*

Council's view is that the Commissions's guidelines document: "An approach to applying Section 32(4)" has also been met. This document list a number of 'tests' to be answered when considering a Specific Area Plan. Council considers that the tests are satisfied by the content of the above eight points, as follows:

<i>The significant benefit test:</i>	<p>State, regional and local social and economic benefit deriving from its status as the premier water ski recreational facility in the State.</p> <p>Regional social and environmental benefit deriving from its position as the last hydro-electric dam on the Derwent River and thus the main source of drinking water for greater Hobart.</p>
<i>The particular qualities test:</i>	<p>State, regional and local social and economic benefit deriving from its status as the premier water ski recreational facility in the State.</p> <p>State, regional and local social benefit deriving from the rich Aboriginal heritage within the area.</p>

## **Spatial Information**

Maps of the Specific Area Plan are provided below.

As indicated, there are 99 land parcels in total within the SAP area, either entirely or partially. 53 of these parcels are privately owned.

The third map highlights some areas of small misalignment between the boundary of the SAP and property boundaries in the northern section. It appears the SAP boundaries were intended to align with these cadastral boundaries. It is recommended that these boundaries be corrected.

## Feedback from Interested Parties.

### Hydro Tasmania.

Hydro Tasmania provided significant input including a track-change version of the SAP with suggested amendments. Key comments / suggested changes are:

- *In support of the SAP, it is noted that: While there are a number of other Hydro-electric water storages within the central highlands, Lake Meadowbank has unique set of values and development pressures that warrant a greater level of protection and management.*
- *A proposed expansion of the Plan Purpose statement pertaining to Hydro operation of the lake and elevating the statement to the first statement.*
- *A proposed new Plan Purpose statement pertaining to water quality.*
- *A proposed modified Plan Purpose statement pertaining to the landscape values.*
- *The proposed expansion of the area covered by the SAP to 100m of full supply level (refer CHI-S1.2.1).*
- *The proposed enlargement of the setback provisions (CHI-S1.7.2), particularly in considering the factor of wastewater disposal on water quality.*

It is not recommended that the area of the SAP be expanded as this would constitute a very significant change. Council's intention has been to make only relatively modest adjustments to the SAP's provisions. Expanding the area would impact on more private land and potentially involve new landowners.

The concern in regard to water quality is addressed below.

### TasWater

TasWater provided comments via a series of emails. It advised that a referral mechanism to TasWater is not necessary. However, Taswater suggests that a clause along the lines of that proposed for the Sorell LPS for the Southern Beaches area that addresses the cumulative impact of multiple onsite wastewater disposal systems on water quality would be desirable.

Council has therefore included such a clause.

### The Aboriginal Heritage Council

Aboriginal Heritage Tasmania (AHT) provided feedback by way of a letter of support for the revised Lake Meadowbank SAP, stating that it provides an opportunity to improve the recognition and protection of significant Aboriginal heritage in the area.

In terms of the mechanical provisions of the SAP, AHT's correspondence picked up on an idea that was discussed at a meeting with Council representatives: to align the Aboriginal heritage Development Standard's Acceptable Solution and Performance Criteria with the statutory mechanisms deployed by AHT to ensure compliance with the *Aboriginal Heritage Act 1975*.

These are the *Certificate and Unanticipated Discovery Plan*, the *Assessment Result* and an *Approved Permit*.

Council therefore incorporated reference to these provisions in the draft SAP.

### Marine and Safety Tasmania (MAST)

MAST advised that it wishes to be considered an ‘interested party’ in regard to future development applications involving the lake, as they have responsibility for water safety. However, MAST is content for referrals to be on an informal basis and do not see a need for MAST to be written into the SAP provisions with a statutory referral mechanism.

### The Meadowbank Water Ski Club

Representatives of the Meadowbank Ski Club advised that they do not have plans for the substantial expansion of their club facilities and accommodation. Given that both their sites are accessed via long stretches of private road, proposals for such expansion to accommodate increased visitation by members of the public would be problematic in any case. The ski club is a membership-based club and its facilities can only accommodate a limited number of users. This practicality has set a limit on the number of members. As such, the club representatives suggested that the Plan Purpose statements do not need to strongly emphasise increases in future visitor numbers.

### **Zoning of Land:**

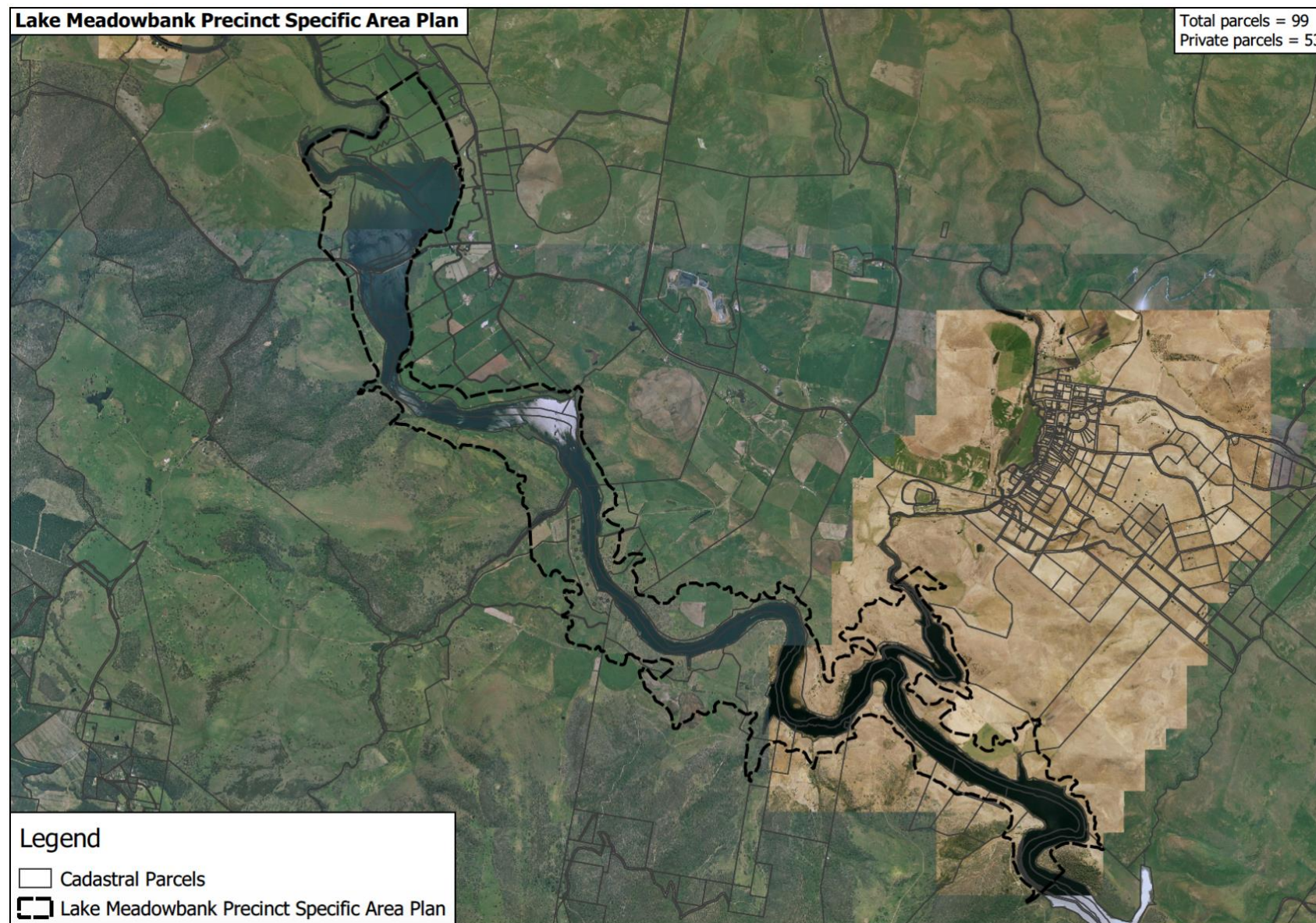
The most significant change to the planning scheme provisions applying to land within the SAP area will be the change to the underlying zoning. Currently it is Rural Resource but under the Tasmanian Planning Scheme most of the land is slated to change to the new Agriculture Zone. This is somewhat different to the new Rural Zone which more closely matches the current Rural Resource zone.

Under the State Government’s guidelines and directions for the application of the new Agriculture and Rural Zones, most of the land in the SAP would, under normal circumstances, be zoned as Agriculture. However, since the very existence of the SAP indicates that this area is ‘abnormal’, a special case is evident that the Rural Zone should apply in order to achieve a situation which more closely matches that which currently exists.

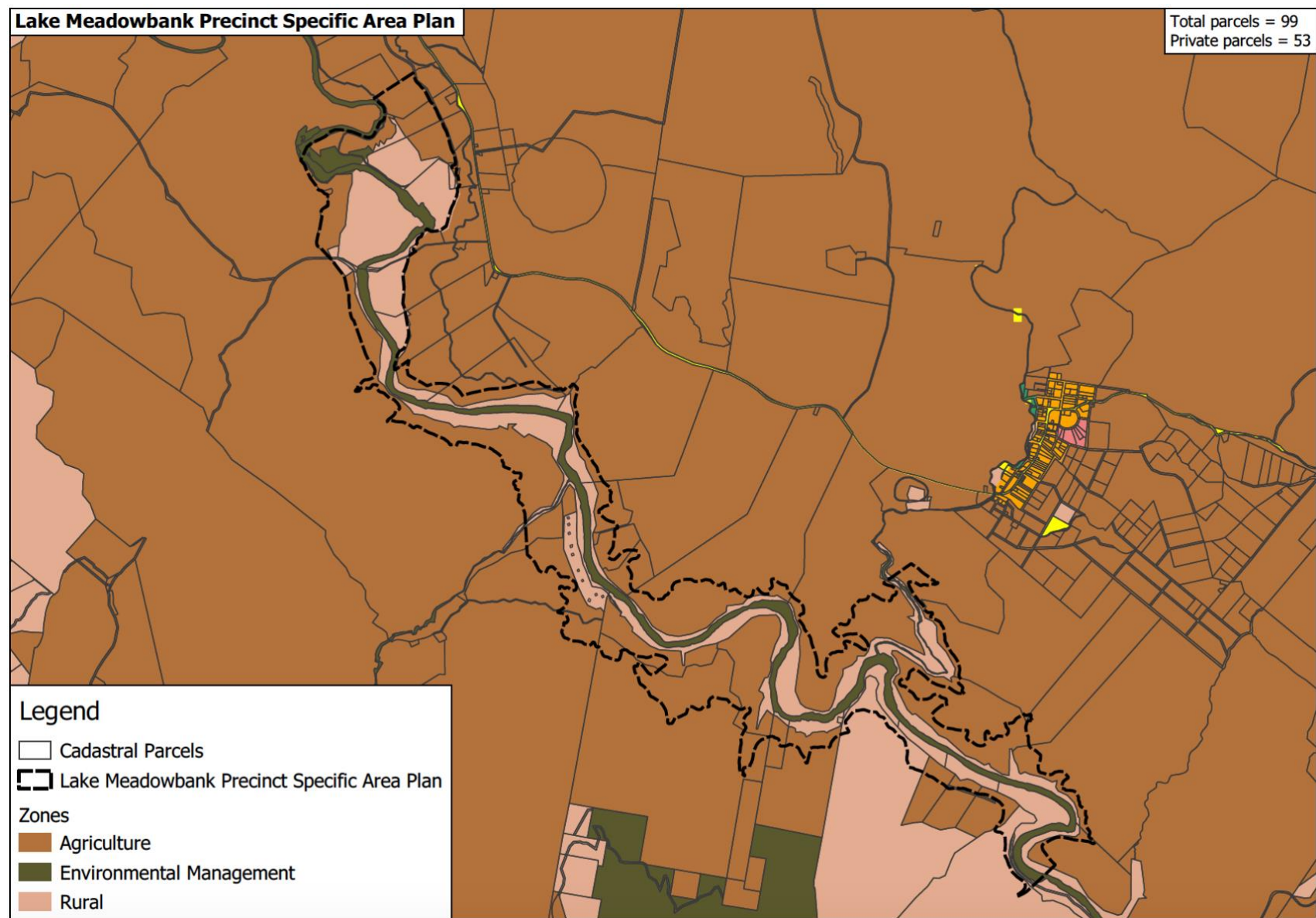
Council’s view, therefore, is that the land within the SAP be zoned Rural, pursuant to Schedule 6, Clause 8C(3)(b) of the Act, to ensure the overall planning scheme provisions applying to this special area most closely resemble that which apply now.

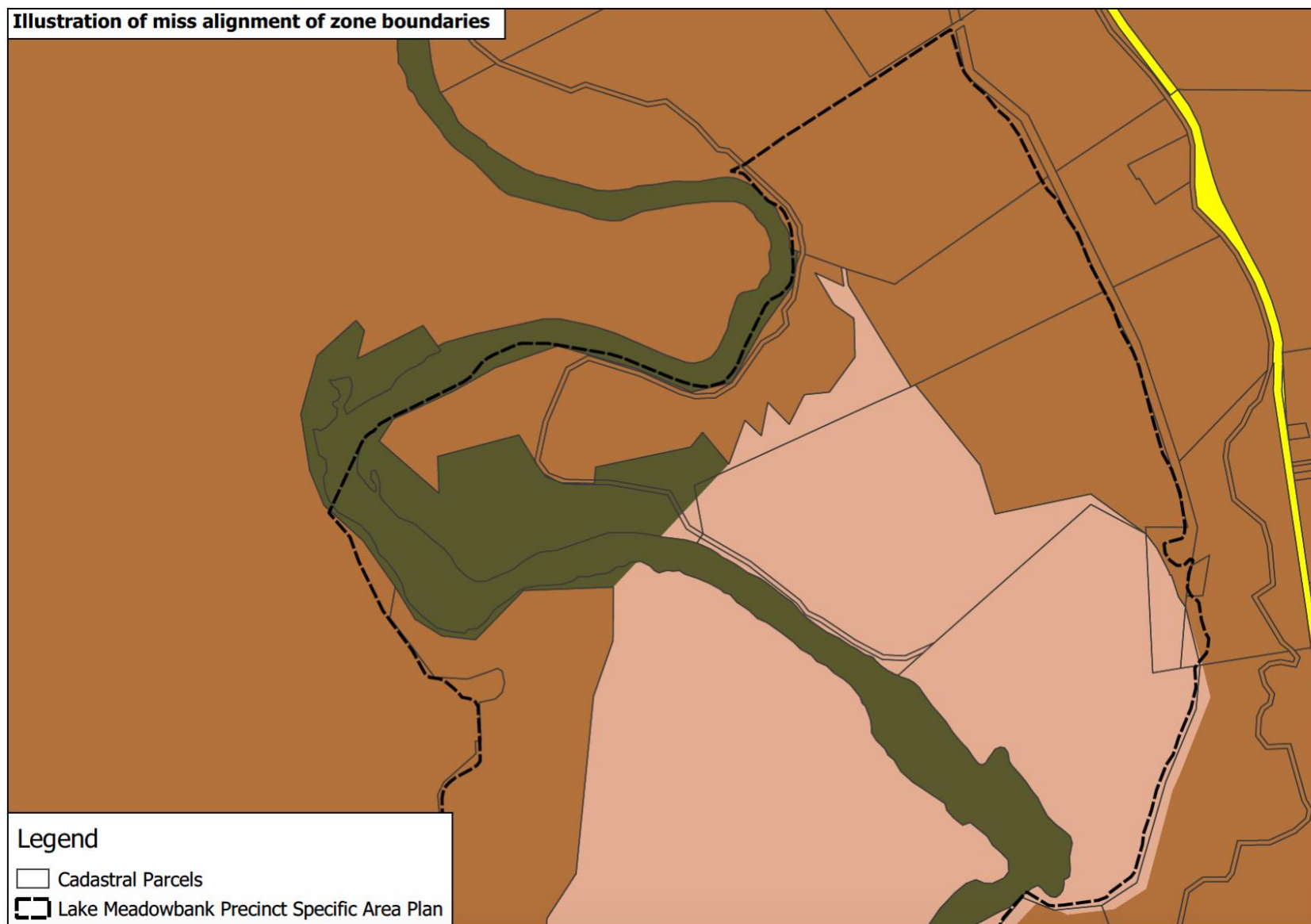
Council also notes that the boundary of the SAP area, particularly in the northern section, is now slightly misaligned with the cadastre and should be corrected so as to align with cadastral boundaries, as indicated on the plan below.















## **Council's Proposed Redrafted Lake Meadowbank Specific Area Plan – 12 May 2021**

### **CHI-S1.0 Lake Meadowbank Specific Area Plan**

#### **CHI-S1.1 Plan Purpose**

The purpose of the Lake Meadowbank Specific Area Plan is:

- CHI-S1.1.1 To recognise and protect operation of Lake Meadowbank Hydro-electric Power Station from incompatible use and development.
- CHI-S1.1.2 To ensure that on-site waste water management does not contribute to adverse impacts on water quality.
- CHI-S1.1.3 To recognise Lake Meadowbank as the premier water-skiing facility in the State and to support associated use and development whilst managing other use and development to minimise conflict between activities.
- CHI-S1.1.4 To encourage the use and development of Lake Meadowbank and the adjoining land for tourism, recreational and visitor accommodation purposes whilst maintaining and enhancing the natural, cultural and landscape values of the area.
- CHI-S1.1.5 To recognise and protect Aboriginal heritage values.
- CHI-S1.1.6 To encourage co-ownership and sharing of aquatic structures such as boat ramps, jetties, pontoons and water-based sports infrastructure.
- CHI-S1.1.7 To protect the landscape of the lake foreshore, from becoming over-crowded with buildings for Visitor Accommodation.
- CHI-S1.1.8 To encourage orderly and strategic development of Visitor Accommodation, particularly camping and caravan parks and overnight camping areas.
- CHI-S1.1.9 To allow for a continuation of agriculture and Resource Development and for Resource Processing compatible with the recreation-tourism focus of the area.

## **CHI-S1.2 Application of this Plan**

- CHI-S1.2.1 The specific area plan applies to the area of land designated as Lake Meadowbank Specific Area Plan on the overlay maps.
- CHI-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:
- (a) Rural Zone;
  - (b) Agriculture Zone; and
  - (c) Environmental Management Zone,
- as specified in the relevant provision.
- CHI-S1.2.3 The planning authority must notify Aboriginal Heritage Tasmania of any application involving buildings or works at the same time and in the same manner as if the application is for a permit under Section 57 of the Land Use Planning and Approvals Act 1993
- CHI-S1.2.4 The Planning Authority must not determine the application until 14 days from the date of notification to Aboriginal Heritage Tasmania, or until after Aboriginal Heritage Tasmania has provided advice, whichever occurs first.
- CHI-S1.2.5 The planning authority must notify Hydro Tasmania of any application involving buildings or works within 20m of the full supply level at the same time and in the same manner as if the application is for a permit under Section 57 of the Land Use Planning and Approvals Act 1993
- CHI-S1.2.6 The Planning Authority must not determine the application until 14 days from the date of notification to Hydro Tasmania, or until after Hydro Tasmania has provided advice, whichever occurs first.

### **CHI-S1.3 Local Area Objectives**

There are no Local Area Objectives.

## CHI-S1.4 Definition of Terms

CHI-S1.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
aquatic structure	means boat ramp, jetty, pontoon and water-based sports infrastructure.
full supply level	means the level of the lake at which it is at its maximum operational level, as determined by Hydro Tasmania. The supply level is 73.15m above sea level.
land application area	means an area of land used to apply effluent from a waste water treatment unit and reserved for future waste water application.
MAST	means Marine and Safety Tasmania, or its successor.
master development plan	<p>means a site-specific master plan including maps, diagrams and written documentation demonstrating, to the satisfaction of the planning authority:</p> <ul style="list-style-type: none"> <li>(a) the concept design and location of all buildings and associated works, including vehicular access and parking;</li> <li>(b) the concept design and location of any facilities used in association with Visitor Accommodation;</li> <li>(c) access points to the public road network, internal roads and parking areas;</li> <li>(d) the location of any existing or proposed aquatic structures on the foreshore or on Lake Meadowbank;</li> <li>(e) landscaping of the site to minimise the visual impact of development on views to the site from Lake Meadowbank;</li> <li>(f) how the development maintains and enhances the natural, cultural and landscape values of the area and complies with the plan purpose statements;</li> <li>(g) an operational plan including: <ul style="list-style-type: none"> <li>(i) waste management;</li> <li>(ii) complaint management;</li> <li>(iii) noise management; and</li> </ul> </li> <li>(h) any staging of operations or development including estimated timeframes.</li> </ul>
suitably qualified person (onsite waste water management)	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience, knowledge,



	expertise or practice in undertaking onsite waste water management system design in accordance with AS/NZS 1547.
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**CHI-S1.5 Use Table**

This clause is in substitution for Rural Zone – clause 20.2 Use Table and Agriculture Zone – clause 21.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Resource Development	If for an agricultural use, excluding controlled environment agriculture, tree farming and plantation forestry.
Utilities	If for: <ul style="list-style-type: none"> <li>(a) electricity generation;</li> <li>(b) collecting, treating, transmitting, storing or distributing water;</li> <li>(c) electrical sub-station or powerline;</li> <li>(d) pumping station; or</li> <li>(e) storm or flood water drain, water storage dam and weir.</li> </ul>
Residential	If for: <ul style="list-style-type: none"> <li>(a) a home-based business in an existing dwelling; or</li> <li>(b) alterations or extensions to an existing dwelling.</li> </ul>
<b>Discretionary</b>	
Community Meeting and Entertainment	
Food Services	
Pleasure Boat Facility	If for a boat ramp, jetty, pontoon. If not for a marina.
Research and Development	

Residential	<p>If for:</p> <p>(a) a single dwelling; or</p> <p>(b) a home-based business; and</p> <p>(c) not listed as Permitted.</p>
Resource Development	If not listed as Permitted.
Resource Processing	If for a winery, brewery, cidery or distillery.
Sport and Recreation	
Tourist Operation	
Utilities	If not listed as Permitted.
Visitor Accommodation	If for a holiday cabin, backpackers hostel, bed and breakfast, camping and caravan park, or overnight camping area.
<b>Prohibited</b>	
All other uses	

## CHI-S1.6 Use Standards

### CHI-S1.6.1 Discretionary use

This clause is in substitution for Rural Zone – clause 20.3.1 Discretionary use, Agriculture Zone – clause 21.3.1 Discretionary use and are in addition to Environmental Management Zone – clause 23.3.1 Discretionary use.

<b>Objective:</b>	That uses listed as Discretionary recognise and are compatible with the natural, cultural and landscape values of Lake Meadowbank together with the plan purpose statements.
Acceptable Solutions	Performance Criteria
<b>A1</b> No Acceptable Solution.	<b>P1</b> A use listed as Discretionary must be consistent with the natural, cultural and landscape values of Lake Meadowbank together with the plan purpose statements, having regard to: <ul style="list-style-type: none"> <li>(a) the significance of the natural, cultural, and landscape values;</li> <li>(b) the protection, conservation and management of the values;</li> <li>(c) the location, intensity and scale of the use and impacts on existing use and other lake activities;</li> <li>(d) the characteristics and type of use;</li> <li>(e) impact of traffic generation and parking requirements;</li> <li>(f) any emissions and waste produced by the use;</li> <li>(g) the storage and holding of goods, materials and waste; and</li> <li>(h) the proximity of sensitive uses.</li> </ul>
<b>A2</b> No Acceptable Solution.	<b>P2</b> A use listed as Discretionary must not confine or restrain existing agricultural use on adjoining properties, having regard to: <ul style="list-style-type: none"> <li>(a) the location of the proposed use;</li> <li>(b) the nature, scale and intensity of the use;</li> </ul>



	<p>(c) the likelihood and nature of any adverse impacts on adjoining uses; and</p> <p>(d) any off site impacts from adjoining uses.</p>
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#### CHI-S1.6.2 Visitor Accommodation

This clause is in substitution for Rural Zone – clause 20.3.1 Discretionary use Agriculture Zone – clause 21.3.1 Discretionary use and are in addition to Environmental Management Zone – clause 23.3.1 Discretionary use.

<b>Objective:</b>	Visitor Accommodation does not cause an unreasonable loss of amenity or impact on the natural, cultural or landscape values of the area.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> Visitor Accommodation, excluding camping and caravan park and overnight camping area, must: <ul style="list-style-type: none"> <li>(a) have not more than 1 holiday cabin per title; or</li> <li>(b) accommodate guests in existing buildings.</li> </ul>		<b>P1</b> Visitor Accommodation, excluding camping and caravan park and overnight camping area, must be in accordance with a master development plan
<b>A2</b> Camping and caravan parks and overnight camping areas must have no more than 5 campsites or caravan park sites per title.		<b>P2</b> Camping and caravan parks and overnight camping areas with 6 or more campsites and/or caravan sites must be in accordance with a master development plan.

## CHI-S1.7 Development Standards for Buildings and Works

### CHI-S1.7.1 Building height

This clause is in substitution for Rural Zone – clause 20.4.1 Building height; Agriculture Zone – clause 21.4.1 Building height; and Environmental Management Zone – clause 23.4.2 Building height, setback and siting A1 and P1.

<b>Objective:</b>	That buildings height is compatible with the natural, cultural and landscape values of the area and protects the visual and visitor accommodation amenity of adjoining properties.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Building height must be not more than: (a) 4m for a camping & caravan park or overnight camping area; (b) 5m for any Tourist Operation or Visitor Accommodation excluding a camping and caravan park or overnight camping area; (c) 5m for an outbuilding; and (d) 8m for any other building and works.		<b>P1</b> Building height must be compatible with the landscape values of the area, having regard to: (a) the height, bulk and form of proposed buildings; (b) the height, bulk and form of adjacent existing buildings; (c) the topography of the site; (d) the visual impact of the buildings when viewed from Lake Meadowbank, its foreshore or public places; and (e) the landscape values of the surrounding area.

## CHI-S1.7.2 Setbacks and Siting

This clause is in substitution for Rural Zone – clause 20.4.2 Setbacks and Agriculture Zone – clause 21.4.2 Setbacks.

<b>Objective:</b>	That building setback and siting is compatible with the natural, cultural and landscape values of the area and protects the visual and visitor accommodation amenity of adjoining properties
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings and works, excluding for a camping and caravan park or overnight camping area, must have a setback not less than 100m from full supply level.</p>	<p><b>P1</b></p> <p>Buildings and works, excluding for a camping &amp; caravan park or overnight camping area, must have a setback not less than 40m from full supply level and must be compatible with the natural, cultural and landscape values of the area and protect the amenity of the adjoining properties having regard to:</p> <ul style="list-style-type: none"> <li>(a) the visual amenity of the rural setting when viewed from adjoining properties, or from Lake Meadowbank, its foreshore or public places; and</li> <li>(b) impacts of any stormwater discharge directly into Lake Meadowbank.</li> </ul>
<p><b>A2</b></p> <p>Buildings must have a setback from all boundaries of not less than 20m.</p>	<p><b>P2</b></p> <p>Buildings must be sited to not cause an unreasonable loss of amenity, or impact on landscape values of the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the size, shape and orientation of the site;</li> <li>(c) the side and rear setbacks of adjacent buildings;</li> <li>(d) the height, bulk, and form of existing and proposed buildings;</li> <li>(e) the need to remove vegetation as part of the development;</li> <li>(f) the appearance when viewed from adjacent property;</li> <li>(g) the landscape values of the area; and</li> <li>(h) the plan purpose statements.</li> </ul>

<p><b>A3</b></p> <p>Buildings and works for a camping and caravan park or overnight camping area must have a setback not less than 40m from full supply level.</p>	<p><b>P3</b></p> <p>Buildings and works for a camping and caravan park or overnight camping area must have a setback not less than 20m from full supply level, only if compliance with the Acceptable Solution cannot reasonably be achieved due to site constraints.</p>
<p><b>A4</b></p> <p>Individual campsites or caravan park sites must be no more than a gross floor area of 50m<sup>2</sup>.</p>	<p><b>P4</b></p> <p>No performance criteria</p>
<p><b>A5</b></p> <p>Buildings for a sensitive use must be separated from the boundary of an adjoining property outside the Specific Area Plan in the Rural Zone or Agriculture Zone a distance of:</p> <ul style="list-style-type: none"> <li>(a) not less than 200m; or</li> <li>(b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</li> </ul>	<p><b>P5</b></p> <p>Buildings for a sensitive use must be sited to not conflict or interfere with uses in the Rural Zone or Agriculture Zone outside the Specific Area Plan, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, shape and topography of the site;</li> <li>(b) the separation from those zones of any existing buildings for sensitive uses on adjoining properties;</li> <li>(c) the existing and potential use of land in the adjoining zones;</li> <li>(d) any buffers created by natural or other features; and</li> <li>(e) any proposed attenuation measures.</li> </ul>



## CHI-S1.7.3 Access

This clause is in substitution for Rural Zone – clause 20.4.3 Access for new dwellings and Agriculture Zone clause 21.4.3 Access for new dwellings.

<b>Objective:</b>	That safe and practicable vehicular access is provided with minimal impact on the surrounding natural, scenic and cultural values.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Vehicular access is provided using existing vehicular tracks and internal roads.		<b>P1</b> The design, construction and location of vehicular access must have minimal impact on the surrounding natural, scenic and cultural values, having regard to: <ul style="list-style-type: none"> <li>(a) providing safe connections from existing road infrastructure;</li> <li>(b) minimising the total number of new roads and tracks within the Lake Meadowbank Specific Area Plan area;</li> <li>(c) being appropriate to the setting, and not substantially detracting from the rural character of the area;</li> <li>(d) avoiding impacts from dust, run-off and noise to other land users; and</li> <li>(e) consolidating and sharing vehicular access wherever practicable.</li> </ul>

## CHI-S1.7.4 Landscape Protection

This clause is an addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works; Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

<b>Objective:</b>	That buildings and works are compatible with the landscape values of the site and surrounding area and managed to minimise adverse impacts.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Buildings and works must: <ul style="list-style-type: none"> <li>(a) be located within a building area, if shown on a sealed plan; or</li> <li>(b) be an alteration or extension to an existing building providing it is not more than the existing building height; and</li> <li>(c) not include cut and fill greater than 1m; and</li> <li>(d) be on a site not requiring the clearing of native vegetation; and</li> <li>(e) be not less than 10m in elevation below a skyline or ridgeline.</li> </ul>		<b>P1.1</b> Buildings and works must be located to minimise impacts on landscape values, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the size and shape of the site;</li> <li>(c) the proposed building height, size and bulk;</li> <li>(d) any constraints imposed by existing development;</li> <li>(e) visual impact when viewed from roads and public places; and</li> <li>(f) any screening vegetation, and</li> </ul> <b>P1.2</b> be located in an area requiring the clearing of native vegetation only if <ul style="list-style-type: none"> <li>(a) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure; and</li> <li>(b) the extent of clearing is the minimum necessary to meet the requirements of the Bushfire-Prone Areas Code.</li> </ul>

<p><b>A2</b></p> <p>Buildings and works for a camping and caravan park or overnight camping ground must be of a temporary nature, such as not having footings and with the capacity to be easily removed from the site.</p>	<p><b>P2</b></p> <p>Buildings and works for a camping and caravan park or overnight camping ground of a permanent nature must be for one or more of the following purposes:</p> <ul style="list-style-type: none"> <li>(a) a communal toilet/shower/laundry facility;</li> <li>(b) storage;</li> <li>(c) a site office or reception building.</li> </ul>
<p><b>A3</b></p> <p>Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.</p>	<p><b>P3</b></p> <p>Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the appearance of the building when viewed from roads or public places in the surrounding area;</li> <li>(b) any screening vegetation; and</li> <li>(c) the nature of the exterior finishes.</li> </ul>

## CHI-S1.7.5 Aquatic structures

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, and Environmental Management Zone – clause 23.4 Development Standards for Building and Works.

<b>Objective:</b>	That permanent aquatic structures such as pontoons, boat ramps and jetties on Lake Meadowbank or its foreshore are only constructed as necessary and are safe, functional, and do not detract from the natural, cultural and landscape values of the area or impede recreational use or the operational needs of Hydro Tasmania.	
Acceptable Solutions		Performance Criteria
<b>A1</b> An aquatic structure is: <ul style="list-style-type: none"> <li>(a) for the replacement of an existing structure;</li> <li>(b) provided by or on behalf of the Crown, council or a State Authority; and</li> <li>(c) the rationalisation of two or more structures on Lake Meadowbank or its foreshore.</li> </ul>		<b>P1</b> Aquatic structures must avoid adverse impacts on the natural, cultural and landscape values of Lake Meadowbank and only be constructed as necessary and safe having regard to: <ul style="list-style-type: none"> <li>(a) the advice and operational needs of Hydro Tasmania;</li> <li>(b) rationalising existing aquatic structures as far as practicable;</li> <li>(c) avoiding the proliferation of aquatic structures in the immediate vicinity;</li> <li>(d) the demonstrated need for the aquatic structure; and</li> <li>(e) the plan purpose statements.</li> </ul>



## CHI-S1.7.6 Aboriginal Heritage

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, and Environmental Management Zone – clause 23.4 Development Standards for Building and Works.

<b>Objective:</b>	That Aboriginal heritage is not inappropriately disturbed and	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> Buildings and works must be in accordance with a Certificate and Unanticipated Discovery Plan, and any Assessment Result, issued by Aboriginal Heritage Tasmania.		<b>P1</b> Buildings and works must be in accordance with an Approved Permit issued by the Minister for Aboriginal Affairs under Section 14 of the Aboriginal Heritage Act 1975.

## CHI-S1.7.7 Protection of Lake Operation

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, and Environmental Management Zone – clause 23.4 Development Standards for Building and Works.

<b>Objective:</b>	That the operation of the lake for hydro-electric power generation and as a major source of potable water or greater Hobart is not compromised.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> Buildings or works within 20m of the maximum flood level must be accepted by Hydro Tasmania		<b>P1</b> Buildings and works within 20m of the maximum flood level must not hinder the operation of the lake for hydro-electric generation purposes having regard to any advice received from Hydro Tasmania.

## CHI-S1.7.8 Protection of Water Quality

This clause is in addition to Natural Assets Code – Clause C7.6.1 Development Standards for Buildings and Works

<b>Objective:</b>	That on-site waste water management does not contribute to adverse impacts on water quality.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Land application area must be 100m from full supply level.		<b>P1</b> Land application area must be of sufficient size and location to adequately manage waste water treatment so that there are no adverse impacts on water quality in Lake Meadowbank, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the capacity of the site to absorb waste water;</li> <li>(c) the size and shape of the site;</li> <li>(d) the existing buildings and any constraints imposed by existing development;</li> <li>(e) the area of the site to be covered by the proposed development;</li> <li>(f) the provision for landscaping, vehicle parking, driveways and private open space;</li> <li>(g) any adverse impacts on the quality of ground and surface waters;</li> <li>(h) any adverse environmental impact on surrounding properties and the locality;</li> <li>(i) any cumulative adverse impacts on the operation of the waste water treatment system created by any nearby waste water treatment systems;</li> <li>(j) the benefit, or otherwise, of collective waste water treatment systems.</li> <li>(k) written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site waste water management system.</li> </ul>

**CHI-S1.8      Development Standards for Subdivision**

This sub-clause is not used in this specific area plan.

**CHI-S1.9      Tables**

This sub-clause is not used in this specific area plan.

## **Part 8: APPENDICES**

- A. Draft Central Highlands Local Provisions Schedule 20 July 2021 (Written Ordinance)**
- B. Draft Central Highlands Local Provisions Schedule Maps July 2021 (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 Central Highlands LGA Planning Report*, prepared by Tasmanian Fire Service, May 2019**



## 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 2009<sup>1</sup>, 2010<sup>2</sup>.

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.

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<sup>1</sup> 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.

<sup>2</sup> 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 2008<sup>3</sup>), which also uses the Immediate and Potential perspectives.

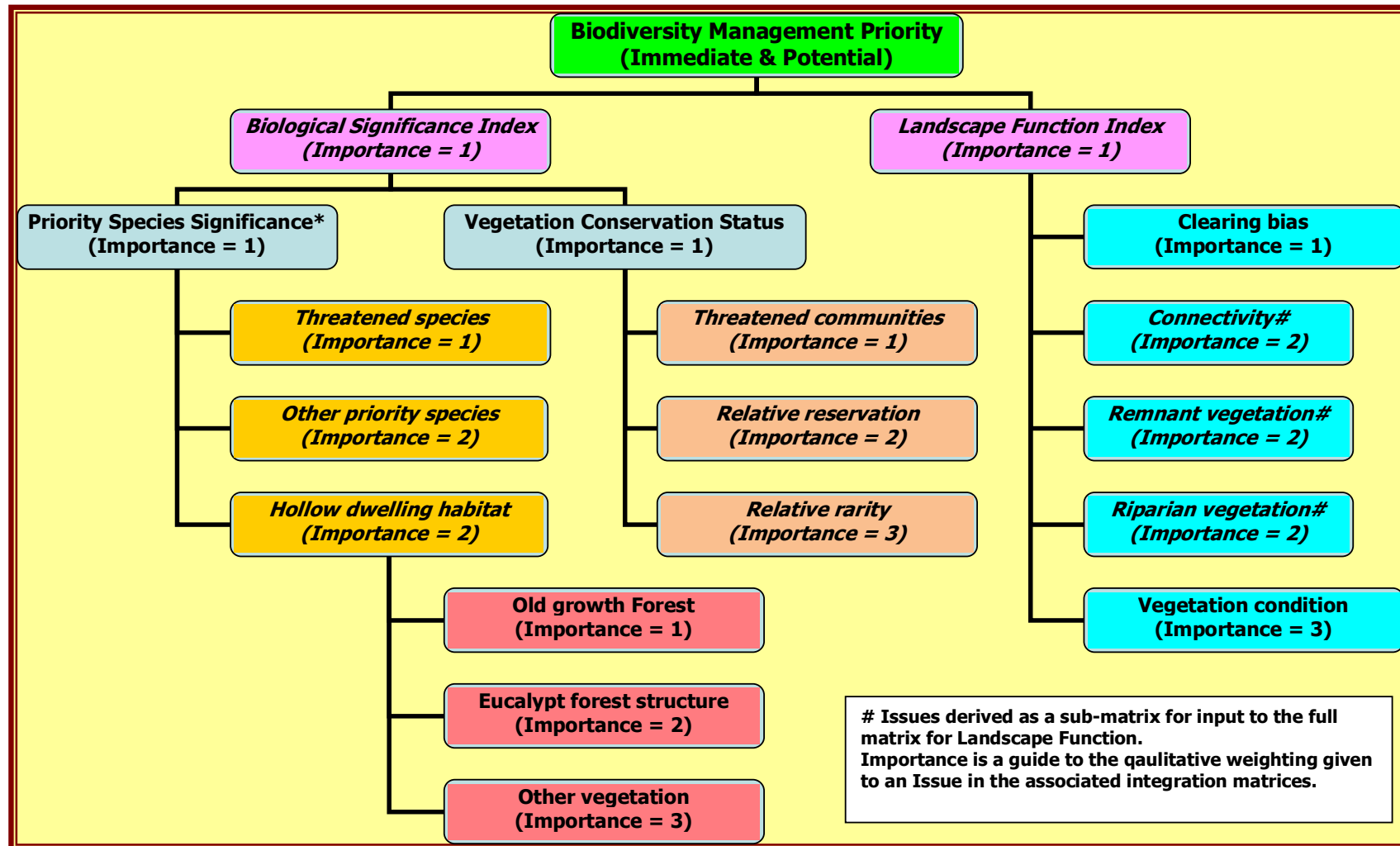
Use of Immediate Level of Concern is generally most appropriate where past management may have created a need to improve the condition of an Issue, or where there is continuing landuse which may place the resource at risk if not managed appropriately. For example, native vegetation whose condition has 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.

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<sup>3</sup> 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)**

<b>Native vegetation patch size (ha)</b>	<b>Concern – Immediate</b>	<b>Concern – Potential</b>
<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.

<b>Integration matrix for Biodiversity Management Priority</b>				
<b>Biological Significance Index</b>	<b>Landscape Function Index</b>			
	<b>VH</b>	<b>H</b>	<b>M</b>	<b>L</b>
<b>VH</b>	VH	VH	VH	VH
<b>H</b>	VH	VH	H	H
<b>M</b>	VH	H	M	M
<b>L</b>	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. 2009<sup>4</sup>).

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 2014<sup>5</sup> 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.

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<sup>4</sup> 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.

<sup>5</sup> 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.

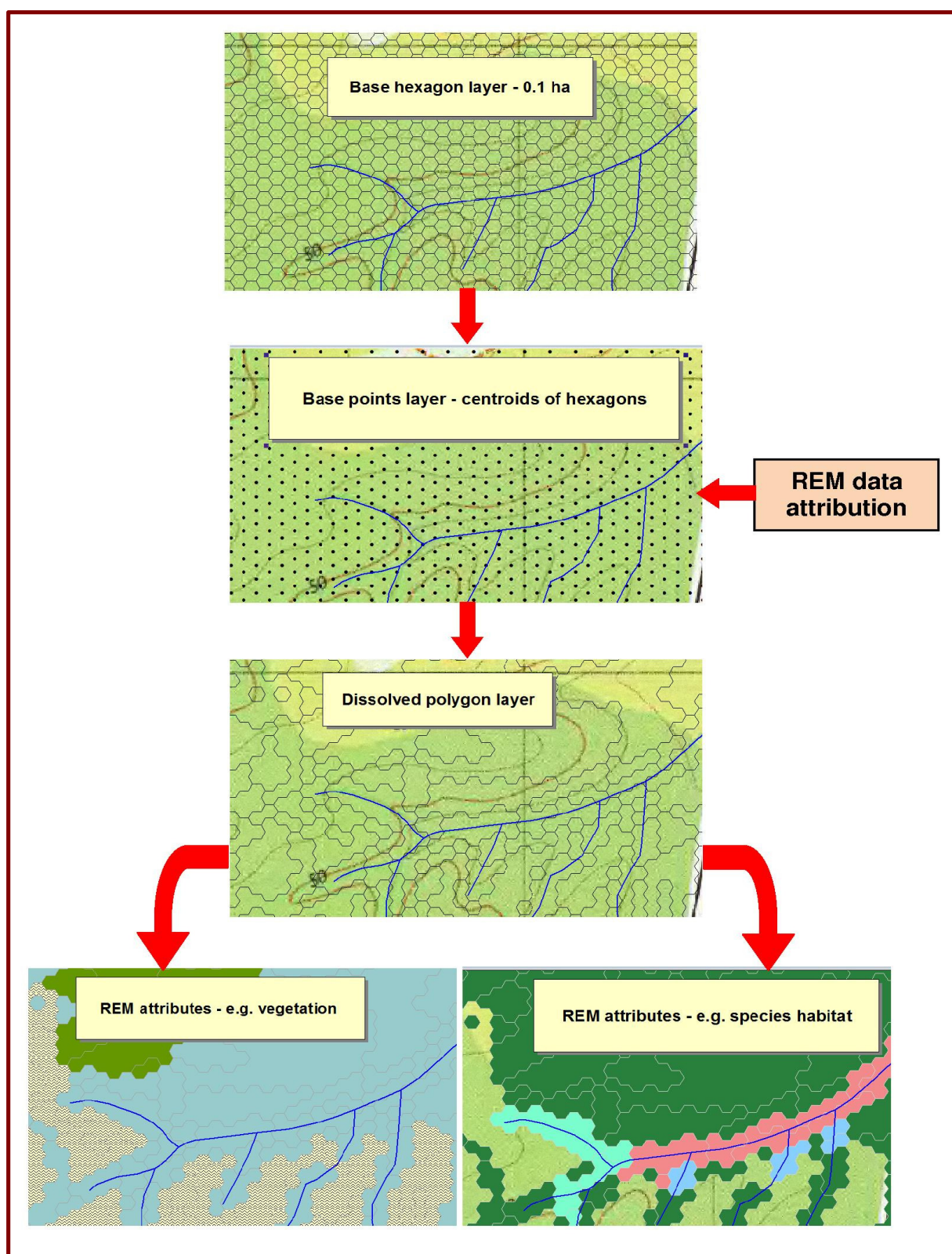
- Local scale landscape processes are assessed through assessing vegetation condition, which is expressed in the REM as Biophysical Naturalness. This assesses the characteristics of native vegetation for perturbation in structure and composition within each patch of native vegetation.

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 available<sup>6</sup> 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 further be 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.

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<sup>6</sup> <http://www.naturalresourceplanning.com.au/landscape-ecology-tools/>

Figure 3. Sample REM profile – Immediate Level of Concern

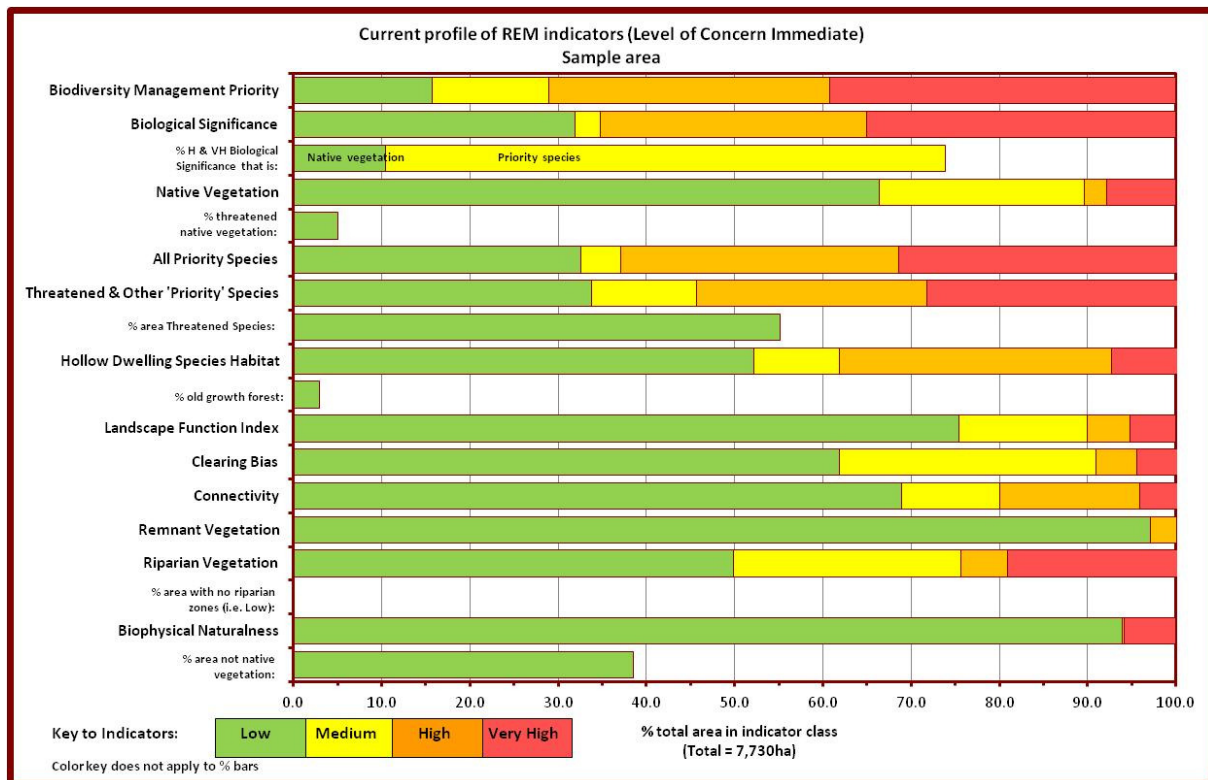
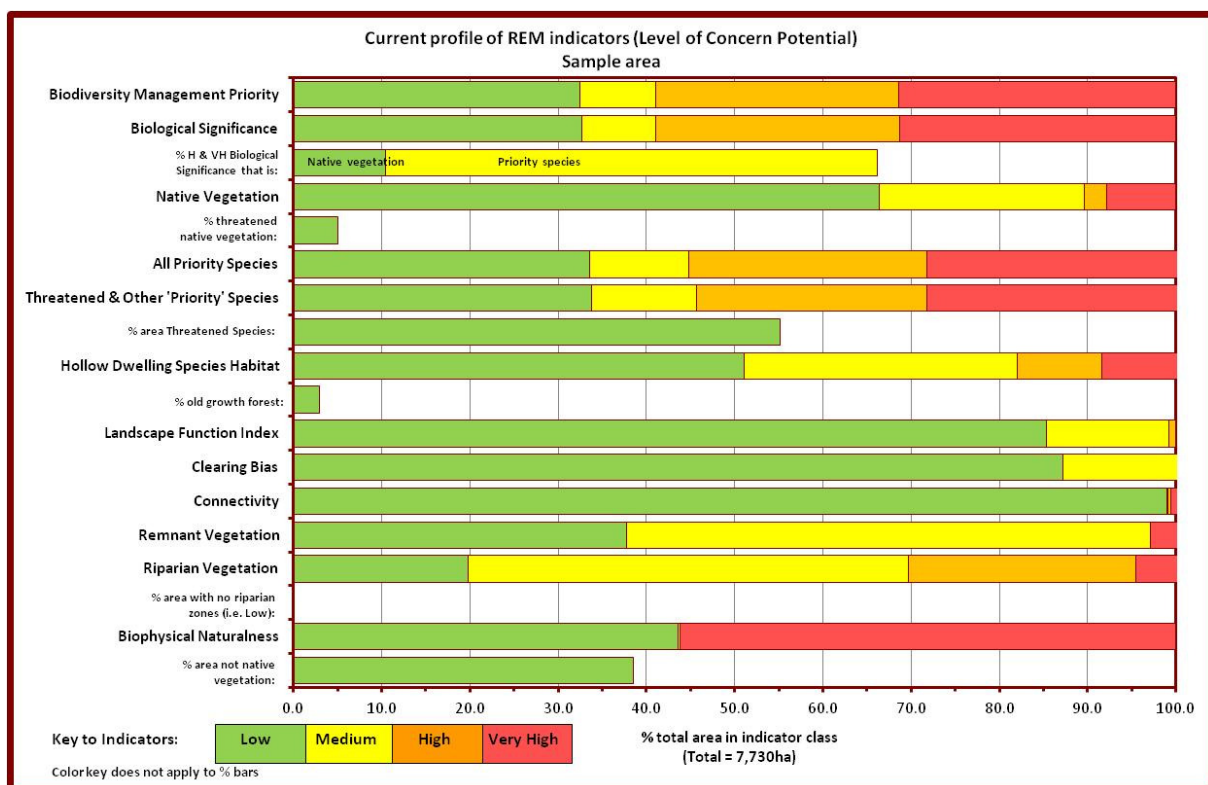


Figure 4. Sample REM profile – Potential Level of Concern



**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 comprised 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.

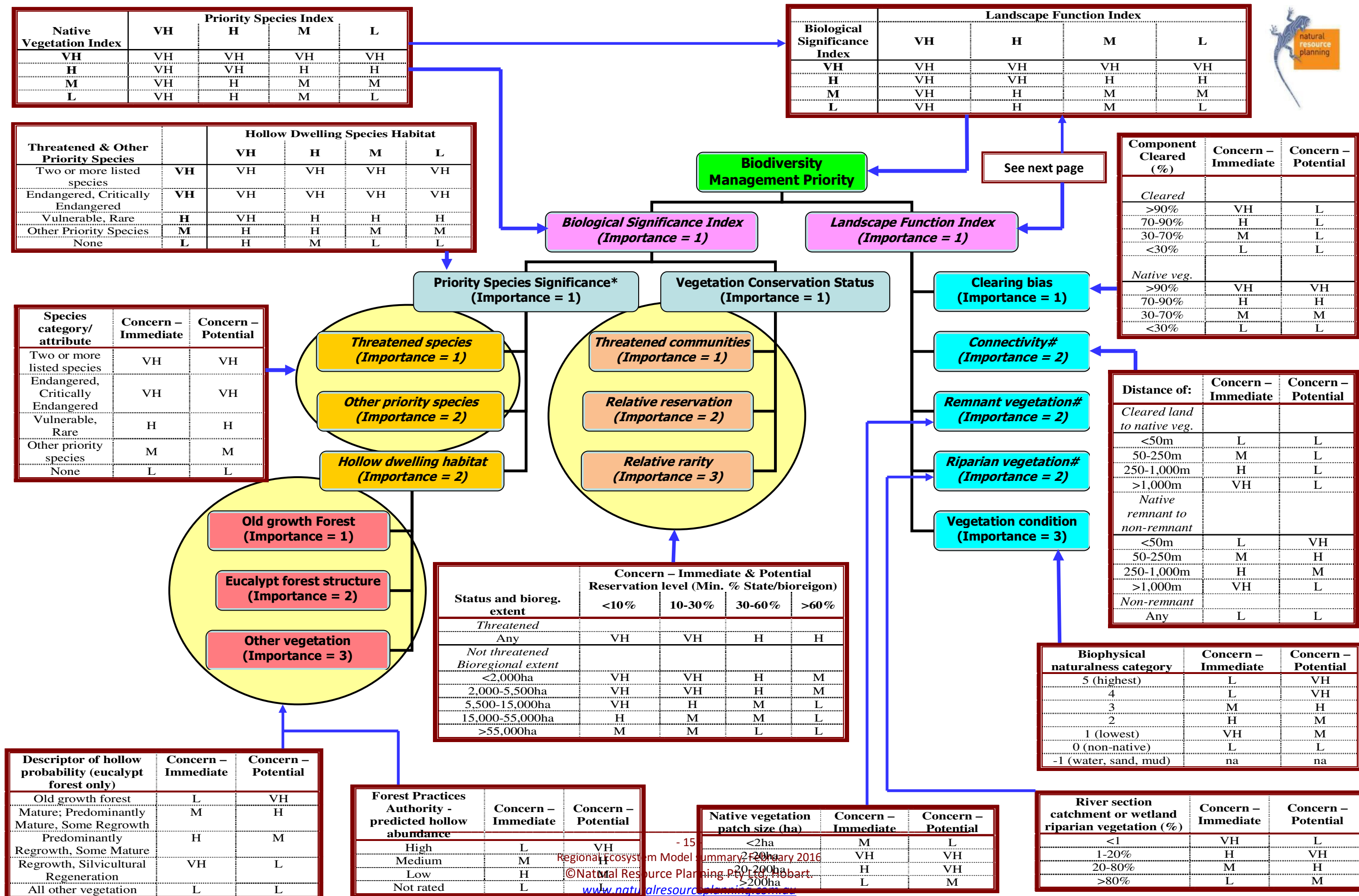
Issue	Definition	Summary	Indicator
Listed threatened species	Species listed as threatened under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999)	na	Threat status and number of co-occurring threatened species in an area.
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



## 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.

<b>Flora</b>			
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.

<b><i>Fauna and significant habitat</i></b>			
Type		Management objective	What is assessed?
Localised species <sup>1</sup>	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)

<sup>1</sup> 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

# **Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones**

Prepared by: Michael Tempest & Astrid Ketelaar  
7<sup>th</sup> May 2018





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## INTRODUCTION

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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.

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
<b>Unconstrained</b>	<ul style="list-style-type: none"><li>• An area greater than an identified ag enterprise size threshold.</li><li>• An area less than an identified ag enterprise threshold but adjoins another title with a greater than size and has a capital value of &lt;\$50,000/ha.</li></ul>
<b>Potentially Constrained 2A</b>	<ul style="list-style-type: none"><li>• An area less than the identified ag enterprise thresholds</li><li>• A capital value of &gt;\$50,00/ha.</li><li>• Not adjoining a residential zone.</li></ul>
<b>Potentially Constrained 2B</b>	<ul style="list-style-type: none"><li>• An area less than the identified ag enterprise thresholds.</li><li>• A capital value of &lt;\$50,000/ha.</li><li>• Does not adjoin a title with an area greater than identified ag enterprise thresholds.</li></ul>
<b>Potentially Constrained 3</b>	<ul style="list-style-type: none"><li>• An area less than the identified ag enterprise thresholds.</li><li>• Adjoining a residential zone.</li></ul>

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**

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#### 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 <sup>1</sup>	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

<sup>1</sup> 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 PIDs<sup>2</sup>, 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

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<sup>2</sup> 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
<b>Forestry Activities on majority of title – Including:</b> <ul style="list-style-type: none"> <li>Native Forest Harvesting</li> <li>Plantations</li> <li>State Forest</li> <li>Future Production Forest</li> </ul>	<ul style="list-style-type: none"> <li>Forestry is “no permit required” in both the Rural &amp; 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.</li> <li>Land with limited potential for future development of an agricultural enterprise will preferably be zoned Rural.</li> <li>Zoning will aim to reflect a consistent land use pattern.</li> </ul>	<p>Yes (if meeting one or more criteria).</p> <ul style="list-style-type: none"> <li>If on Prime Ag Land.</li> <li>If surrounded by Ag land.</li> <li>If farmed in conjunction with an agricultural enterprise.</li> <li>If plantation over pasture that is likely to be converted back to pasture after harvest.</li> <li>If there is a potential dam site on a named stream and upstream from existing or potential agricultural activity.</li> </ul>	<p>Mapped as Unconstrained in the ALMP.</p>	<p>Yes (if meeting one or more criteria).</p> <ul style="list-style-type: none"> <li>If on Class 6 or 7 Land, or land that is limited due to site characteristics.</li> <li>If owned by a forestry company.</li> <li>If owned by a private land holder and is adjacent to other forestry or Rural Zone titles.</li> <li>If under private timber reserves and unlikely to be converted to pasture.</li> <li>Adjacent land is also primarily used for forestry activities.</li> <li>State forest and/or Future Production Forest.</li> </ul>	<p>Per Guidelines RZ 1 &amp; 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>	
<b>Irrigation Resources or use</b>	<p>Irrigation water resources are important to agricultural productivity, diversifying and risk management.</p>	<p>Yes.</p> <ul style="list-style-type: none"> <li>If existing irrigation resources.</li> <li>If there is potential to develop irrigation resources that could be utilised for agricultural activities.</li> </ul>	<p>Agriculture Zone Purpose &amp; as per guideline AZ 1.</p>			<p>If unsure of irrigation potential specialist advice should be sought.</p>	
<b>Residual Native Vegetation/ Minimal Use on majority of title.</b>	<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"> <li>If farmed in conjunction with a ‘medium to large-scale’ agricultural enterprise (eg. broadacre dryland grazing enterprise).</li> <li>If a Conservation Covenant is covering area of concern and surrounding land is utilised for agriculture.</li> </ul>	<p>Mapped as Unconstrained.</p>	<p>Yes.</p> <ul style="list-style-type: none"> <li>Fragmented ownership of titles.</li> <li>Land Use 2015 Layer (LIST) maps as minimal use.</li> <li>No evidence of land being utilised for agricultural activities anywhere on the title.</li> <li>Poor site characteristics and Land Capability (Class 5, 6 or 7) on majority of title.</li> <li>If under a Conservation Covenant and not managed in conjunction with an agricultural enterprise.</li> <li>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.</li> </ul>	<p>Per Guidelines RZ 1, RZ 3, AZ 4 &amp; 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
<b>Extractive Industries</b>	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"> <li>If on Prime Agricultural Land</li> <li>If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone.</li> </ul>	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> <li>If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural.</li> <li>If on an isolated title from rest of Rural estate, but is an operation of regional significance.</li> </ul>	Per Guidelines RZ 3.		
<b>Resource Processing</b>	Resource Processing is a Permitted Use in the Rural Zone, but is Discretionary in the Ag Zone.	Yes. <ul style="list-style-type: none"> <li>If on Prime Agricultural Land.</li> <li>If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone.</li> </ul>	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"> <li>If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural.</li> <li>If on an isolated title from rest of Rural estate, but is an operation of local and/or regional significance.</li> </ul>	Per Guidelines RZ 3.		
<b>Unmapped Titles</b>	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"> <li>If surrounded by land that will be zoned as Agriculture and subject title has characteristics that could be included within Agriculture Zone.</li> <li>If farmed in conjunction with adjacent agricultural land.</li> <li>If it provides a more consistent zoning pattern.</li> </ul>	Per Guidelines AZ 1, AZ 4 & AZ 7.	Yes. <ul style="list-style-type: none"> <li>If Sustainable Timber Tasmania (STTAS) land (formerly Forestry Tasmania) or Crown owned land.</li> <li>If has no agricultural potential and is adjacent to land with similar characteristics that could also be zoned Rural.</li> </ul>	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.
<b>Potentially Constrained Titles</b>	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"> <li>Single titles or small clusters of titles surrounded by unconstrained agricultural land.</li> <li>If on Prime Agricultural Land.</li> <li>If there is an existing irrigation water supply.</li> <li>Titles that are farmed in conjunction with agricultural land.</li> <li>If it provides a more consistent zoning pattern.</li> </ul>	Per Guidelines AZ1, AZ 3 & AZ 4.	Yes. <ul style="list-style-type: none"> <li>Cluster of three or more titles and not utilised for agricultural activities nor directly adjacent to 'medium to large-scale' agricultural activities.</li> <li>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.</li> <li>If provides for a more consistent zoning pattern.</li> </ul>	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
<b>Significant Agriculture Zone and Prime Agricultural Land</b>	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"> <li>If significantly constrained or other limitations can be demonstrated.</li> </ul>	Per Guideline AZ 6.	Specialist advice should be sought before zoning Rural.	
<b>Public Reserves:</b> <ul style="list-style-type: none"> <li>Conservation Area</li> <li>Game Reserve</li> <li>Historic Site</li> <li>Indigenous Protected Area</li> <li>National Park</li> <li>Nature Reserve</li> <li>Nature Recreation Area</li> <li>Regional Reserve</li> <li>State Reserve</li> <li>Wellington Park</li> <li>RAMSAR Wetland</li> <li>Informal Reserve on Public Land</li> </ul>	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"> <li>Unless not appropriate to zone differently.</li> </ul>	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.
<b>Private Reserves:</b> <ul style="list-style-type: none"> <li>Conservation Covenant</li> <li>Private Nature Reserve</li> <li>Private Sanctuary</li> <li>Stewardship Agreement</li> <li>Part 5 Agreements</li> </ul>	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"> <li>managed in conjunction with productive agricultural land.</li> <li>It is to provide a consistent zoning pattern.</li> </ul>	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
<b>Land Capability Class 6 and 7</b>	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. <ul style="list-style-type: none"><li>If farmed in conjunction with a 'medium to large-scale' agricultural enterprise (eg. broadacre dryland grazing enterprise).</li></ul>	Mapped as Unconstrained.	Yes. <ul style="list-style-type: none"><li>If there are a minimum of three titles appropriate to be zoned Rural.</li></ul>	Per Guidelines RZ 1 & AZ 6		
<b>Utilities</b>	Minor Utilities are listed as a no permit required in either zone, whereas all other utilities are permitted.	Yes. <ul style="list-style-type: none"><li>If surrounded by land which will be zoned as Agriculture.</li></ul>	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. <ul style="list-style-type: none"><li>If surrounded by land which will be zoned as Rural.</li></ul>		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.
<b>Business &amp; Professional Services</b>	This Use is prohibited in the Ag Zone, so titles with this use should only be zoned Agriculture under exceptional circumstances.	No. Unless: <ul style="list-style-type: none"><li>Is connected to an agricultural enterprise.</li><li>Is surrounded by land which will be zoned Agriculture and a cluster of three titles cannot be developed to create an alternate zone.</li></ul>	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.
<b>Domestic Animal Breeding, Boarding or Training</b>	This use is permitted in the Rural Zone and is Discretionary in the Ag Zone.	No. Unless: <ul style="list-style-type: none"><li>Is associated with an existing enterprise that will be zoned Agriculture.</li><li>Is surrounded by land that will be zoned Agriculture.</li></ul>	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes.	AZ 6 & RZ 3.		
<b>Educational &amp; Occasional Care</b>	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: <ul style="list-style-type: none"><li>Is associated with an existing enterprise that will be zoned Agriculture.</li><li>Is surrounded by land that will be zoned Agriculture.</li></ul>	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. <ul style="list-style-type: none"><li>If surrounded by land which will be zoned as Rural.</li></ul>	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
<b>Emergency Services</b>	This use is permitted in the Rural Zone but is prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> <li>Unless not appropriate to zone differently.</li> </ul>	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.
<b>Food Services</b>	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"> <li>If associated with an existing enterprise that will be zoned Agriculture.</li> <li>If surrounded by land that will be zoned Agriculture.</li> </ul>	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. <ul style="list-style-type: none"> <li>If associated with an existing enterprise that will be zoned Rural.</li> <li>If surrounded by land that will be zoned Rural.</li> </ul>	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
<b>General Retail &amp; Hire</b>	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"> <li>Is associated with an existing enterprise that will be zoned Agriculture.</li> <li>Is surrounded by land that will be zoned Agriculture.</li> </ul>	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. <ul style="list-style-type: none"> <li>If associated with an existing enterprise that will be zoned Rural</li> <li>If surrounded by land that will be zoned Rural.</li> </ul>	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
<b>Manufacturing and Processing</b>	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"> <li>Is for manufacturing of agricultural equipment and surrounded by land that will be zoned Agriculture.</li> <li>Is for processing of materials from extractive industries and surrounded by land that will be zoned Agriculture.</li> </ul>	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.
<b>Pleasure Boat Facility</b>	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"> <li>Unless not appropriate to zone differently.</li> </ul>	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.
<b>Research &amp; Development</b>	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"> <li>Is associated with an existing enterprise that will be zoned Agriculture.</li> <li>Is surrounded by land that will be zoned Agriculture.</li> </ul>	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
<b>Storage</b>	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"> <li>Is associated with an existing enterprise that will be zoned Agriculture.</li> <li>Is surrounded by land that will be zoned Agriculture.</li> </ul>	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.
<b>Visitor Accommodation</b>	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"> <li>Is associated with an existing enterprise that will be zoned Agriculture.</li> <li>Is surrounded by land that will be zoned Agriculture.</li> </ul>	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.
<b>Bulky Goods Sales</b>	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"> <li>Is associated with an existing enterprise that will be zoned Agriculture.</li> <li>Is surrounded by land that will be zoned Agriculture.</li> </ul>	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.
<b>Community Meeting &amp; Entertainment</b>	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> <li>Unless not appropriate to zone differently.</li> </ul>	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> <li>If surrounded by land that will be zoned Rural.</li> </ul>	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
<b>Crematoria &amp; Cemeteries</b>	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> <li>Unless not appropriate to zone differently.</li> </ul>	Per Guidelines AZ 1 & AZ 6	Yes. 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.
<b>Custodial Facility</b>	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> <li>Unless not appropriate to zone differently.</li> </ul>	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> <li>If surrounded by land that will be zoned Rural.</li> </ul>	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
<b>Motor Racing Facility</b>	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> <li>Unless not appropriate to zone differently.</li> </ul>	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> <li>If surrounded by land that will be zoned Rural.</li> </ul>	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
<b>Recycling &amp; Waste Disposal</b>	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> <li>Unless not appropriate to zone differently.</li> </ul>	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> <li>If surrounded by land that will be zoned Rural.</li> </ul>	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
<b>Service Industry</b>	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"> <li>Unless not appropriate to zone differently.</li> </ul>	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> <li>If associated with an existing primary industry enterprise.</li> <li>If surrounded by land that will be zoned Rural.</li> </ul>	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
<b>Sports &amp; Recreation</b>	This use is discretionary in the Rural Zone and prohibited in the Ag Zone.	No. <ul style="list-style-type: none"> <li>Unless not appropriate to zone differently.</li> </ul>	Per Guidelines AZ 1 & AZ 6	Yes. <ul style="list-style-type: none"> <li>If surrounded by land that will be zoned Rural.</li> </ul>	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
<b>Tourist Operation</b>	This use is discretionary in both the Rural and Ag Zones.	Yes. <ul style="list-style-type: none"> <li>If surrounded by land that will be zoned Agriculture.</li> </ul>	Mapped in Land Potentially Suitable for Agriculture Layer	Yes. <ul style="list-style-type: none"> <li>If surrounded by land that will be zoned Rural.</li> </ul>	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
<b>Transport Depot &amp; Distribution</b>	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"> <li>Is associated with an existing enterprise that will be zoned Agricultural.</li> <li>Is surrounded by land that will be zoned Agriculture.</li> </ul>	Mapped in Land Potentially Suitable for Agriculture Layer.	Yes. <ul style="list-style-type: none"> <li>If surrounded by land that will be zoned Rural.</li> </ul>	Per Guidelines RZ 2 & RZ 3.	If connected to an alternate more appropriate zone, then alternate zoning should be considered.	Various.
<b>Minor Roads &amp; Road Reserves (not on the Road hierarchy 1-5)</b>		Yes. <ul style="list-style-type: none"> <li>If is the prevailing surrounding zone.</li> </ul>		Yes. <ul style="list-style-type: none"> <li>If is the prevailing surrounding zone.</li> </ul>			

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**

<b>Management Activity</b>	<b>Issues likely to constrain the activity</b>	<b>Comment</b>
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)**

<b>Management Activity</b>	<b>Issues likely to constrain the activity</b>	<b>Comment</b>
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)**

<b>Management Activity</b>	<b>Issues likely to constrain the activity</b>	<b>Comment</b>
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 vegetation 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 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.	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.	Few constraints.	Retain current and future agricultural productive potential.	If all indicators are present, Agriculture zoning is preferred.
	Capacity to produce sufficient profit for a family and full-time employment of one person.	Water available for irrigation for smaller holdings.	Well connected to other unconstrained titles,		
			Expansion and/or intensification likely in the future.		
'Small-scale' Characteristics	Land used for some agriculture.	Generally 8-40 ha in area and a single title.	Some Constraints.	Provide for ‘small-scale’ where the land cannot be used for ‘medium to large-scale’ farming enterprises.	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’.
	Agricultural activity may be profitable, however generally unable to produce sufficient profit to demonstrate viability.	Water for irrigation less likely, but possible, depending on location and cost of supply.	Residence on the title.		
	Occupant/family needs to be supported by off-farm income.	Land Capability class generally 4-5.	Residences in close proximity.	Can contribute to buffers at the rural/residential interface to provide for gradational impacts.	
'Domestic-scale' Characteristics		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.	Low connectivity to unconstrained titles.	Provide opportunities for ‘small-scale’ enterprises without risking loss of the agricultural resource.	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.
'Domestic-scale' Characteristics	Little or no use for Agriculture.	Generally 1-8 ha in area.	Moderate to significant Constraints.	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.
		Land Capability variable.	Residence on the title.		
		Water for irrigation unlikely.	Residences in close proximity.		
'Domestic-scale' Characteristics			Little or no connectivity to unconstrained titles.		



## 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'<sup>3</sup>. 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 EVAO<sup>4</sup> of less than \$50 000 and produce approximately 5% of the South East region's agricultural output.<sup>5</sup> 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 output<sup>6</sup>.

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<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> 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.

<sup>6</sup> 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/>

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 decreasing<sup>3</sup>. 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)

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**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.

# PLANNING REPORT



Tasmania Fire Service

## **Bushfire-Prone Areas Overlay Central Highlands LGA**

May 2019





**Tasmania Fire Service  
Bushfire Risk Unit**

GPO Box 1526  
HOBART TAS 7001  
PH: (03) 6230 8600  
Fax: (03) 6234 6647  
Email: [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)  
Web: [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

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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 the bushfire-prone areas overlay for Tasmanian Local Government Areas ('LGA'). Mapping for the Central Highlands 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 overlay will ultimately be included within Council's Local Provision Schedules as part of the Tasmanian Planning Scheme.

To introduce the overlay sooner, Council may initiate a draft amendment to the Central Highlands Interim Planning Scheme 2015. In this transitional period before the Tasmanian Planning Scheme is enacted, Schedule 6 of LUPAA provides the statutory basis for amending interim planning schemes under the 'former provisions'.

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 draft bushfire-prone areas overlay for Central Highlands. This report provides the following information:

- The background and context of the mapping;
- Description of the mapping process;
- Options for implementation; and
- Consideration of the applicable statutory and strategic planning framework.

The information in this report is provided to inform the Planning Authority and general public on the proposed draft overlay.

## 1.1 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 communities<sup>1</sup>. 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 century<sup>2</sup>.

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 supporting

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<sup>1</sup> Department of Police and Emergency Management 2015, *Tasmanian Emergency Management Plan - Issue 8*, DPEM, Hobart.

<sup>2</sup> 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

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 area<sup>3</sup>.

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 interface<sup>4</sup>. Notwithstanding this, bushfire

<sup>3</sup> Department of Premier and Cabinet, 2013 Tasmanian Bushfires Inquiry, DPAC, Hobart.

<sup>4</sup> 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 Central Highlands Local Government Area ('LGA') as shown in Figure 1. Central Highlands covers a total area of 8,010 square kilometres, which equates to 11.6% of the State.

The LGA supports a large agricultural industry including forestry, livestock production and horticulture. A number of rural townships are dispersed across the LGA.

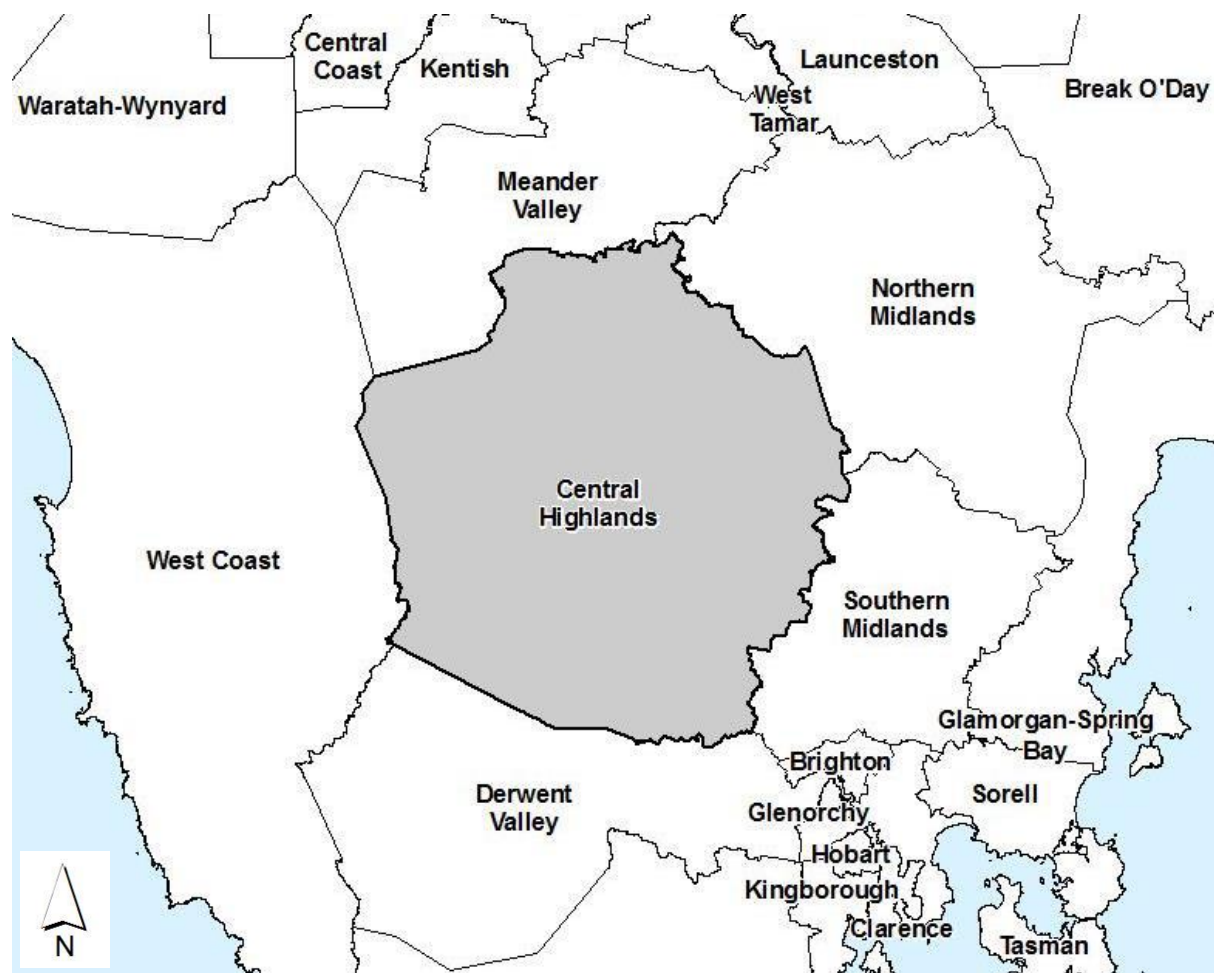


Figure 1 - Location map

### 3 Bushfire-Prone Area Overlay

Bushfire-prone area mapping for the Central Highlands LGA 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 bushfire safety as people will be able to view the map on multiple sites such as the LIST, iplan, and the TFS website. Additionally, TFS will use the map as the basis for issuing fire permits and in 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 bushfire prone areas mapping is summarised conceptually in Figure 2. The mapping has been prepared by the TFS in collaboration with Council's planning and environmental management 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 key sites and areas that required closer examination.

Verification of the condition of specific sites 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 lesser) 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, Hobart and Kingborough interim planning schemes. Furthermore, in preparing the overlay TFS has sought to ensure consistency with Tasmanian Planning Commission's *Practice Note 7: Draft LPS Mapping Technical Advice*.

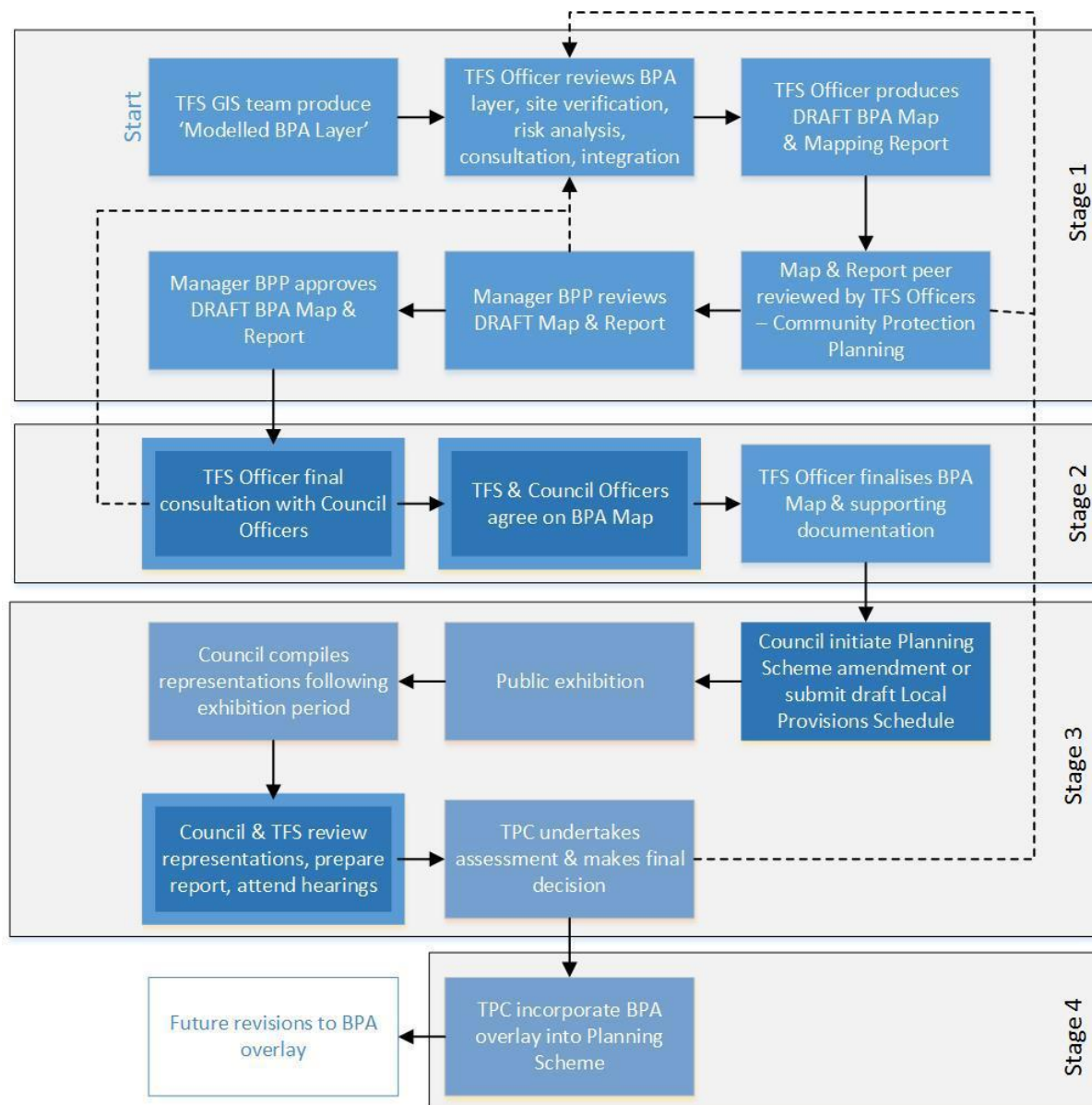


Figure 2 – Overview of mapping preparation and implementation

### 3.3 Overlay Refinement

The relatively small size and/or linear development pattern within many townships in Central Highlands and limited subdivision activity has meant that there is limited scope for further refinement, after accounting for grassland fuels and alignment with cadastral parcels.

It is noted that the prevailing winds during peak bushfire conditions will typically originate from the north and west, which has implications in terms of potential exposure to head-fires and ember penetration into urban areas. A higher level of conservatism was accordingly adopted when refining the overlay as it applies to sections of the urban interface exposed to the north and west.

### 3.3.1 Grasslands

Where Grassland fuels were found to be the predominant fuel type in an area the overlay has been reduced 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.

Agricultural land directly west of the Hamilton Township ('Willowdene' – 5540 Lyell Highway) is an irrigated dairy farm, as shown in Figure 3. Pasture along the river flats are irrigated and grazed as part of the dairy farm operations and are unlikely to sustain a grassfire under the current regime. Land to the east within the Hamilton Township has accordingly been excluded from the overlay.

In the event that irrigated agriculture ceases occurring or the land is used for a crop that requires curing prior to harvest Council will need to evaluate the area and determine whether hazard abatement is required to protect built assets (it is noted that the majority of Village-zoned land to the west is separated by >50m from the farmland by the Clyde River, Council-maintained public open space and River Street road reserve).



Figure 3 - Irrigated agricultural land west of Hamilton

### 3.3.2 Subdivisions

There are no approved subdivisions that are under construction at present.

Council has approved a 43-lot subdivision within the Low Density Residential Zone at Lot 1 Arthurs Lake, Arthurs Lake. The approved lots have not been created at this time and vegetation removal has not occurred. Depending on the extent of development on this site in the coming years, there may be some minor modifications to the overlay that could be considered as part of a future review of Council's LPS.



### 3.3.3 TFS Bushfire Mitigation Plans

TFS – in consultation with relevant stakeholders – is preparing bushfire mitigation plans for at-risk communities across the State. These plans identify strategic fuel management units and fuel breaks.

At present there is one published plan within the Central Highlands – the *Derwent Bridge Community Bushfire Mitigation Plan* (November 2016). The strategic fuel breaks identified in the plan have not yet been implemented and have not influenced the draft overlay.

Future implementation of bushfire mitigation plans within the municipality potentially may inform future amendments to the bushfire-prone areas overlay.

### 3.4 Outcomes of Mapping

It is clear that the majority of the land within the Central Highlands LGA is designated as bushfire-prone as a result of the mapping process.

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 cadastral parcels affected by modelled overlay versus final draft overlay

Cadastral type	Modelled overlay	Final draft Overlay	Difference
Authority Land	1,070	1,064	-6
Local Government Reserve	16	16	0
Private Parcel	4,864	4,797	-67
Public Land Classification	365	366	+1
<b>Total cadastral titles intersected</b>	<b>6,315</b>	<b>6,243</b>	<b>-72</b>

Of most significance in Table 1 are the statistics for private parcels. The mapping process has enabled the identification of approximately 67 private properties that will no longer require further bushfire assessment, should they be developed or redeveloped in future.

Economic benefit to the owners of these properties is derived from the avoided cost of bushfire assessment, the reduced time required for building work to be designed, documented and approved and avoided constructions costs (if an exemption were not obtained).

## 4 Implementation Options

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').

### 4.1 Tasmanian Planning Scheme

All Tasmanian Councils are required to transition into the Tasmanian Planning Scheme ('TPS') as part of the Government's reform agenda.

The TPS will be comprised of the State Planning Provisions ('SPP') and Local Planning Schedules ('LPS'), the latter of which is to be prepared by Local Government. It is anticipated that Council's LPS will include the bushfire-prone areas overlay.

It is understood that Central Highlands Council will likely submit its draft LPS to the Tasmanian Planning Commission for assessment by mid-2019. Once the public exhibition and hearing process is completed and the Commission completes its assessment, the TPS will become active and will supersede Council's interim planning scheme. This timing of this process is unclear at present and may not be completed before mid-late 2020.

### 4.2 Central Highlands Interim Planning Scheme 2015

Should Council seek to introduce the overlay sooner, there is provision to amend the Central Highlands Interim Planning Scheme 2015 under the Savings and Transitional Provisions of the *Land Use Planning and Approvals Act 1993*.

Schedule 6 of the *Land Use Planning and Approvals Act 1993* provides the statutory mechanisms to amend interim planning schemes under the former provisions. Council may initiate a Draft Amendment of its own motion under s.34(1)(b) of the former provisions.

Amending the interim planning scheme will allow for the benefits of the overlay to be delivered within a relatively short timeframe and would avoid unnecessary delay. Accordingly, this is TFS's preferred mode of implementation.

## 5 Statutory Planning Requirements

### 5.1 Requirements for Local Provision Schedules

It is anticipated that the overlay will be included as part of Council's draft Local Provision Schedules that will form part of the Tasmanian Planning Scheme. At that time, the overlay will need to be considered under s.34(2) of the *Land Use Planning & Approvals Act 1993* (current provisions).

S.34(2) 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 *Land Use Planning & Approvals Act 1993* are considered in section 6.2.1 of this report;
- The State policies are considered in section 6.2.2 of this report;
- The Regional Land Use Strategy is considered in section 6.2.3 of this report; and
- Council's Strategic Plan is considered in section 6.2.4 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).

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).

## 5.2 Requirements for Interim Planning Scheme Draft Amendments

Section 34 (1) of the former provisions of the *Land Use Planning & Approvals Act 1993* is relevant to an amendment of an interim planning scheme and allows a planning authority to initiate such an amendment of its own motion.

Prior to certifying a draft amendment, s.35 of the former provisions requires that the planning authority be satisfied that it meets the requirements of s.32, which states:

### **32. Requirements for preparation of amendments**

*(1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) –*

*(a) – (d) ...*

*(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

*(ea) must not conflict with the requirements of section 300 ; and*

*(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

The introduction of the proposed overlay will clarify the application of existing planning and building requirements – no new requirements will be introduced. Accordingly, a draft amendment that introduces the overlay will not create any new land use conflict issues and is considered to satisfy (e).

With regards to (ea):

- s.300(1) requires consistency with the relevant regional land use strategy. As is discussed further in this report, the overlay is consistent with the relevant regional land use strategy;
- s.300(2)-(5) relates to conflict between local and common provisions. No changes to any development standards are proposed.

The draft amendment will therefore satisfy (ea).

Introduction of the overlay will provide a range of social and economic benefits, as discussed previously in this report. As it relates to existing development standards, it will have no significant environmental effects. The draft amendment will therefore satisfy (f).

## 6 Strategic Considerations

### 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>The proposed overlay will support the application of an existing Planning Directive and existing building regulations. Its introduction will not facilitate any loss of natural values, nor any development of physical resources.</p> <p>Implementation of the overlay is accordingly 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 regulatory authorities responsible for assessing planning and building permit applications.</p> <p>In developing the overlay, 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 of bushfire behaviour and evaluation of local conditions. By refining the application of the bushfire requirements in this way, the overlay will facilitate fairer outcomes for landowners.</p> <p>Implementation of the overlay is accordingly consistent with (b).</p>
<i>(c) to encourage public involvement in resource management and planning; and</i>	<p>In developing the bushfire-prone areas overlay the Tasmania Fire Service has considered advice from Council's officers. This dialogue has provided important local knowledge in relation to land use practices, developments and hazard management on specific sites.</p> <p>Whether the overlay is introduced via an amendment to the Interim Planning Scheme or via the Tasmanian Planning Scheme, the general public will have an opportunity to review the overlay and submit a representation on any aspect they wish the Planning Authority to consider.</p> <p>Implementation of the overlay is accordingly 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>The overlay will improve clarity with respect to whether a site is within a 'bushfire-prone area' for the purposes of planning and building approval. This will support property development in the following ways:</p> <ul style="list-style-type: none"> <li>• It will ensure landowners and developers can easily determine whether their site is in a bushfire-prone area</li> </ul>



	<p>early in the development process and therefore factor this into concept design and feasibility assessments;</p> <ul style="list-style-type: none"> <li>By removing areas from the mapping that have been deemed to be suitably low threat by the Tasmania Fire Service, the planning scheme amendment 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).</li> </ul> <p>The overlay will not facilitate any loss of natural values, nor any development of physical resources.</p> <p>Implementation of the overlay is accordingly 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 mapping to ensure that it is technically sound and appropriate to local circumstances.</p> <p>By incorporating the mapping within local planning provisions it will support the application of the Bushfire-Prone Areas Code (Planning Directive 5.1), 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 mapping to be implemented.</p> <p>Implementation of the overlay is accordingly 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 in 2012 was a strategic response by the Tasmanian Government to the recommendations produced by the Victorian Bushfires Royal Commission. Incorporating the proposed overlay as part of Council's planning instrument will support the local application of the Bushfire-Prone Areas Code.</p> <p>The approach used in developing the overlay is consistent with that used in other Tasmanian municipalities that have now implemented their overlay. Tasmania Fire Service seeks to maintain a consistent approach as it progresses bushfire-prone area mapping for all remaining Local Government Areas.</p> <p>As is discussed further in this report, the overlay is consistent with current State Policies and the relevant regional land use strategy.</p> <p>Implementation of the overlay is accordingly 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</i></p>	<p>As discussed previously in this report, introduction of the overlay will support the efficient application of the Bushfire-Prone Areas</p>

<i>for the use, development and protection of land; and</i>	<p>Code (and building regulations) by clearly identifying which land is subject to its provisions.</p> <p>Implementation of the overlay is accordingly consistent with (b).</p>
<i>(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; and</i>	<p>Introduction of the overlay will not facilitate any loss of biodiversity or any other impacts on natural values because it is not associated with the introduction of any new development standards.</p> <p>The key economic benefit of the overlay 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 been deemed to be suitably low threat.</p> <p>With respect to social effects, the overlay is part of a range of measures designed to facilitate community fire safety. In addition to supporting the consistent application of development requirements it is expected that the overlay will increase community awareness of bushfire risk within their local environment.</p> <p>Implementation of the overlay is accordingly consistent with (c).</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>As occurs at present, future development in bushfire-prone areas will be required to comply with all other applicable statutory planning and environmental requirements. Introduction of the overlay is not considered to be in conflict with any environmental, social, economic, conservation or resource management policies.</p> <p>Implementation of the overlay is accordingly consistent with (d).</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>At present, bushfire requirements are triggered either at the planning approval or building approval stage, 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 overlay 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 overlay will ensure that assessing planning officers and developers consider - at the development application stage - any requirement to consider vegetation removal.</p> <p>Implementation of the overlay is accordingly consistent with (e).</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</i>	<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. Furthermore, as it will be a publically accessible layer it will support community awareness of bushfire risk.</p>

<i>working, living and recreation; and</i>	The overlay will therefore support the aim of securing a safe environment for working, living and recreation.  Implementation of the overlay is accordingly consistent with (f).
<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>	As no new development standards are proposed to be introduced, 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.  Implementation of the overlay is accordingly consistent with (g).
<i>(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; and</i>	The overlay will not affect the requirements of the Bushfire-Prone Areas Code – it will simply clarify its application. The overlay is therefore not considered to be in conflict with public infrastructure and will not compromise the orderly provision and co-ordination of public utilities.  Implementation of the overlay is accordingly consistent with (h).
<i>(i) to provide a planning framework which fully considers land capability.</i>	As the overlay relates only to existing use and development controls its implementation will have no significant effect on the ability of land within the municipality to be sustainably used or developed for its intended purpose.  Implementation of the overlay is accordingly 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.

No new development standards are proposed. As the overlay relates only to the application of existing requirements and only to land that would already be considered 'bushfire-prone', it will not facilitate the loss of productive agricultural land, nor the degradation of coastal land or water resources. Introduction of the overlay is accordingly not considered to be in conflict with any of the abovementioned State Policies.

Section 12A of the *State Policies and Projects Act 1993* also requires that a national environment protection measure is taken to be a State Policy. The current NEMPs provide objectives for the protection of air, land and water quality, the protection of amenity from noise, the control of hazardous wastes and recycling of used materials. The adoption of the bushfire-prone areas overlay is considered to have no impact with respect to compliance with the current NEMPs.

### 6.3 Southern Tasmania Regional Land Use Strategy 2010-2035

Local Provision Schedules must be consistent with the relevant regional land use strategy. For the Tasman LGA, 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, which is not directly relevant to the scheme amendment. The relevant policies are considered in Table 4.

Table 4 - Regional Policies

Regional Policy	Response
<b>MRH 1.1</b> <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.</i>	Incorporation of the proposed mapping 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.  Implementation of the overlay is accordingly consistent with MRH 1.1.
<b>MRH 1.4</b> <i>Include provisions in planning schemes for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.</i>	The existing '100m from 1ha' criteria for determining application of bushfire requirements is a simplistic, broad brush approach that is used in the absence of mapping. The proposed mapping will provide a more refined mechanism for triggering the bushfire requirements as the spatial extent of the overlay has been adjusted based on expert judgement.  Implementation of the overlay is accordingly consistent with MRH 1.4.

### 6.4 Central Highlands Strategic Plan 2015-2024

The Strategic Plan 2015-2024 is the relevant strategic plan prepared under s.66 of the *Local Government Act 1993*.

The Strategic Plan provides goals and strategies designed to guide Council's actions and priorities in a way that reinforces the vision and values of the community.

The relevant strategies are addressed in Table 5.

Table 5 – Relevant strategies

Strategies	Response
<i>4.5 Ensure the Central Highlands Emergency Management Plan is reviewed regularly to enable preparedness for natural events and emergencies</i>	Whilst not directly related to Council's Emergency Plan, the overlay may be a useful reference document for confirming the presence of potential bushfire hazards in an area.
<i>6.1 Ensure Council fulfils its legislative and governance responsibilities and its decision making is supported by sustainable policies and procedures</i>	<p>The overlay will spatially define areas that are subject to the Bushfire-Prone Areas Code and Part 1A of the <i>Building Regulations 2014</i> (or Division 6 of the <i>Building Regulations 2016</i>, once the Tasmanian Planning Scheme is enacted).</p> <p>Introduction of the overlay will remove ambiguity with respect to the application of existing requirements that Council is obliged to enforce.</p>
<i>6.8 Ensure that customers receive quality responses that are prompt, accurate and fair</i>	The overlay is property-based and will enable Council officers to quickly ascertain whether a particular planning or building permit application is subject to bushfire regulations.

## 7 Future Revisions

The bushfire-prone areas overlay will need to be reviewed and updated periodically to ensure it remains accurate. This will logically form part of Council's five-year review process for their Local Provision Schedules under the Tasmanian Planning Scheme.

The *Land Use Planning and Approvals Act 1993* allows Council to initiate amendments to their Local Planning Provisions at any time. It may be appropriate at times to review and amend parts of the overlay as development occurs, land uses change or new management regimes are introduced.

In the situation where a scheme amendment is required to facilitate a new development (e.g. a combined rezoning and green-field subdivision) it would be appropriate to review the overlay and potentially amend it as part of the draft amendment.

It is anticipated that TFS will be consulted as part of any future review or amendment process involving the bushfire-prone areas overlay.



## 8 Conclusion

The Tasmania Fire Service in collaboration with Council officers have completed a draft bushfire-prone areas overlay for Central Highlands.

The overlay identifies land where potential exposure to bushfire hazard is considered sufficient to warrant a planning or building response to reduce risk to life and property. In doing so, it will ensure reliability, certainty and simplicity of process to the benefit of landowners, designers, the planning authority, the permit authority and the wider community.

In the process of developing the overlay, a significant number of properties have been able to be mapped out on the basis of insufficient risk to warrant a built response. Introduction of the overlay thereby presents an economic benefit to those landowners should they seek to develop their site in future.

The overlay will also support community education on community fire safety and will provide a useful resource for the administration of the fire permit system and hazard abatement programs.

For the overlay to serve its statutory purpose it must be incorporated into Council's planning provisions. This can be achieved through an amendment to the Central Highlands Interim Planning Scheme 2015 or through the Tasmanian Planning Scheme process. Due to the timeframes associated with the Tasmanian Planning Scheme process, TFS recommends that Council consider initiating an amendment to the Interim Planning Scheme.

Implementing the overlay as part of Council's planning provisions is considered to be consistent with all relevant strategic planning considerations.

## **APPENDIX A**

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### **Bushfire-Prone Areas Overlay**


# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 1 of 74**

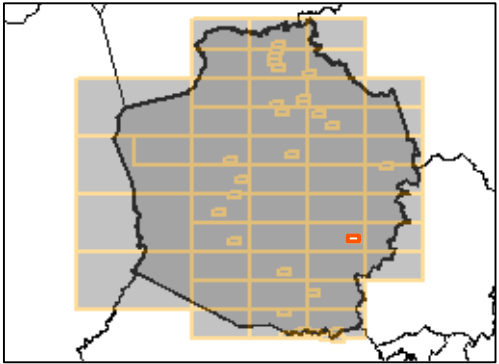
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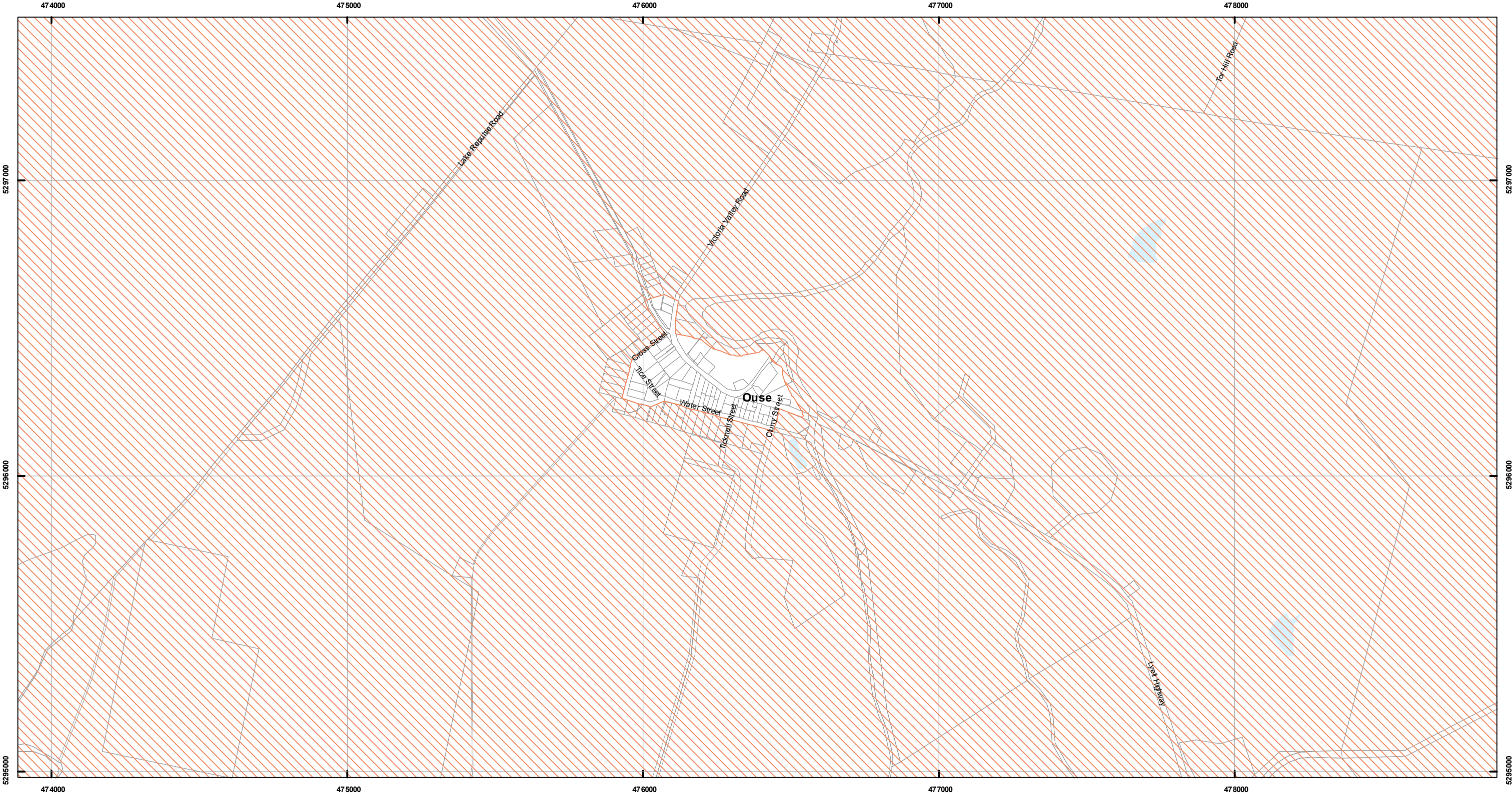
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019



# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



**Legend**

Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

Parcels

Water body

**Map 2 of 74**

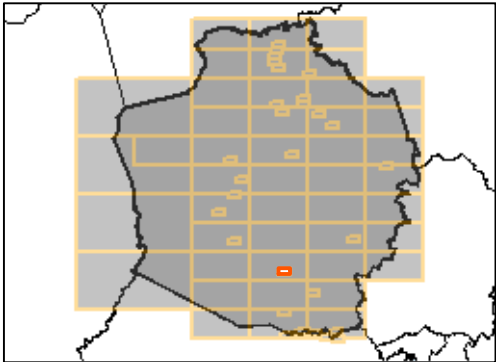
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Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

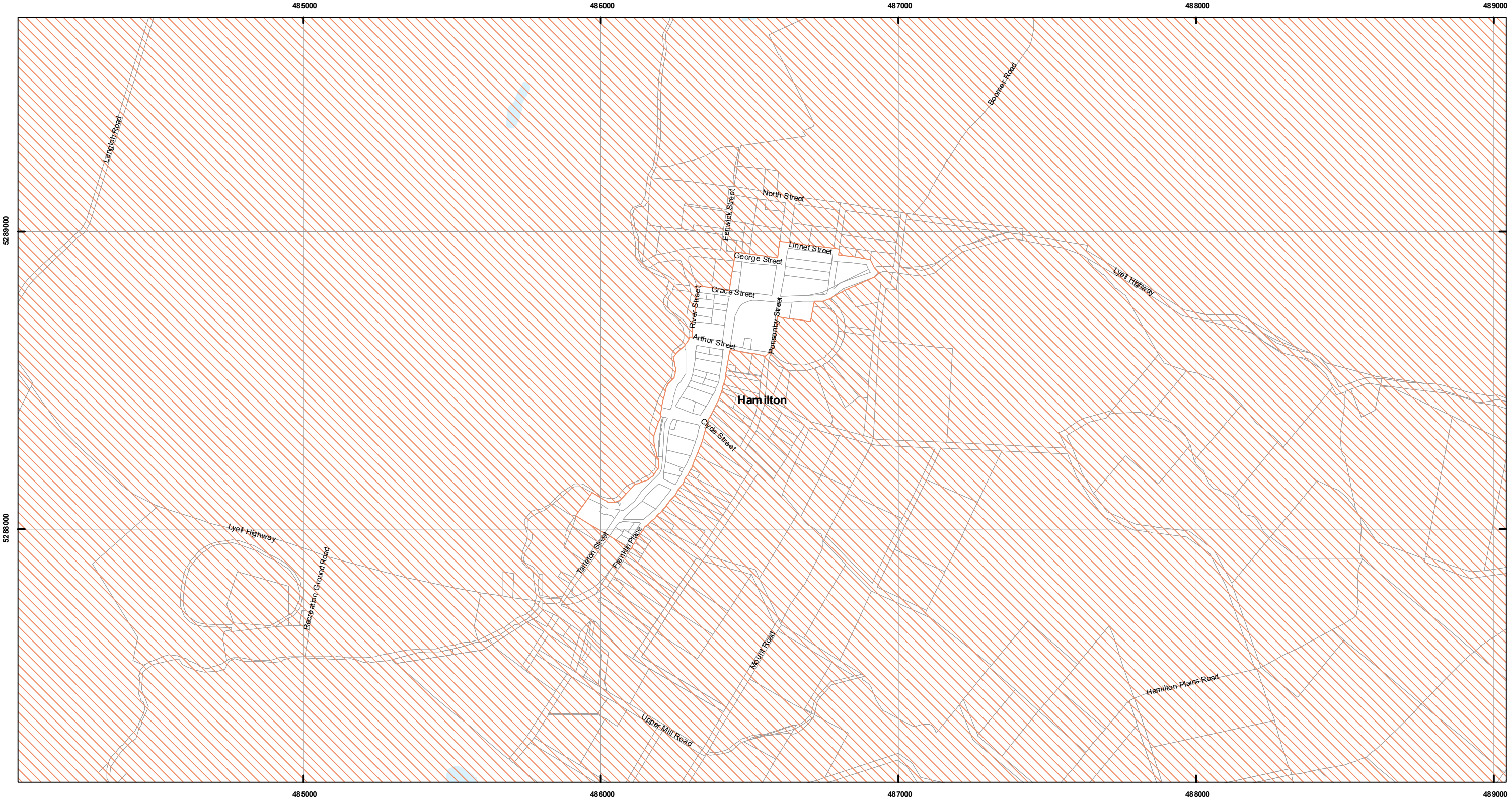
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
## Bushfire-Prone Areas Overlay



**Legend**

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 Parcels

 Water body

**Map 3 of 74**

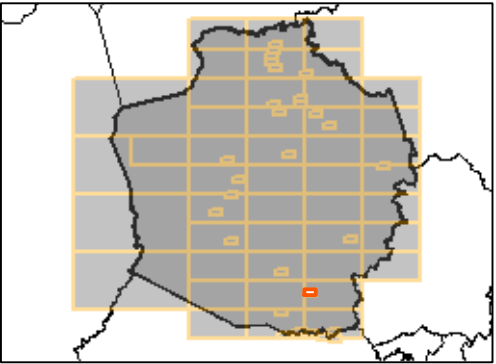
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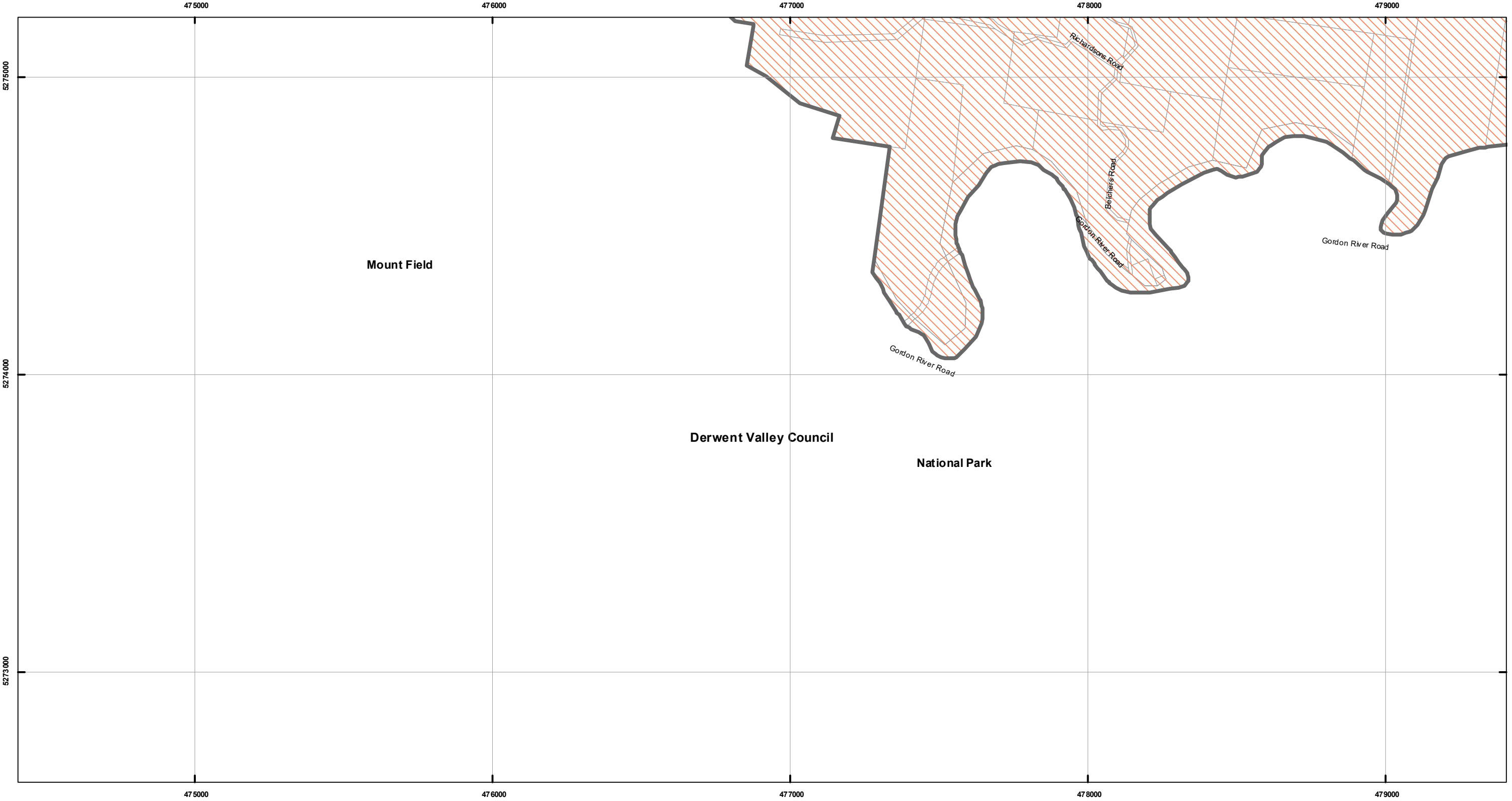
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

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# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 4 of 74**

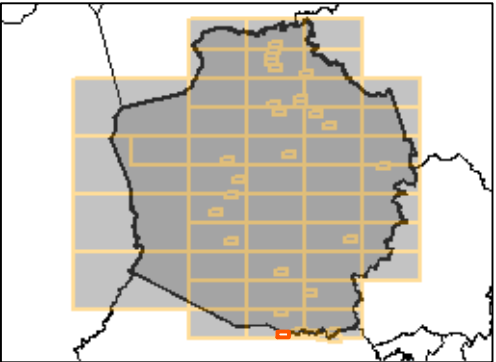
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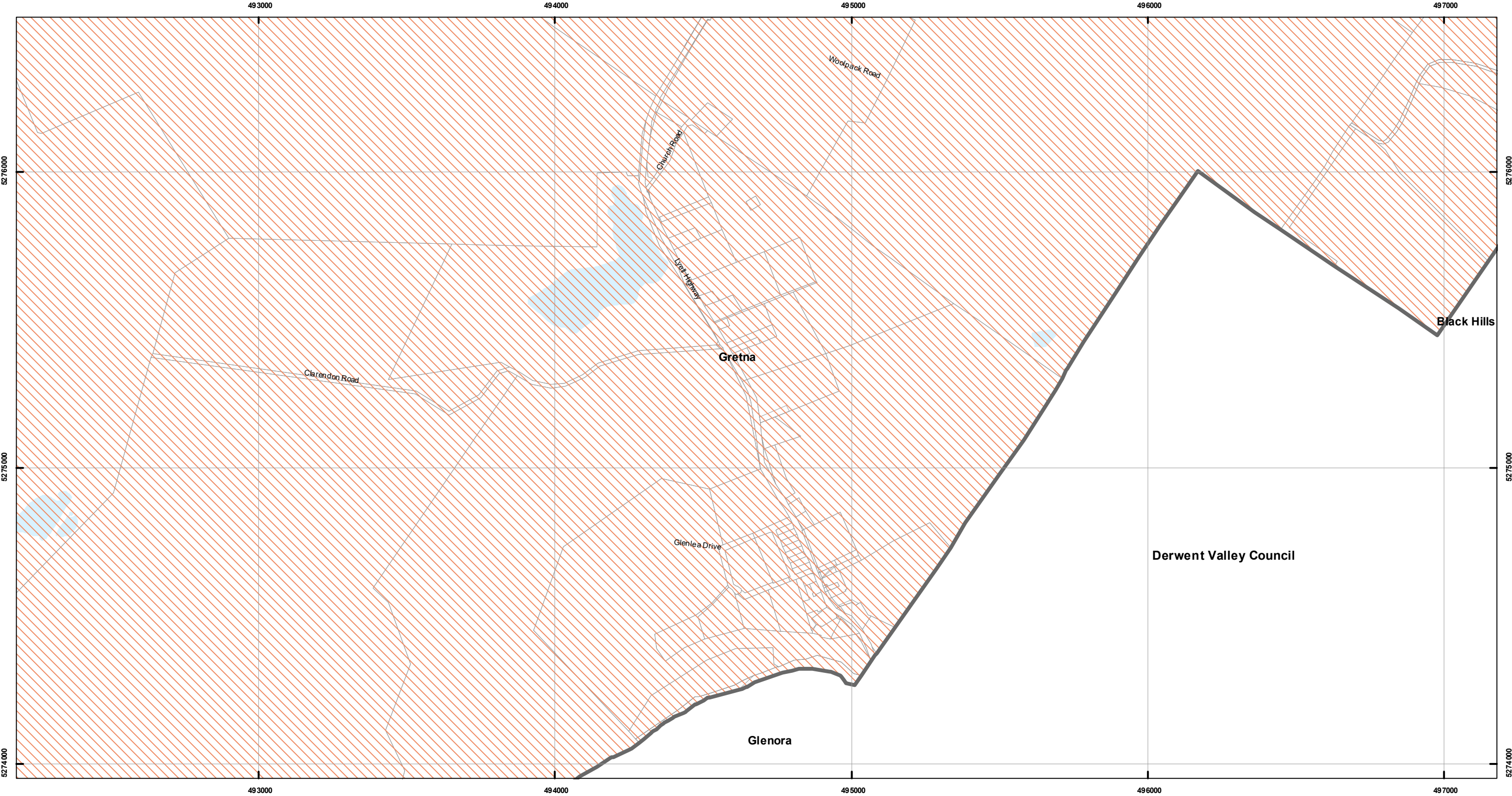
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Base topographic data from the LIST © State of Tasmania

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
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 5 of 74**

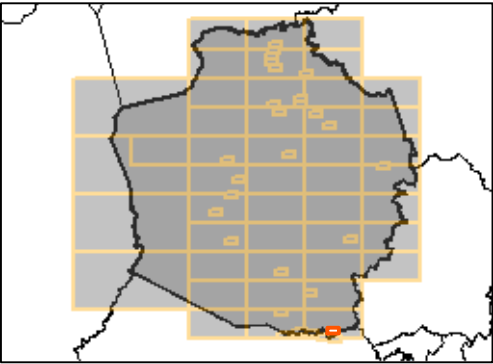
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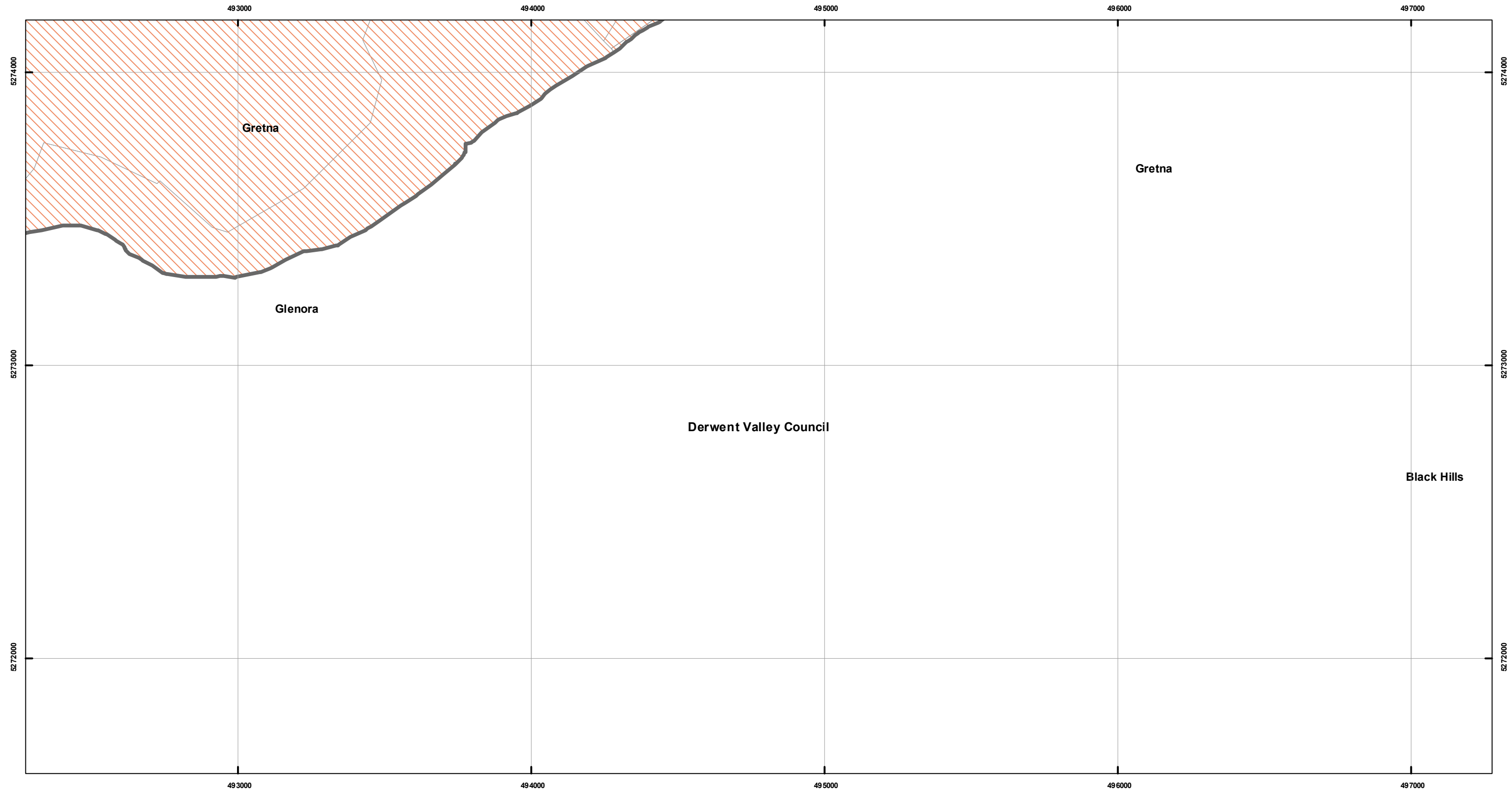
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Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania




Print Date: 13/05/2019



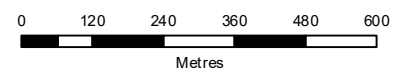
## Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



### Legend

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513  
 Parcels  
 Water body

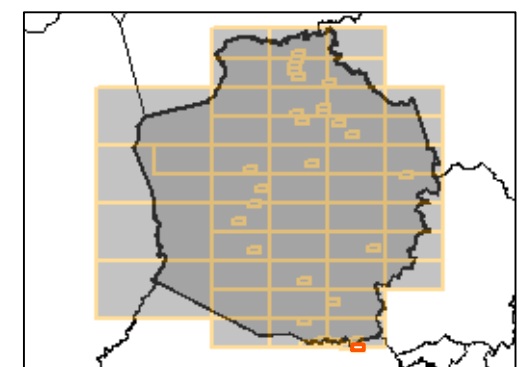
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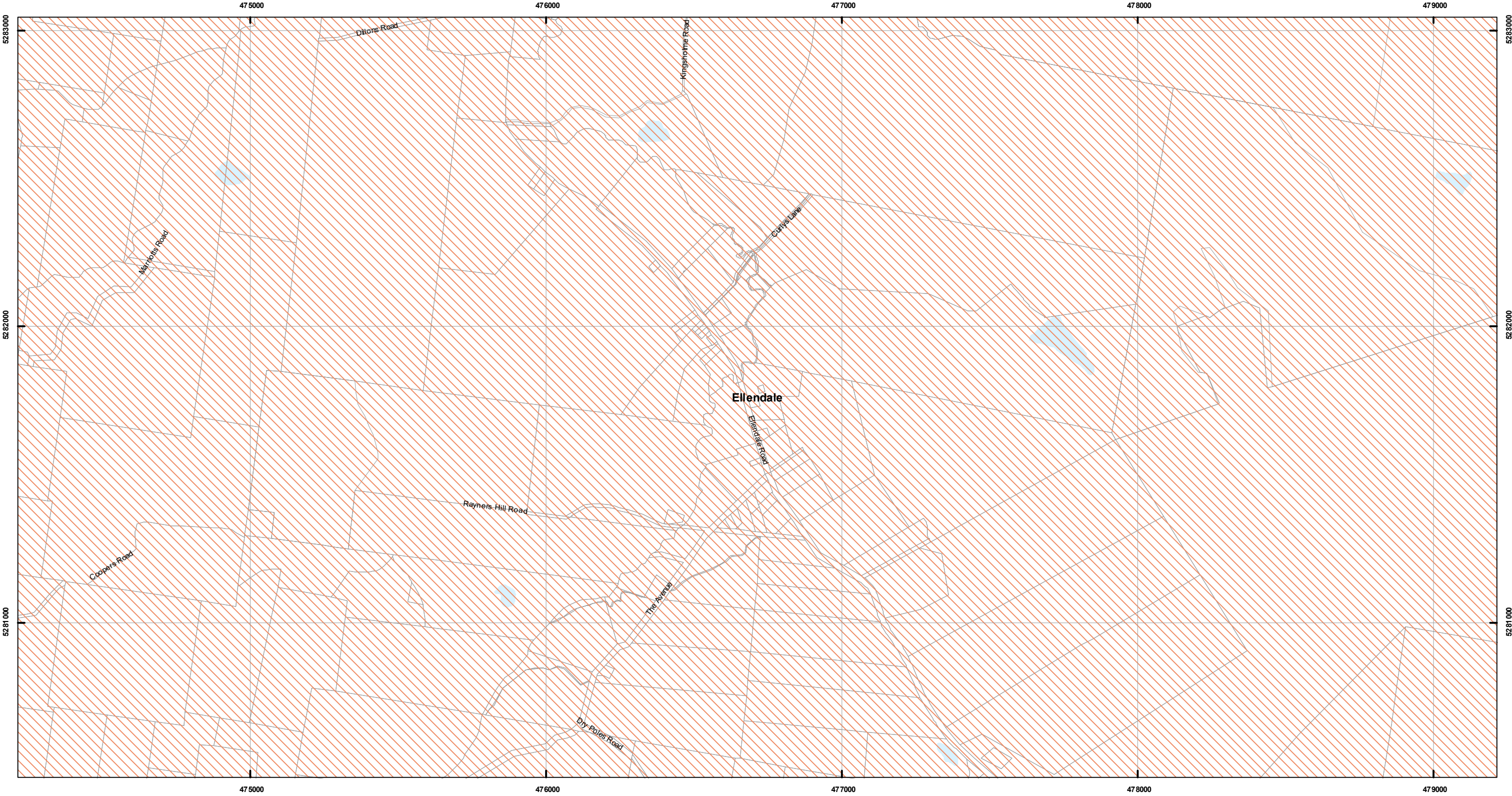
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Base topographic data from the LIST © State of Tasmania

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# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



**Legend**


 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 7 of 74**

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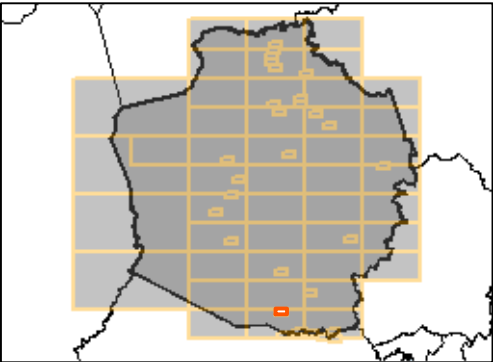


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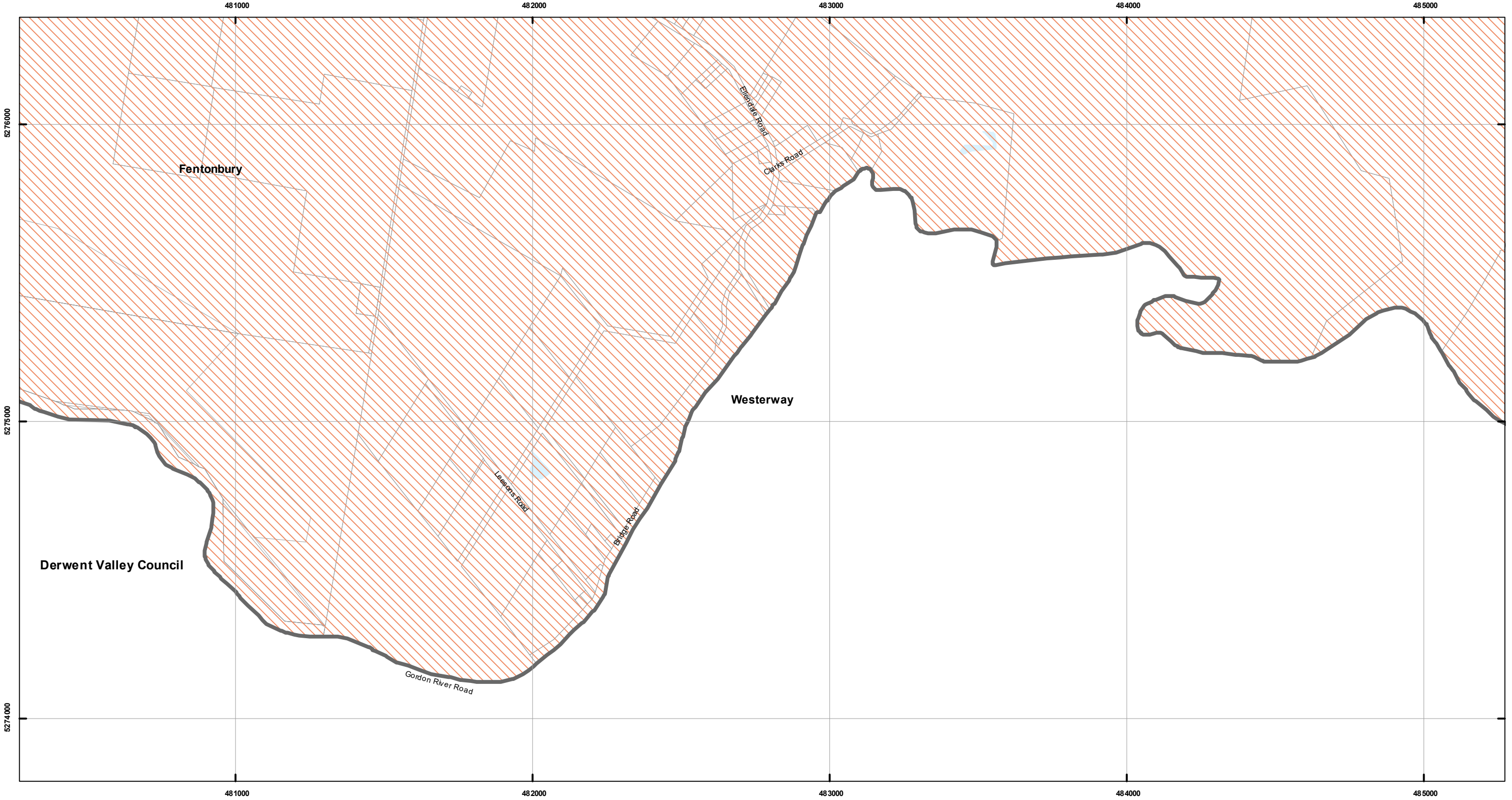
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Base topographic data from the LIST © State of Tasmania

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
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 8 of 74**

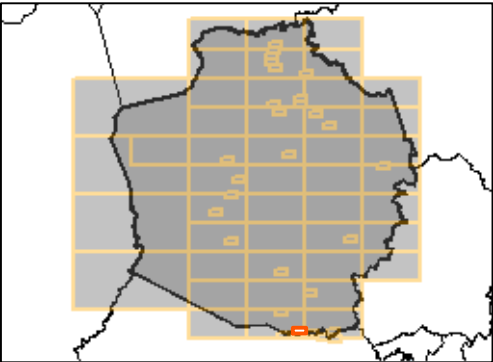
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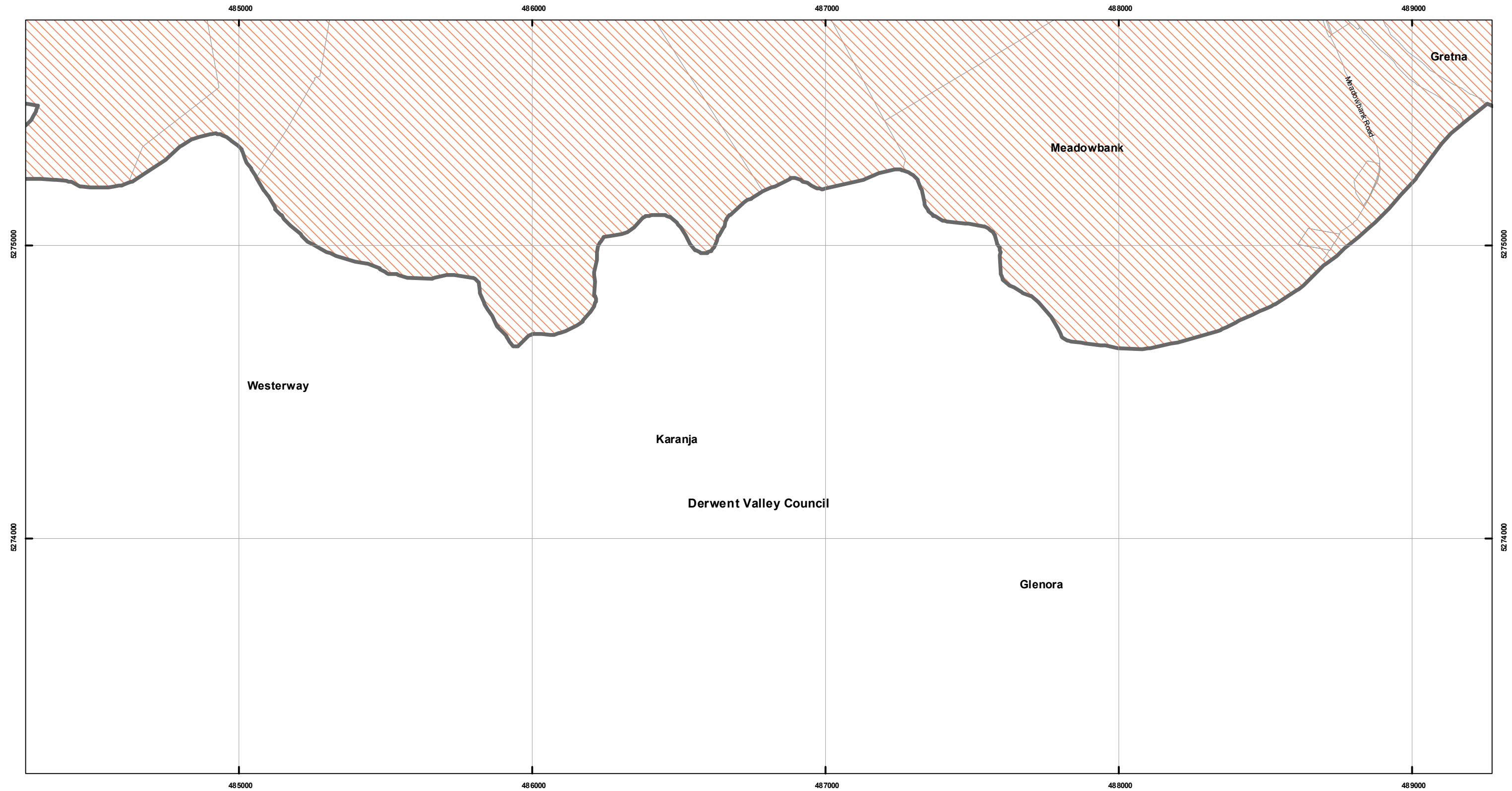
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




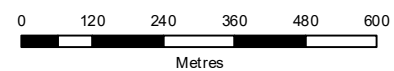
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



## Legend

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513
-  Parcels
-  Water body

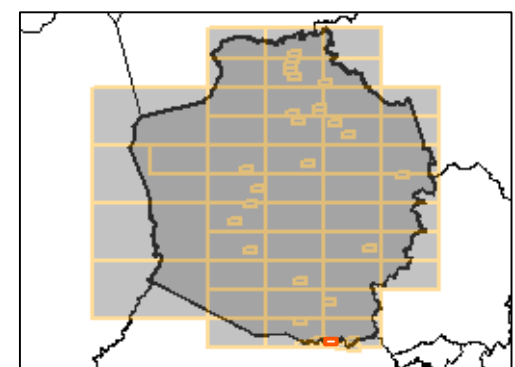
## Map 9 of 74



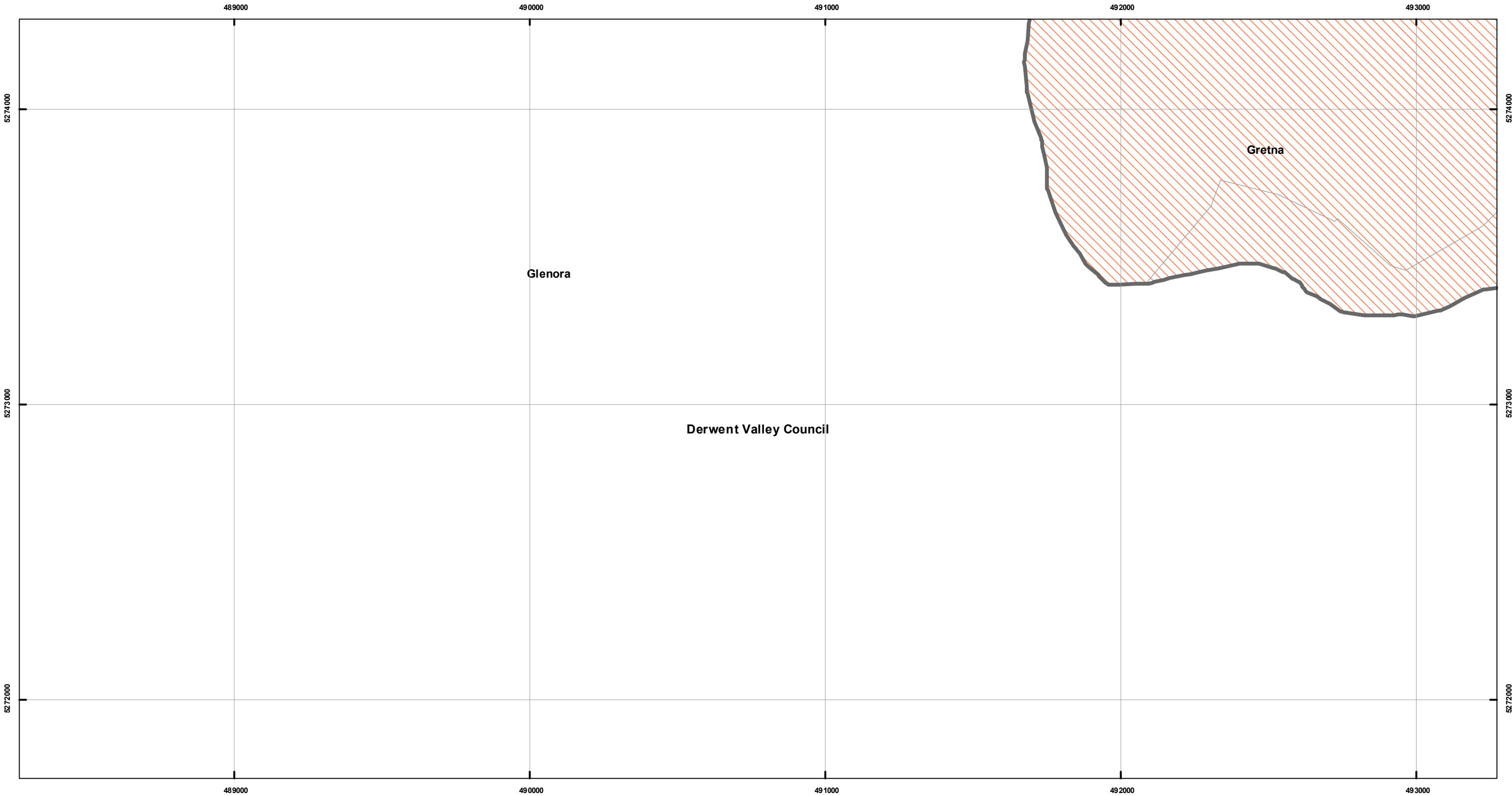
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Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

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# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**


 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 10 of 74**

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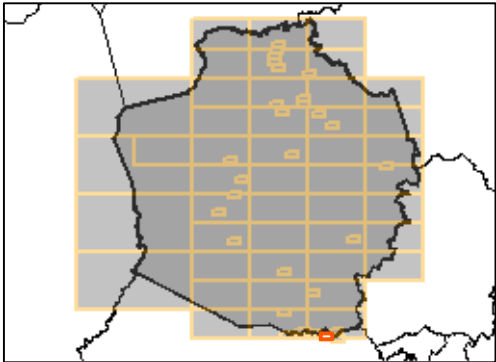


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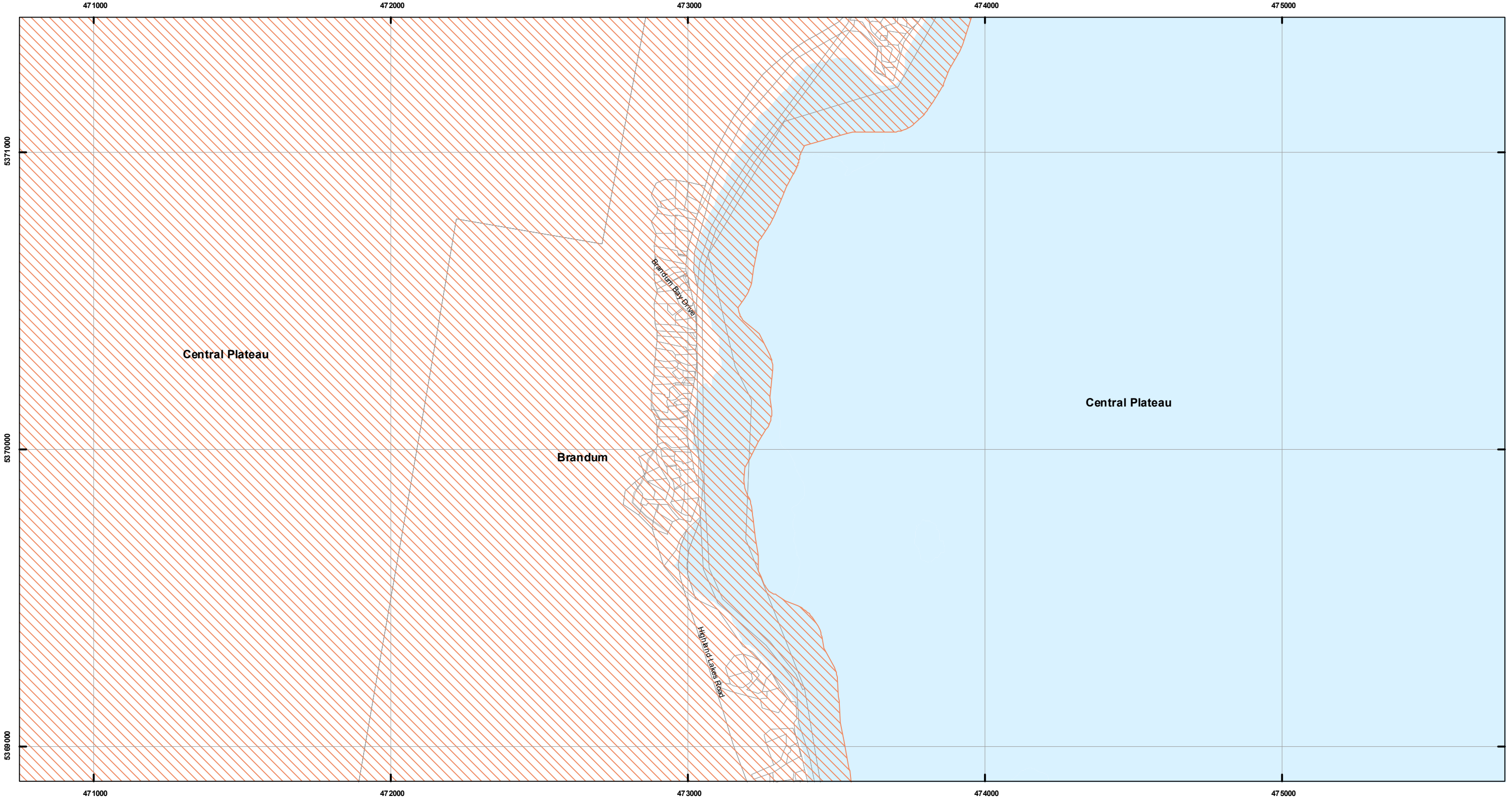
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
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 11 of 74**

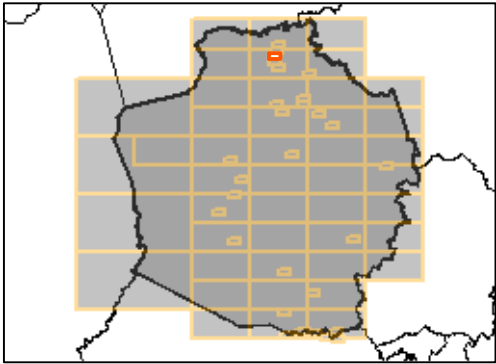
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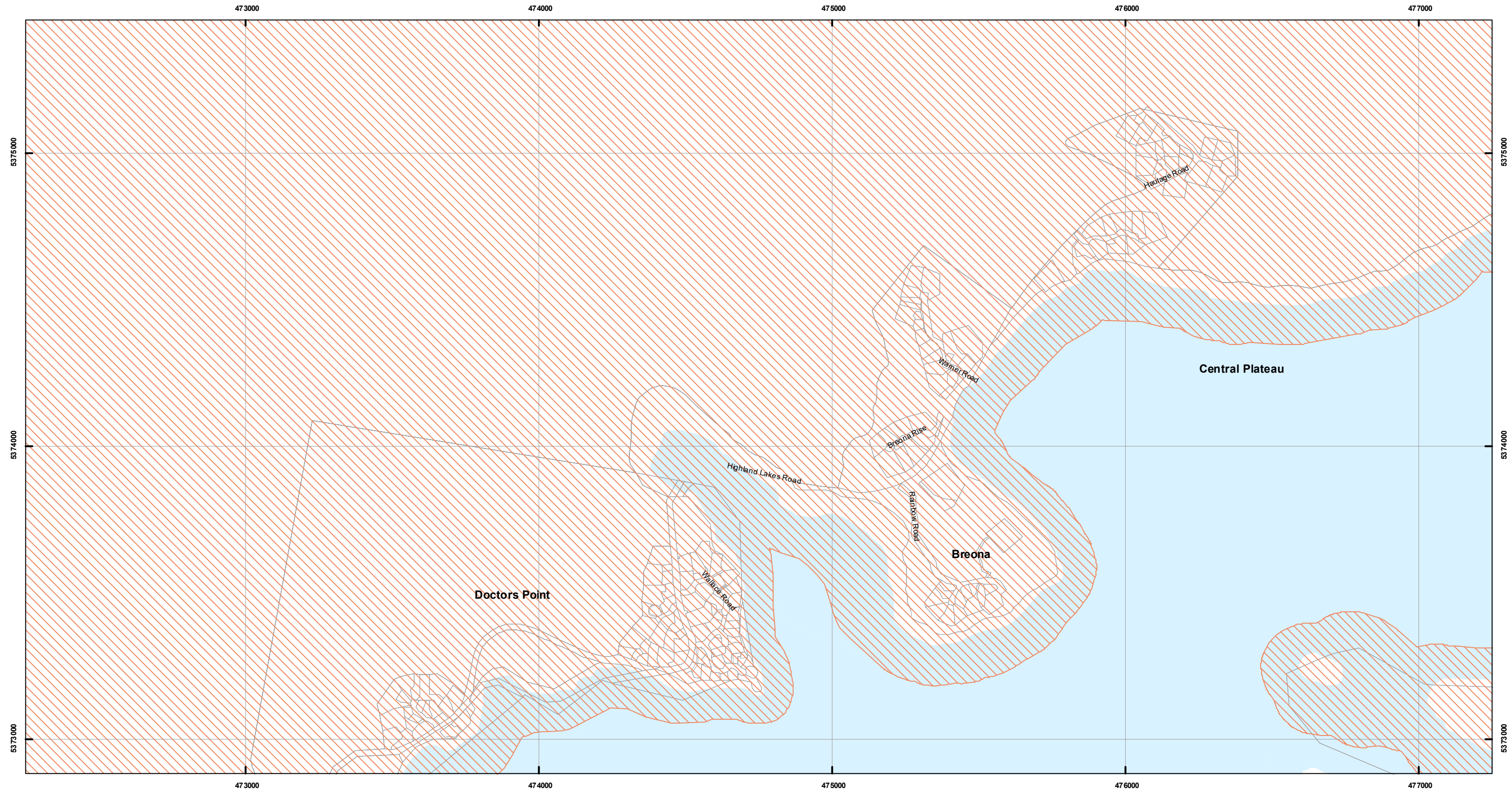
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
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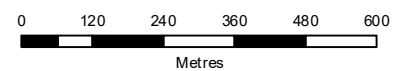
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



## Legend

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513
-  Parcels
-  Water body

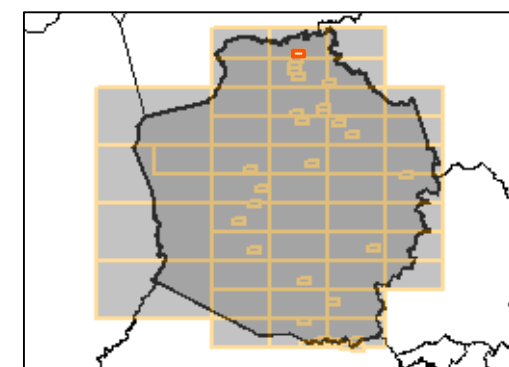
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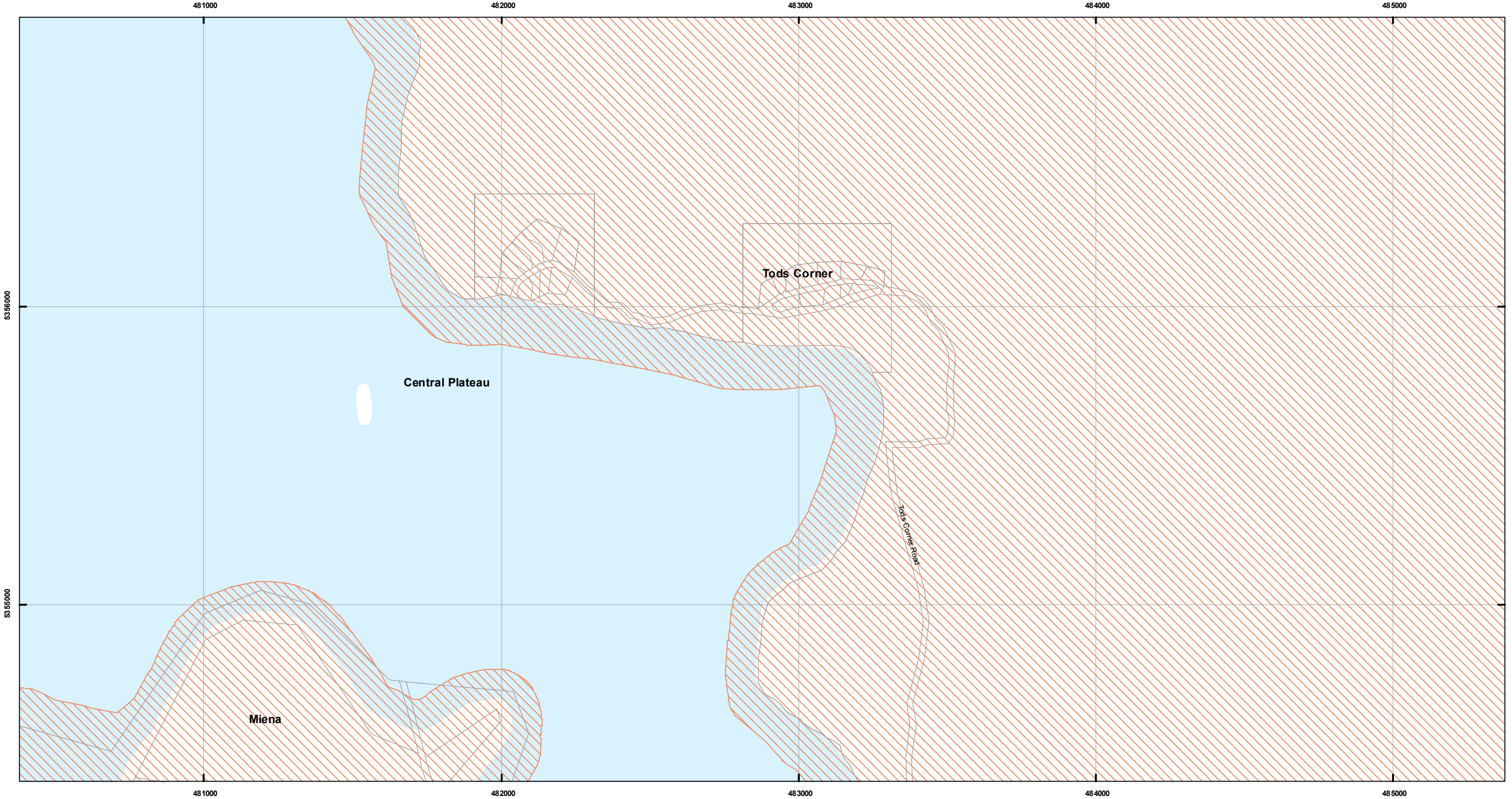
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
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 13 of 74**

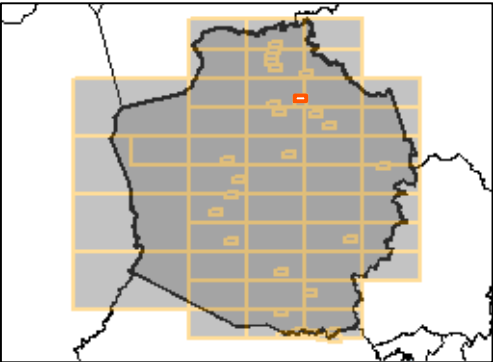
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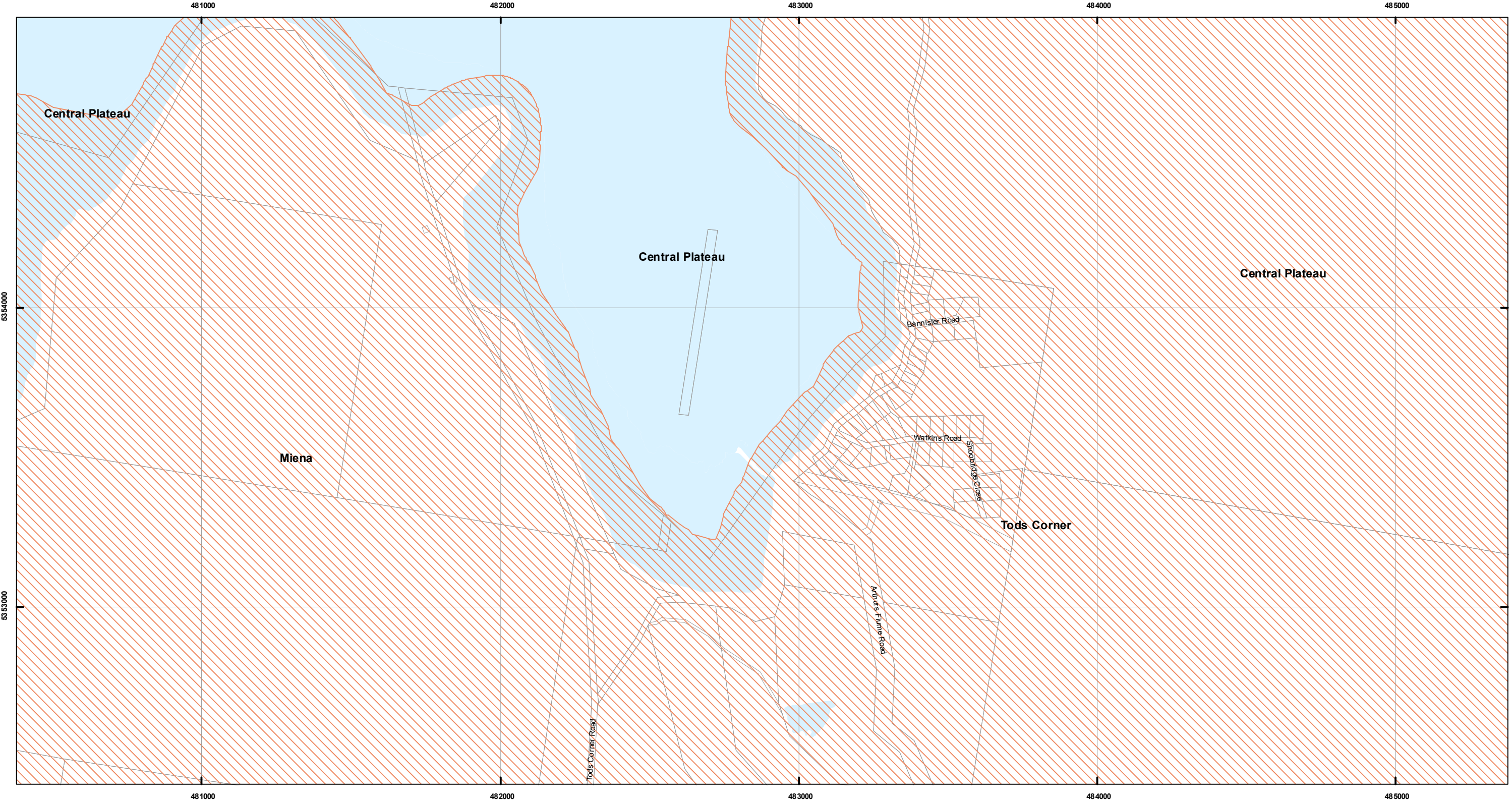
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Base topographic data from the LIST © State of Tasmania

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# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 14 of 74**

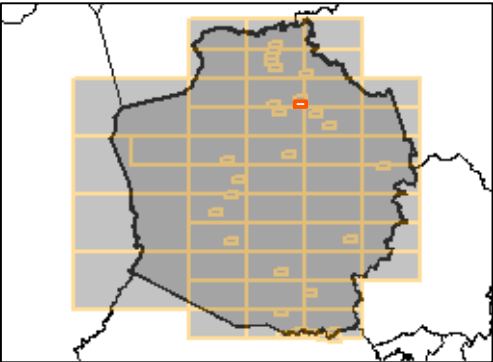
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Metres

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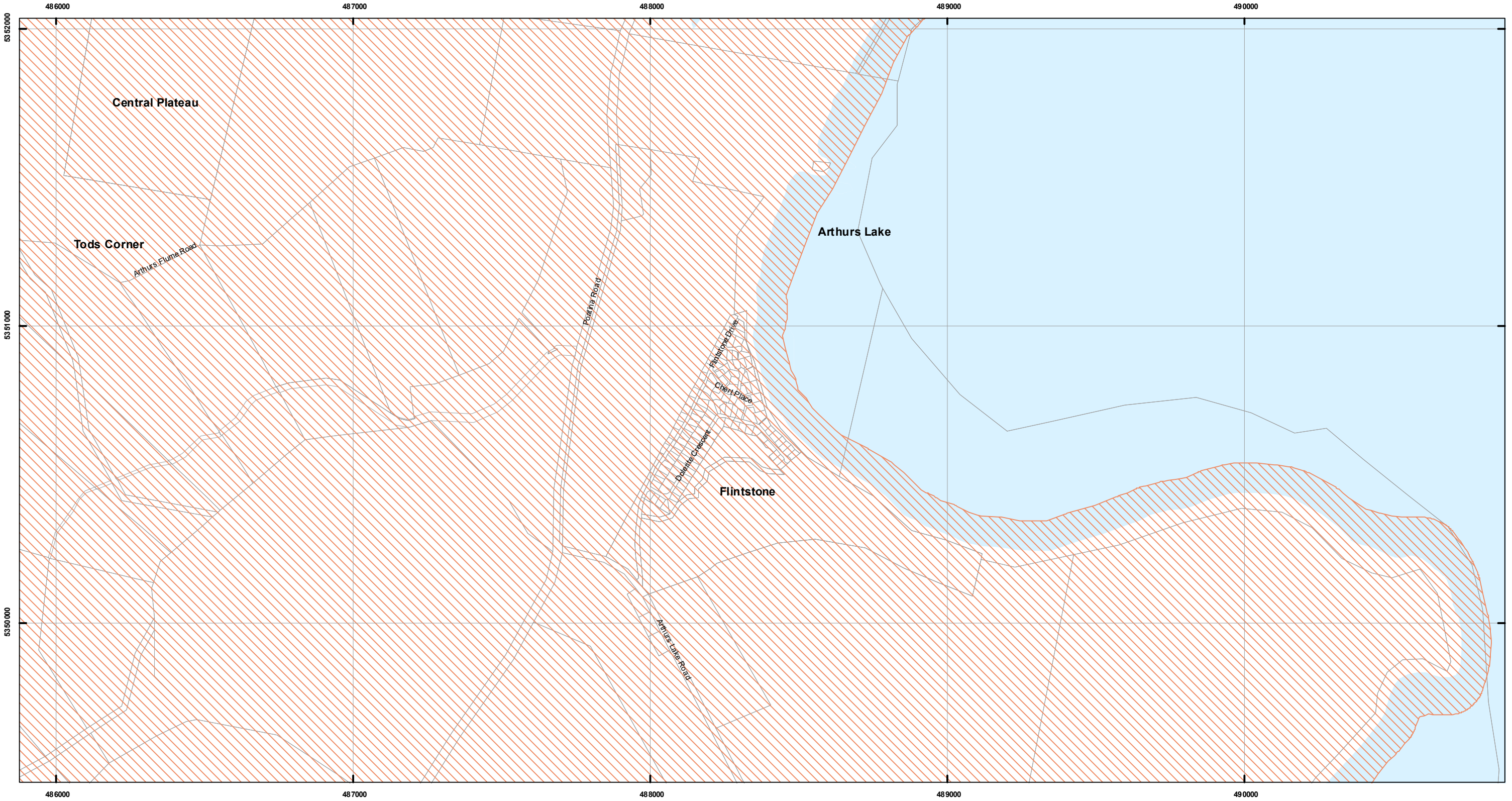
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

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# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



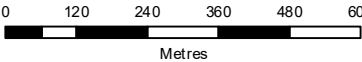
**Legend**

Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

Parcels

Water body

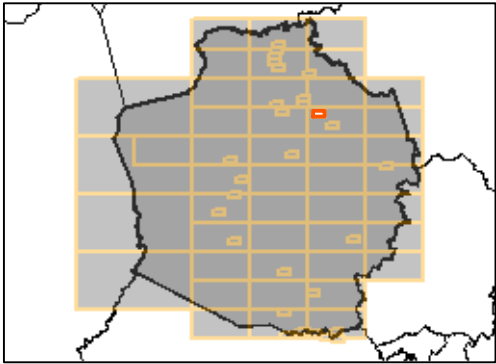
Map 15 of 74



Coordinate System: GDA 94 MGA Zone 55

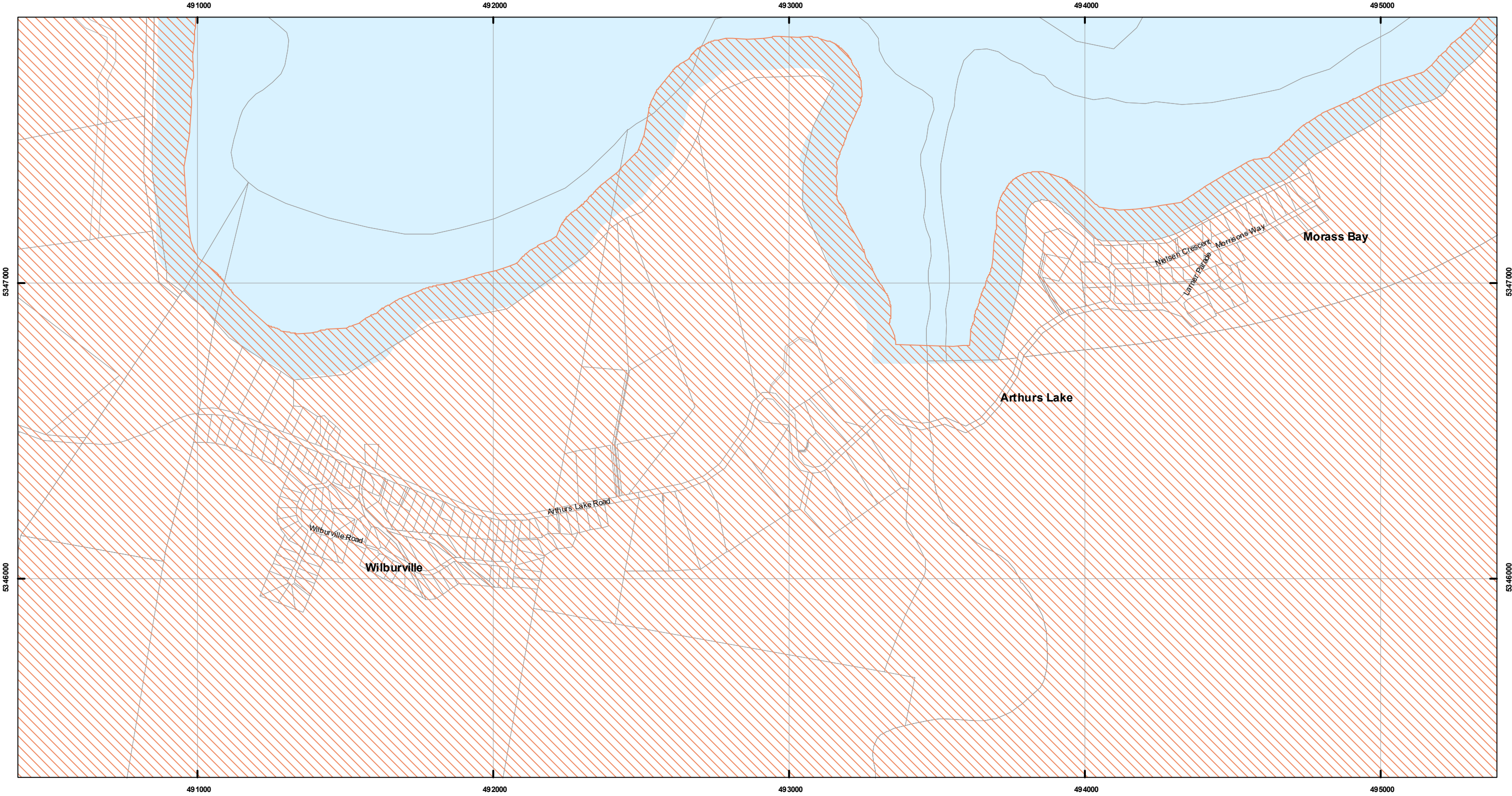
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Base topographic data from the LIST © State of Tasmania

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# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 16 of 74**

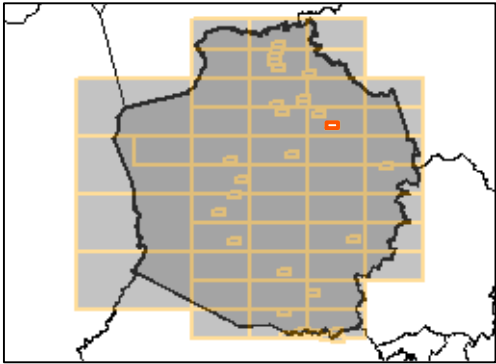
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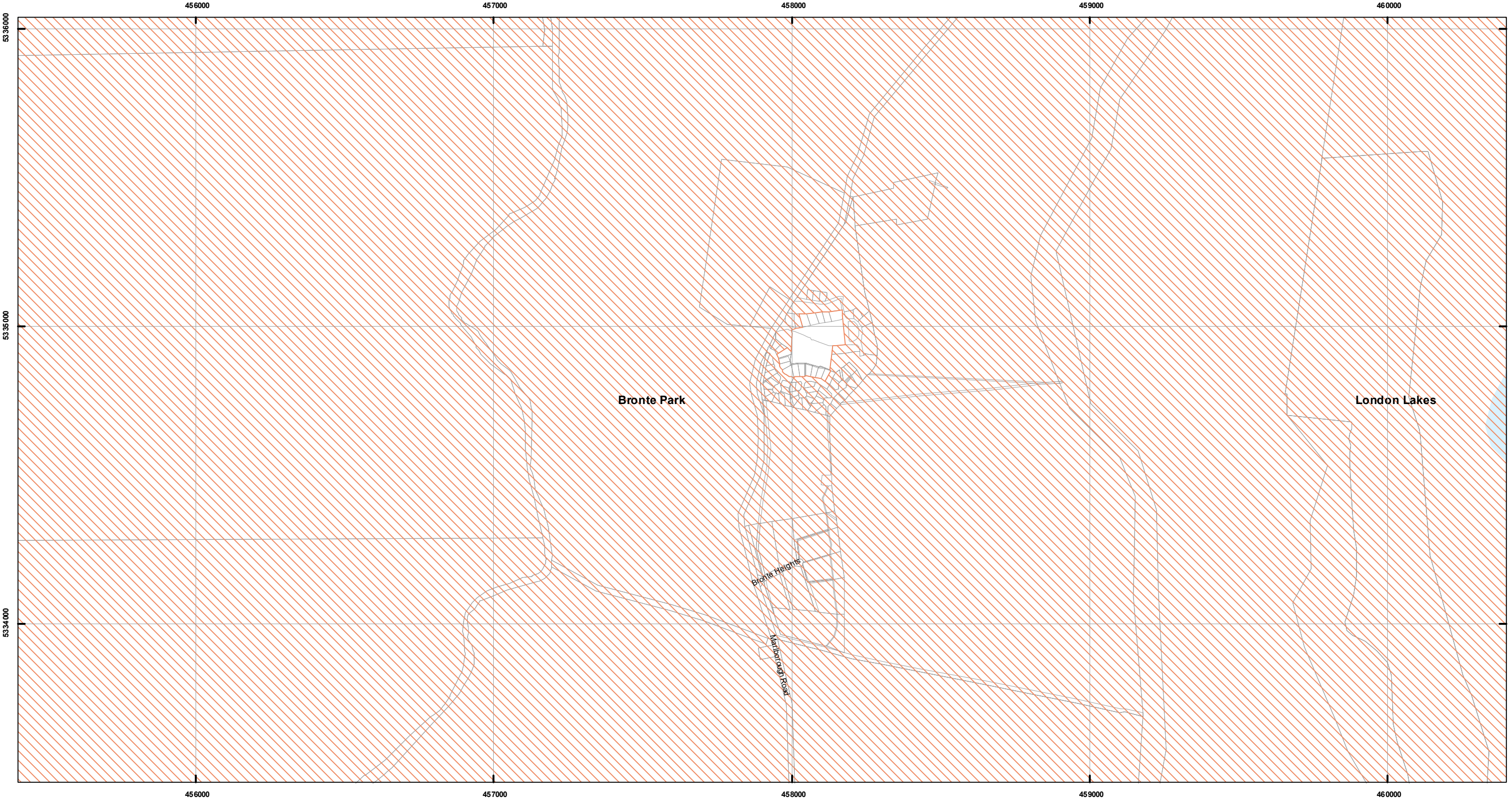
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# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



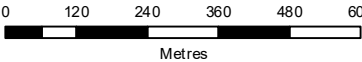
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

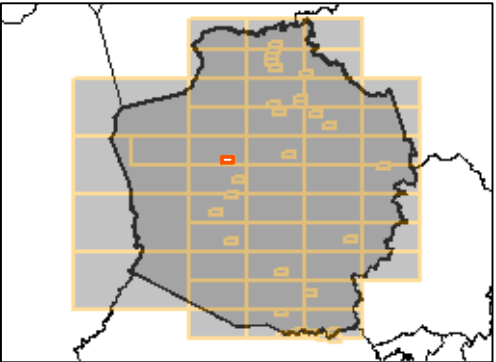
Map 17 of 74



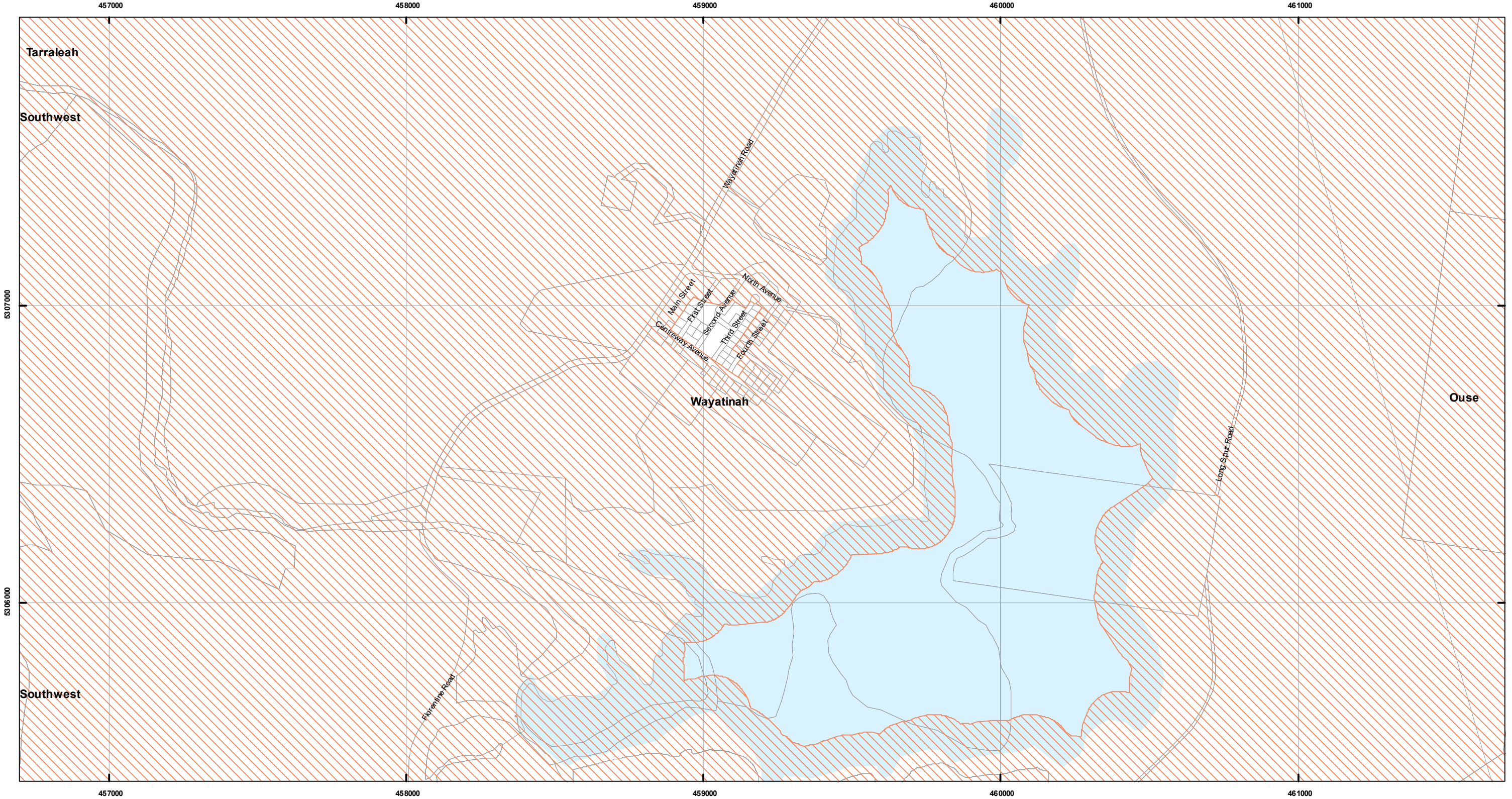
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Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania


Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 18 of 74**

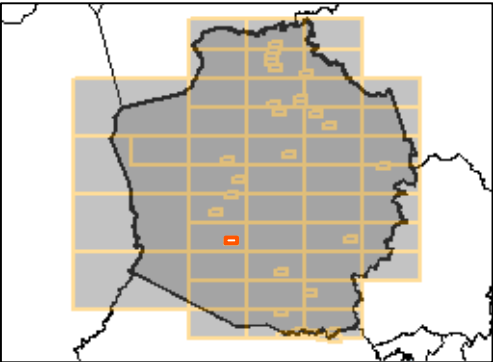
0120240360480600

Metres

Coordinate System: GDA 94 MGA Zone 55

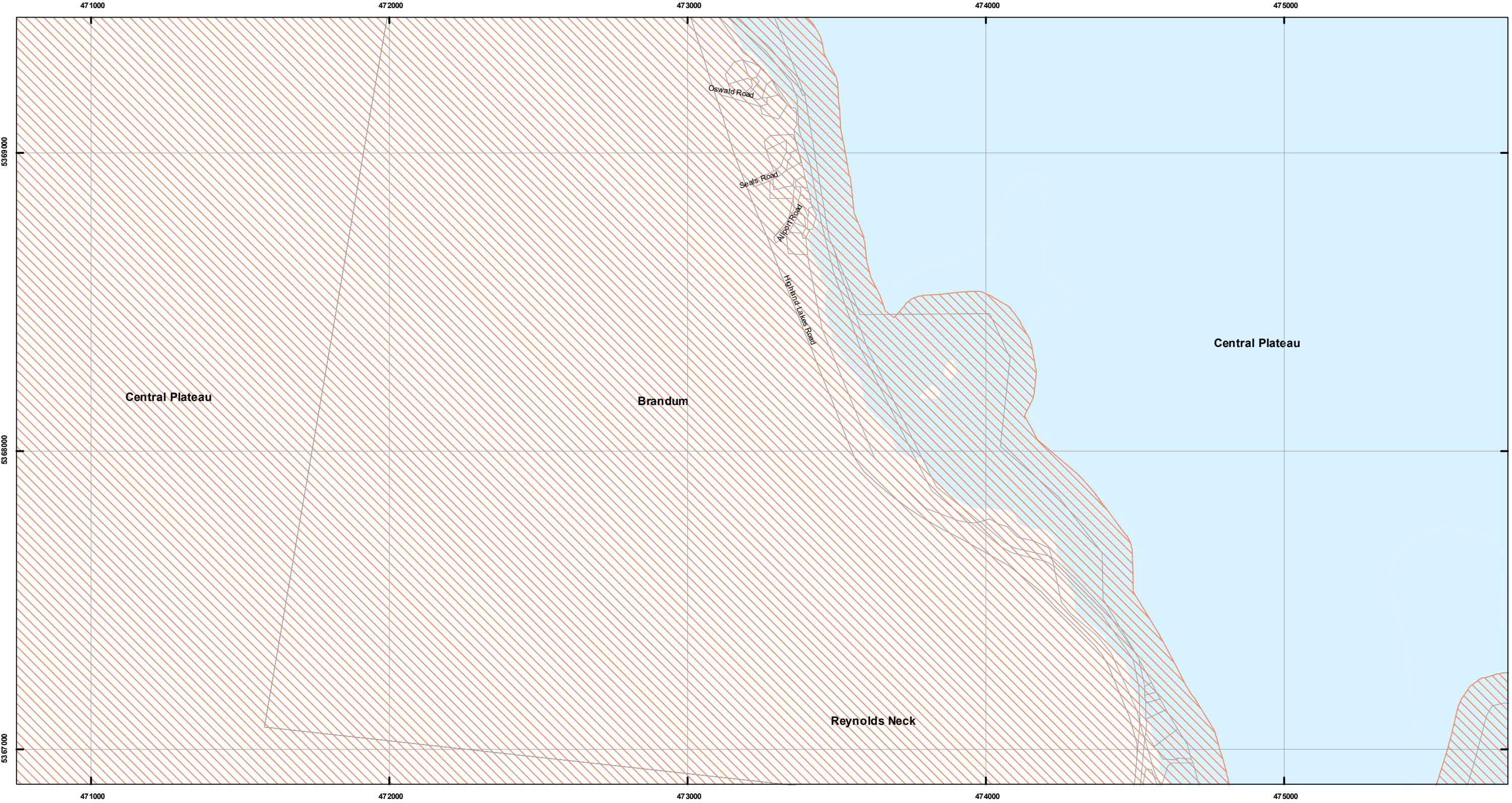
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 19 of 74**

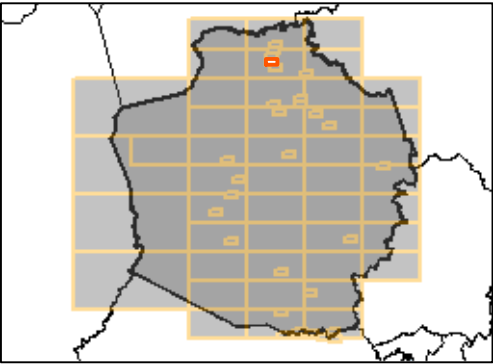
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Metres

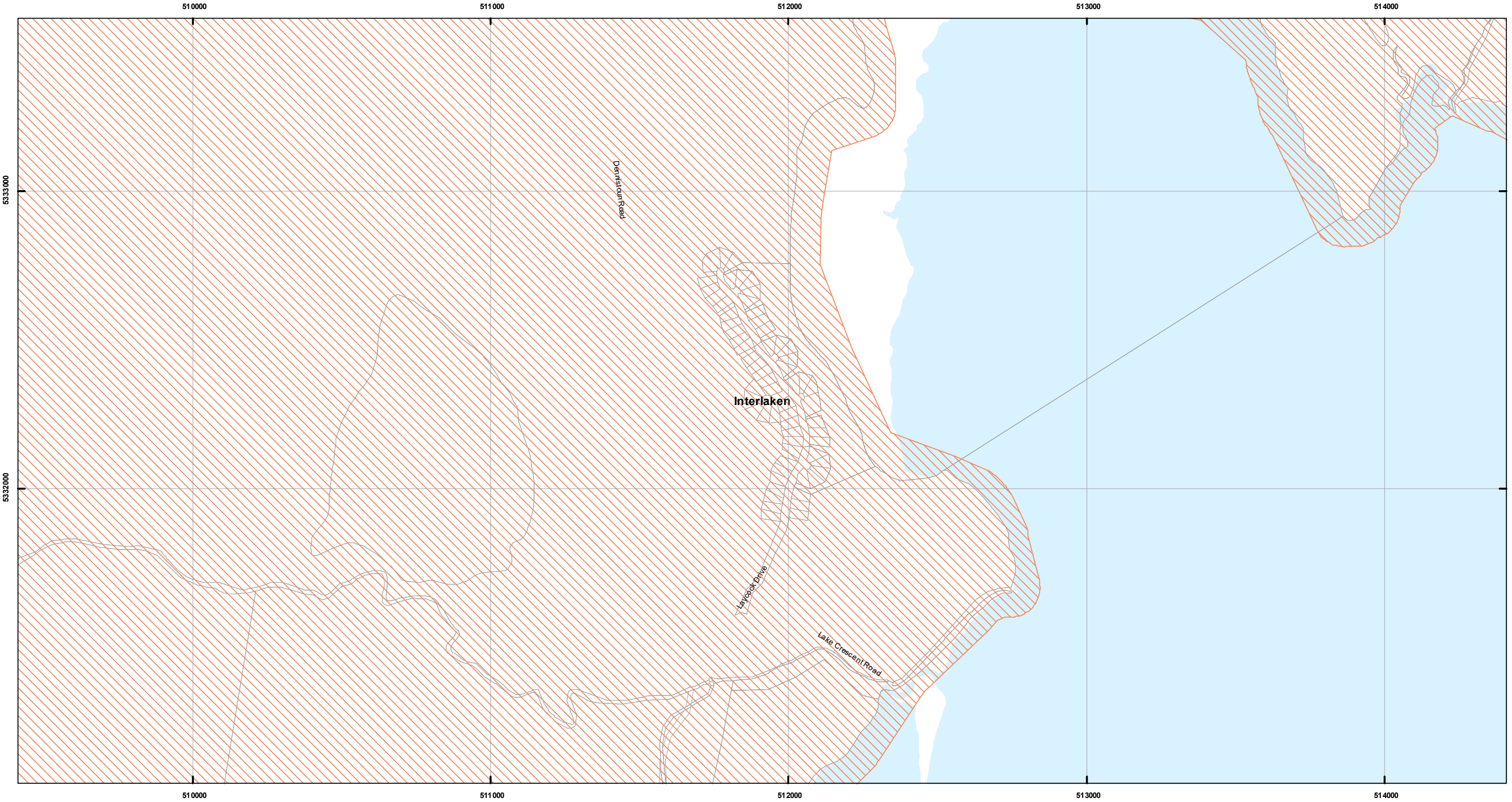
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 20 of 74**

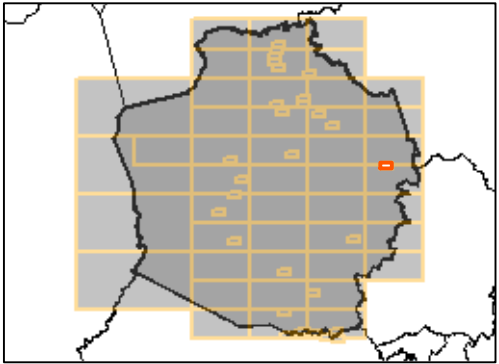
0120240360480600

Metres

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



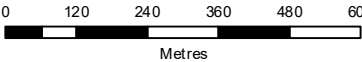
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

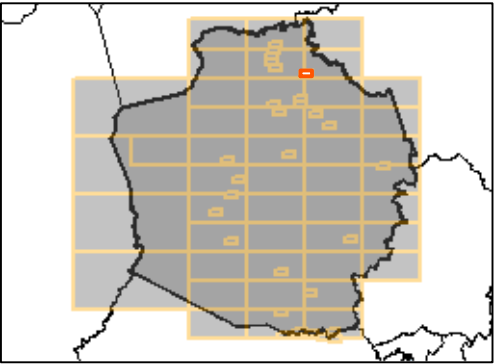
Map 21 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

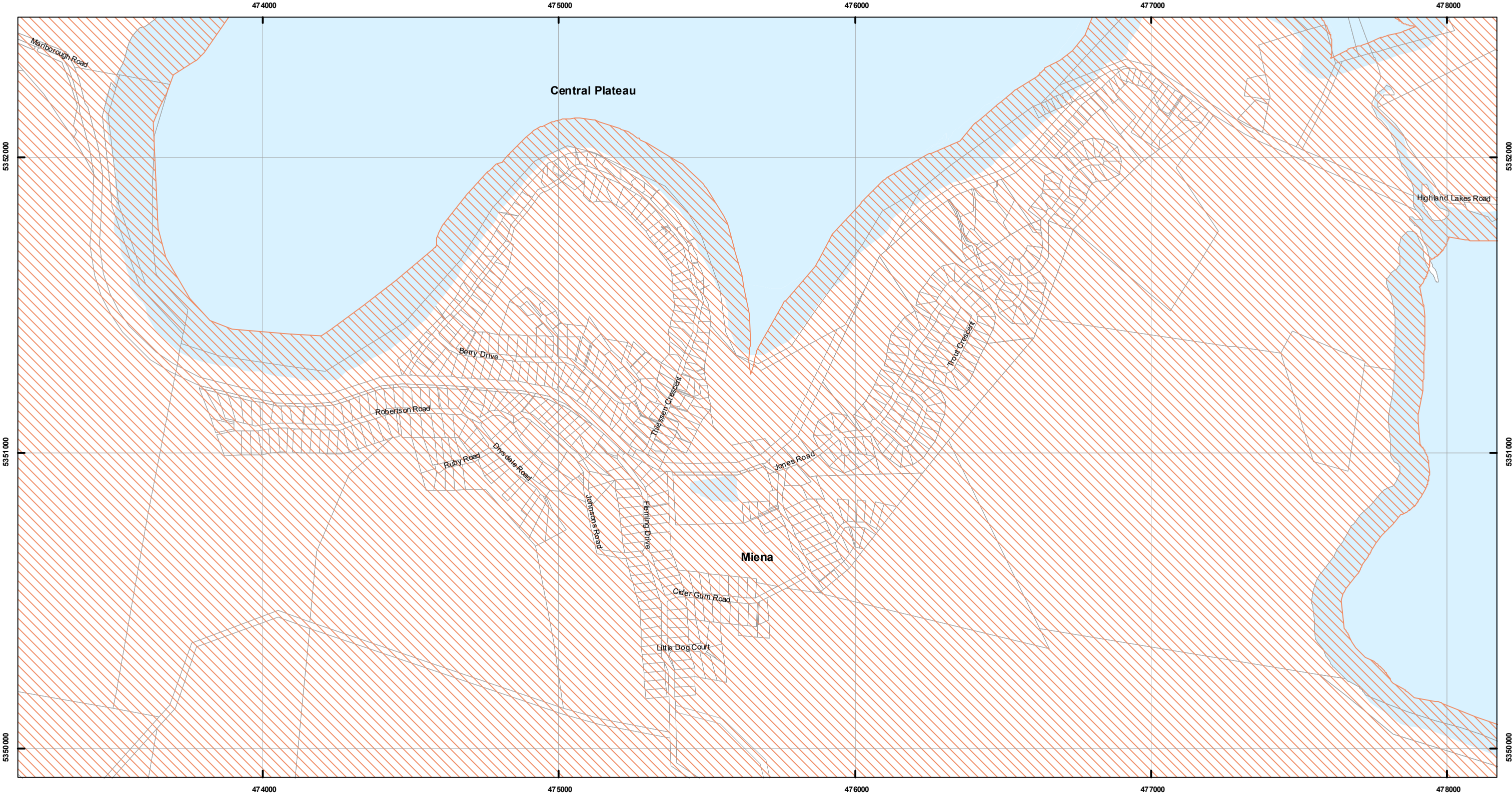
Print Date: 13/05/2019







# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 22 of 74**

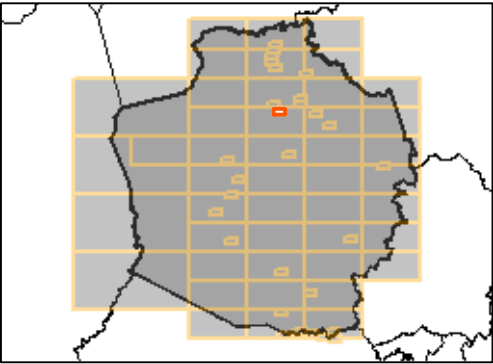
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Metres

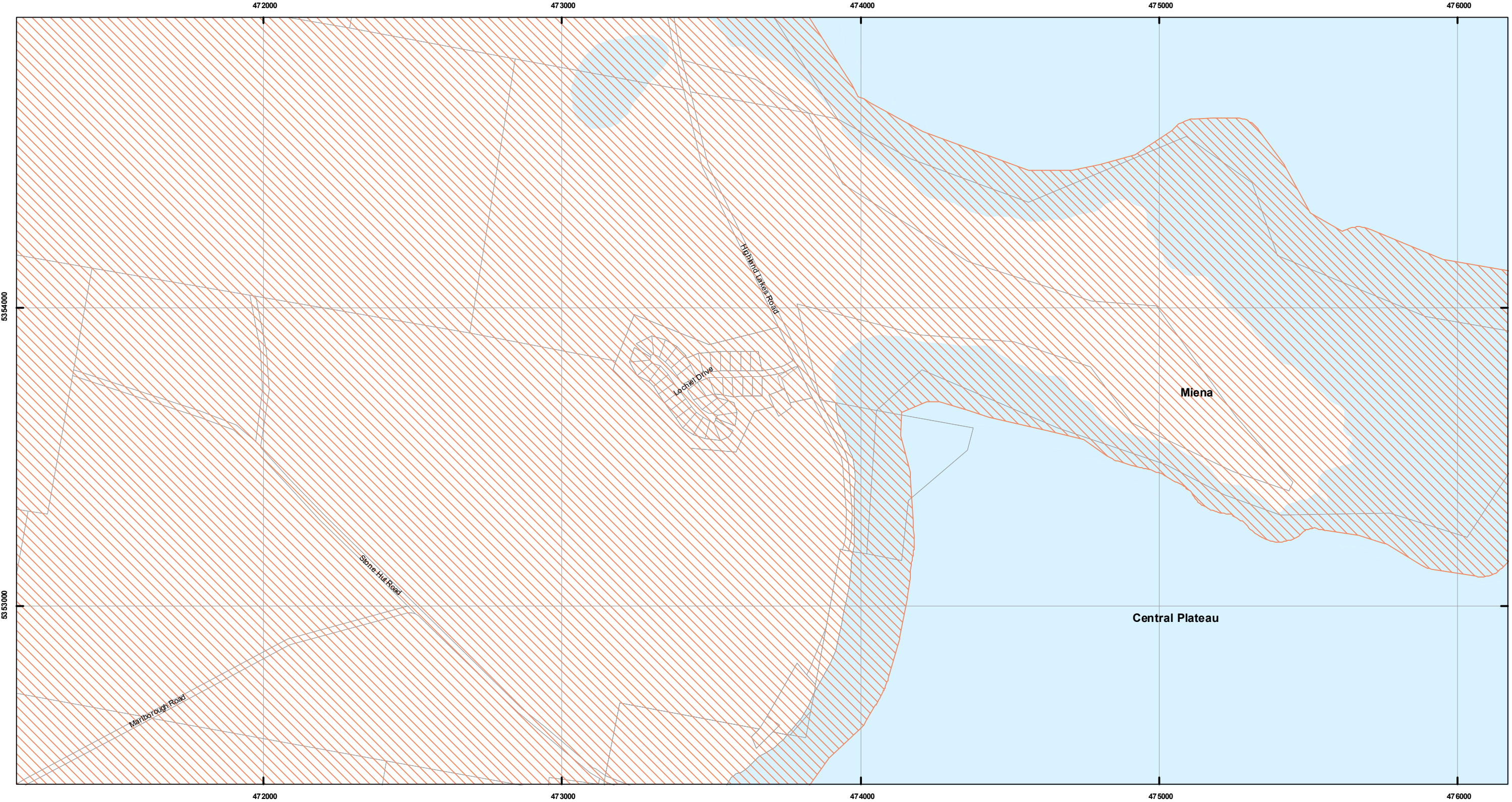
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019




# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



Legend

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

Map 23 of 74

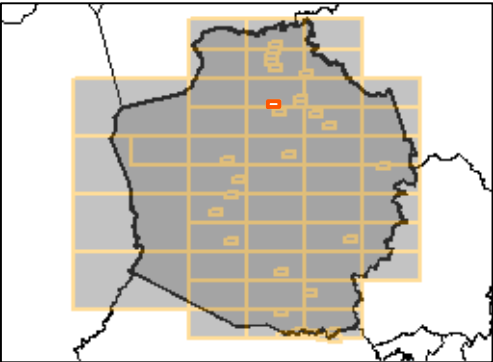
0120240360480600

Metres

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

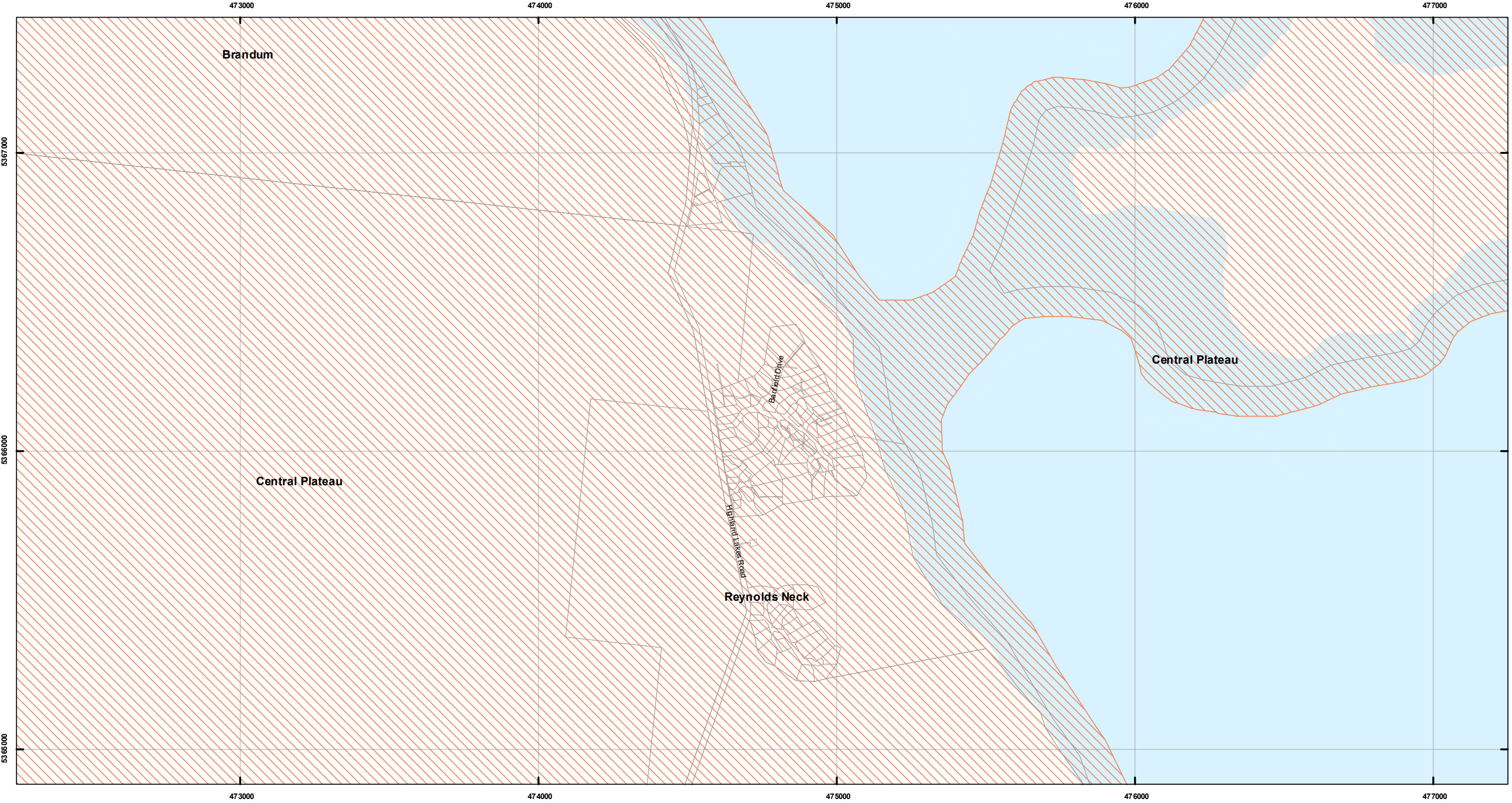
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



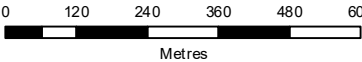
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

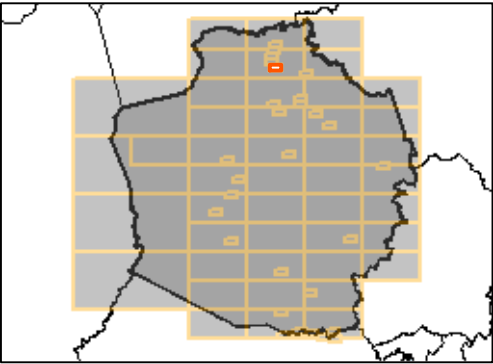
Map 24 of 74



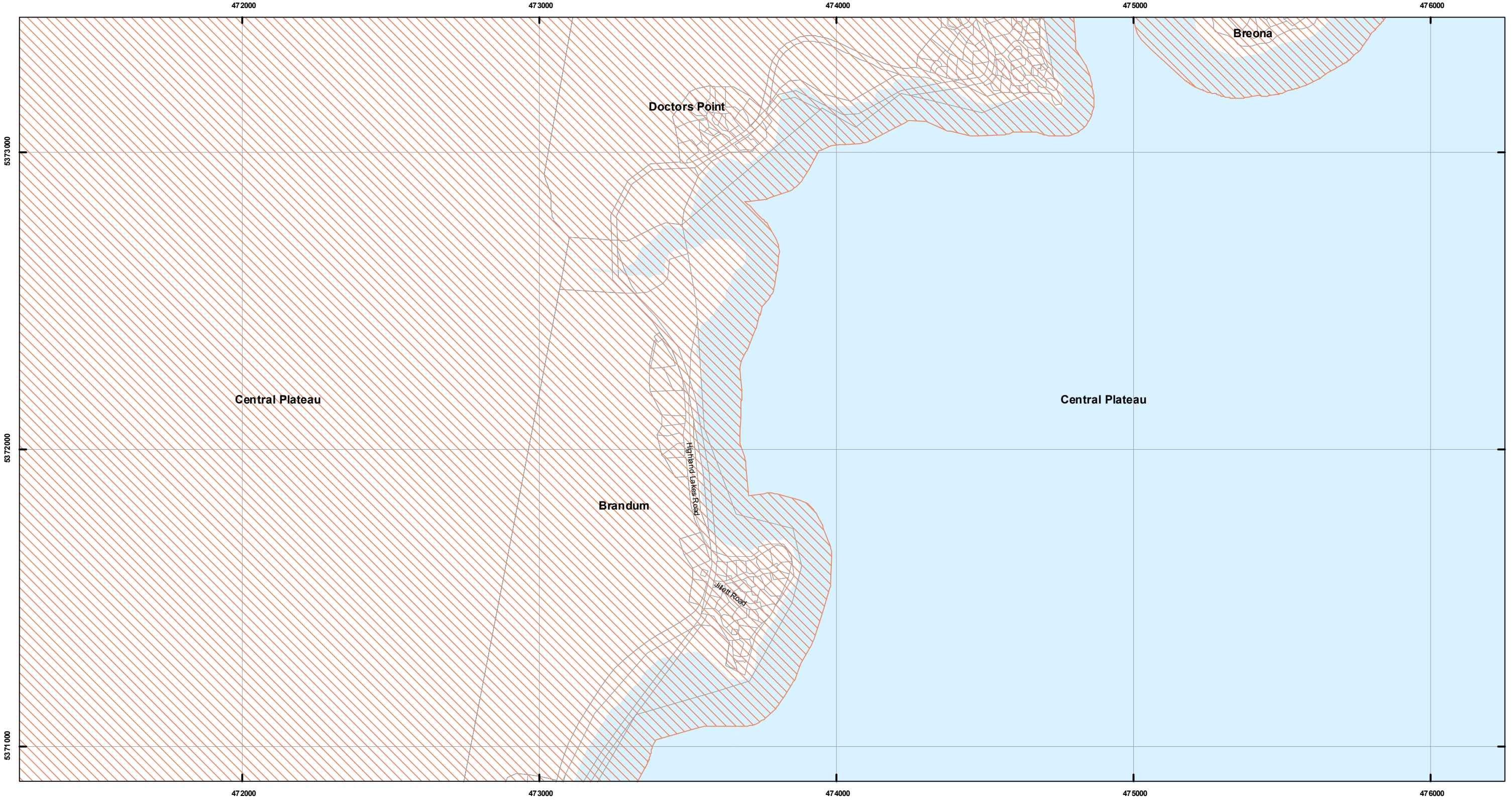
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania


Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 25 of 74**

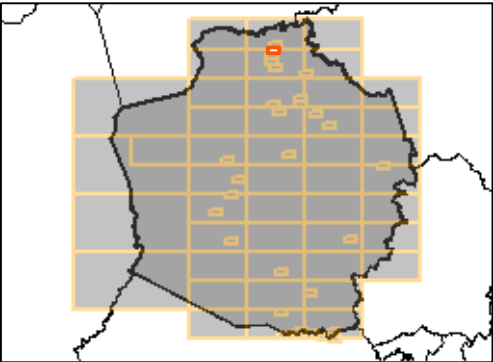
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Metres

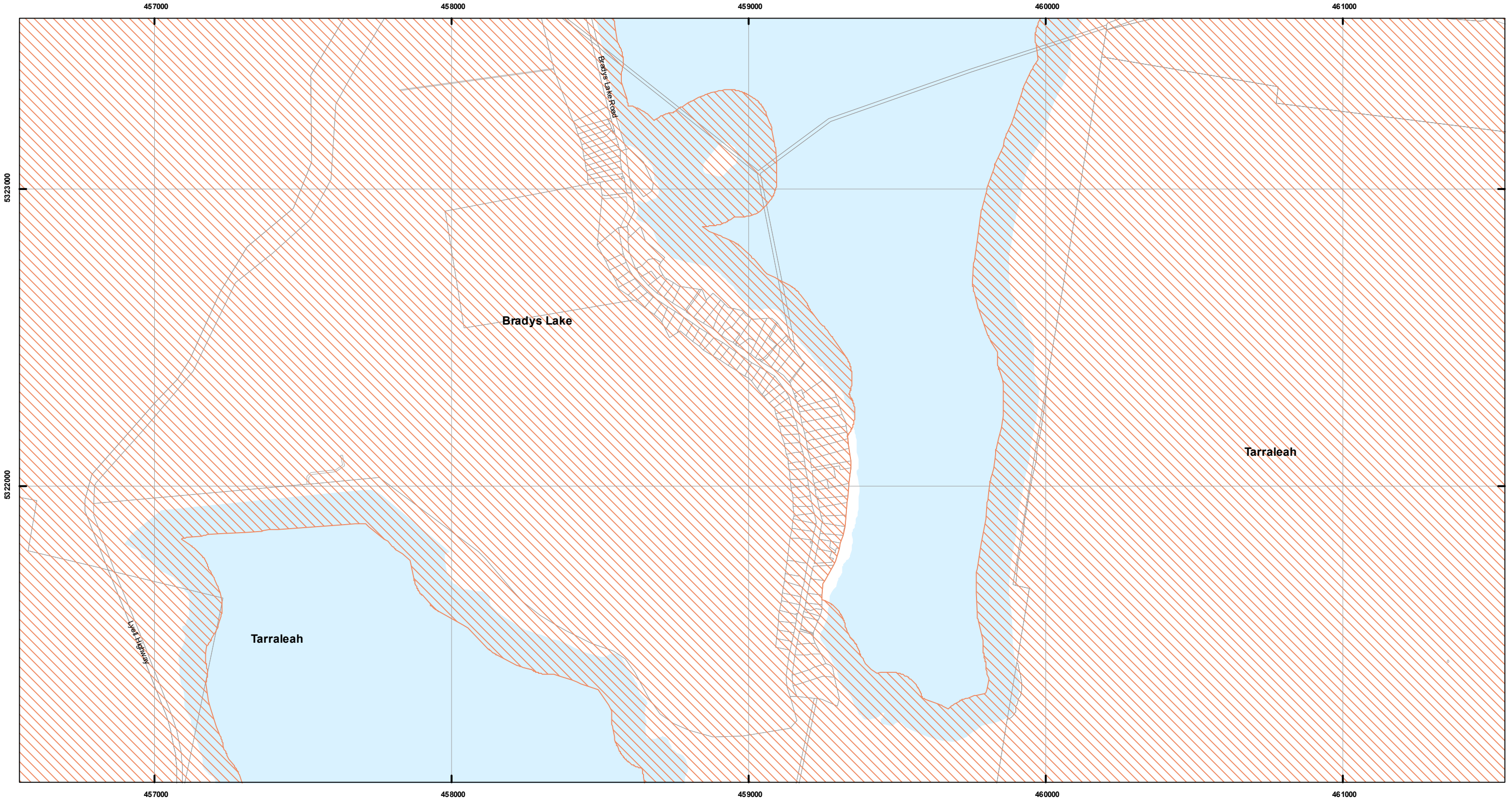
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania


Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 26 of 74**

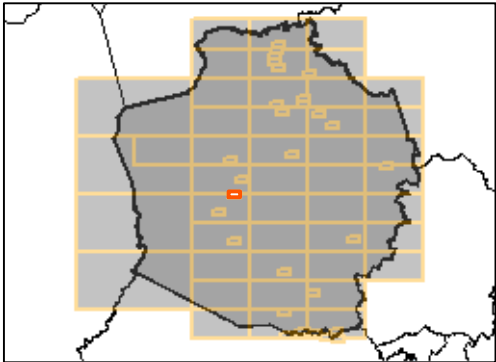
0120240360480600

Metres

Coordinate System: GDA 94 MGA Zone 55

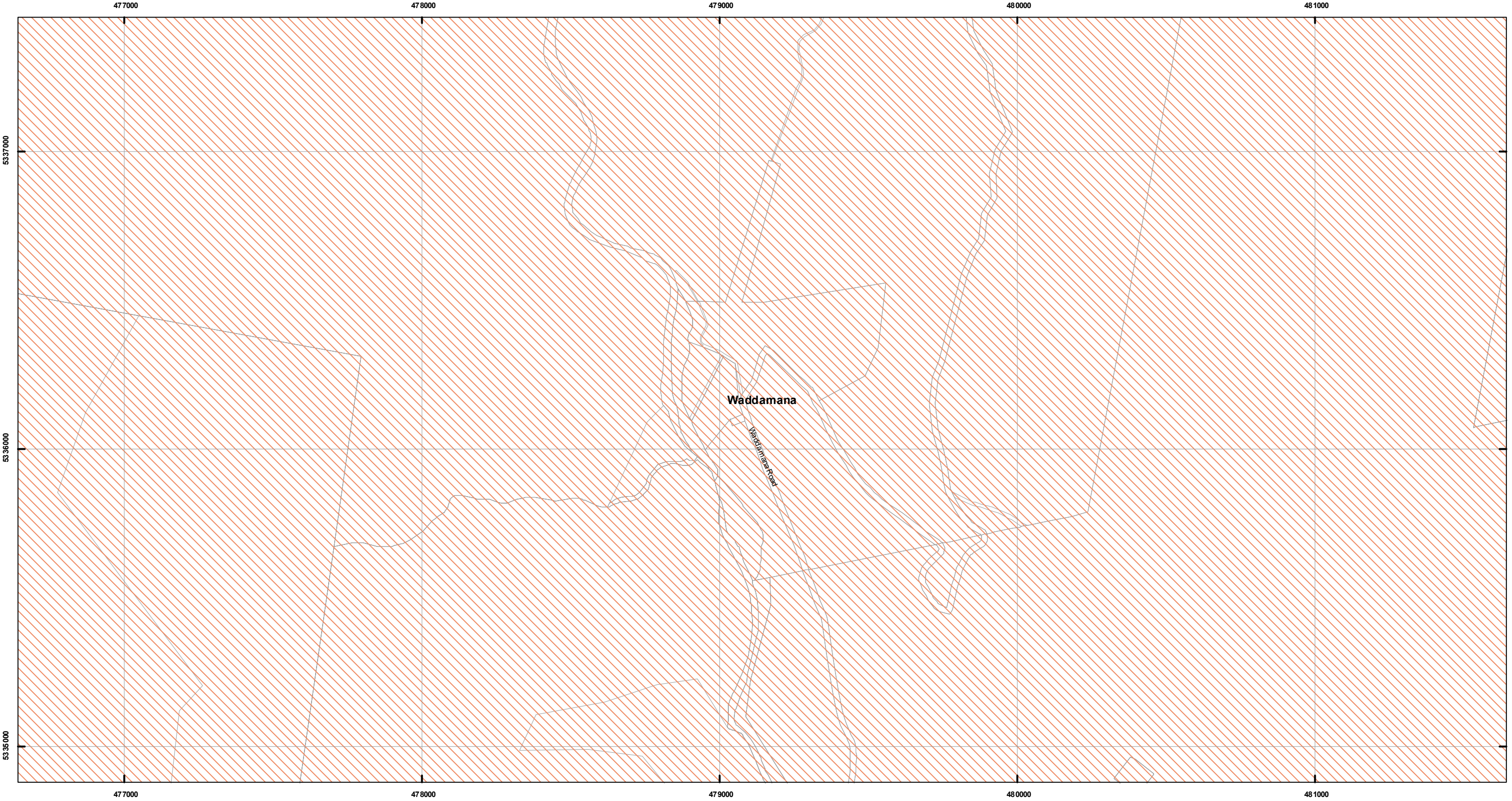
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019







# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



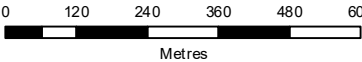
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

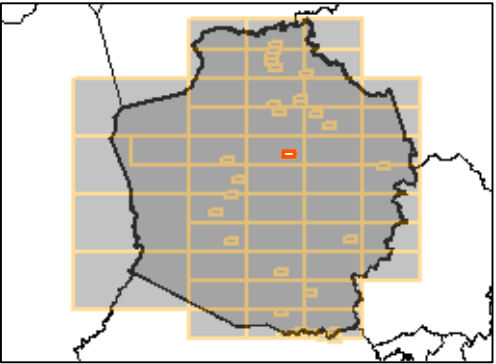
Map 27 of 74



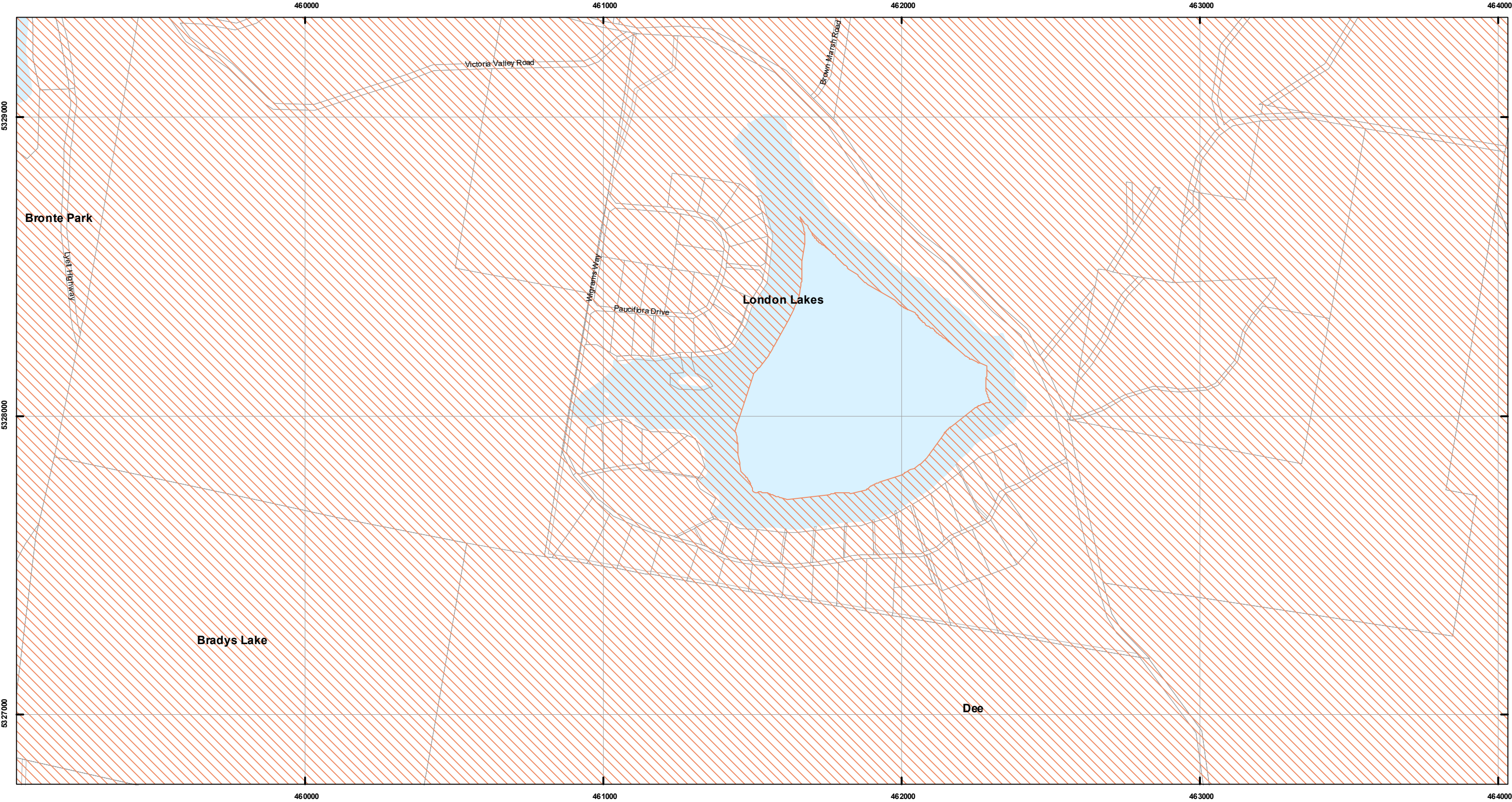
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019




# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 28 of 74**

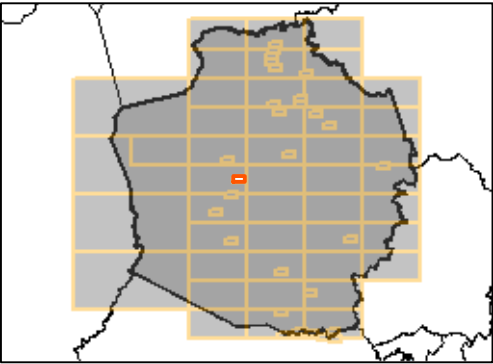
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Metres

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

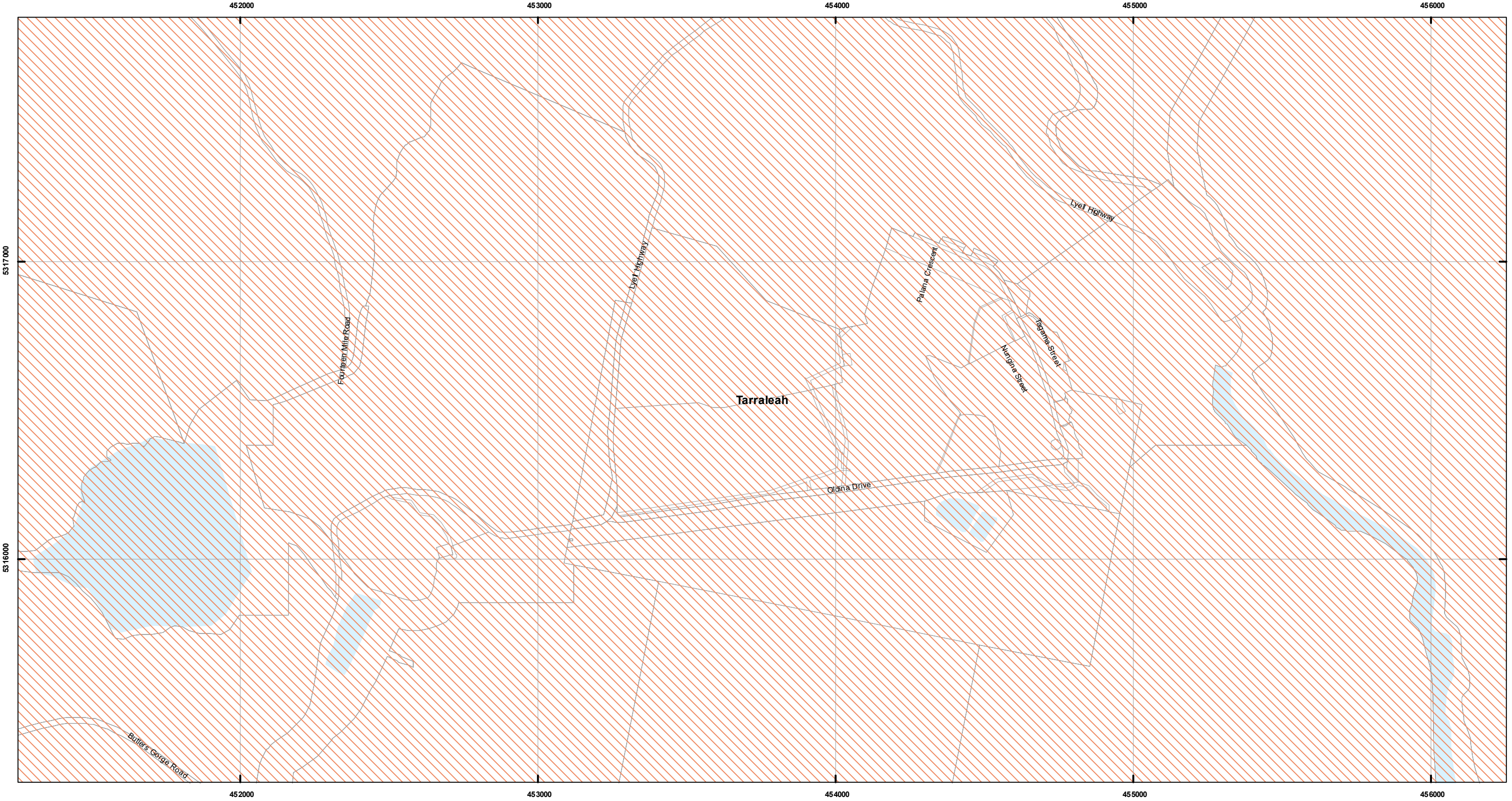
Print Date: 13/05/2019







# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 29 of 74**

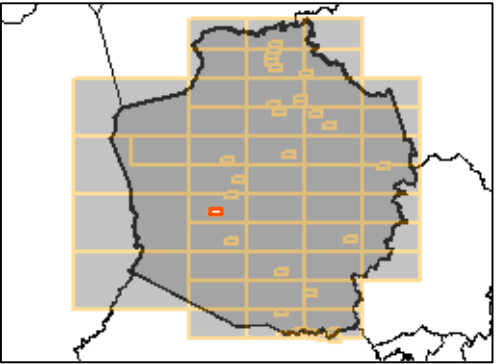
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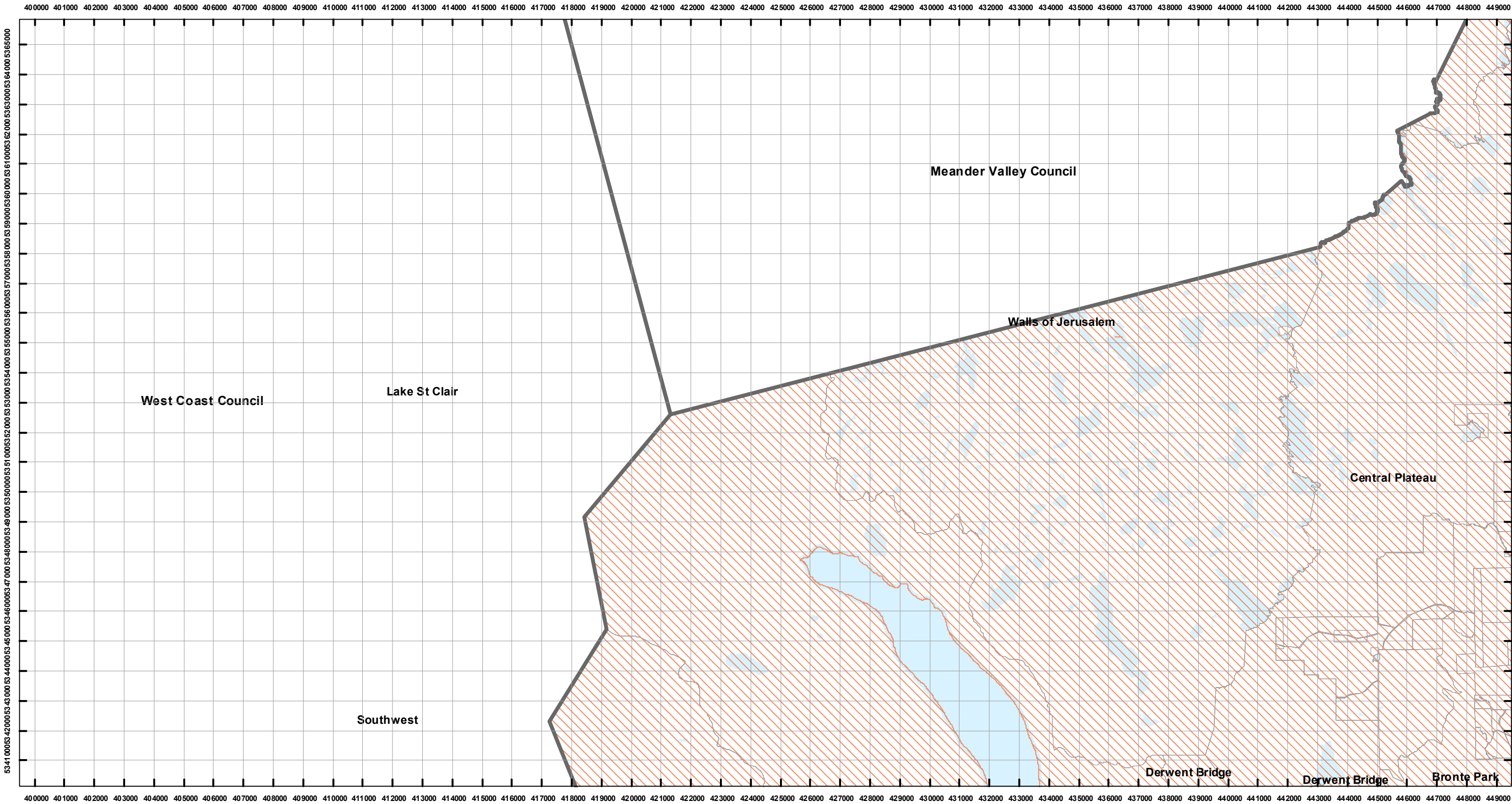
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019



# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

Parcels

Water body

**Map 30 of 74**

01,1002,2003,3004,4005,500

Metres

Coordinate System: GDA 94 MGA Zone 55

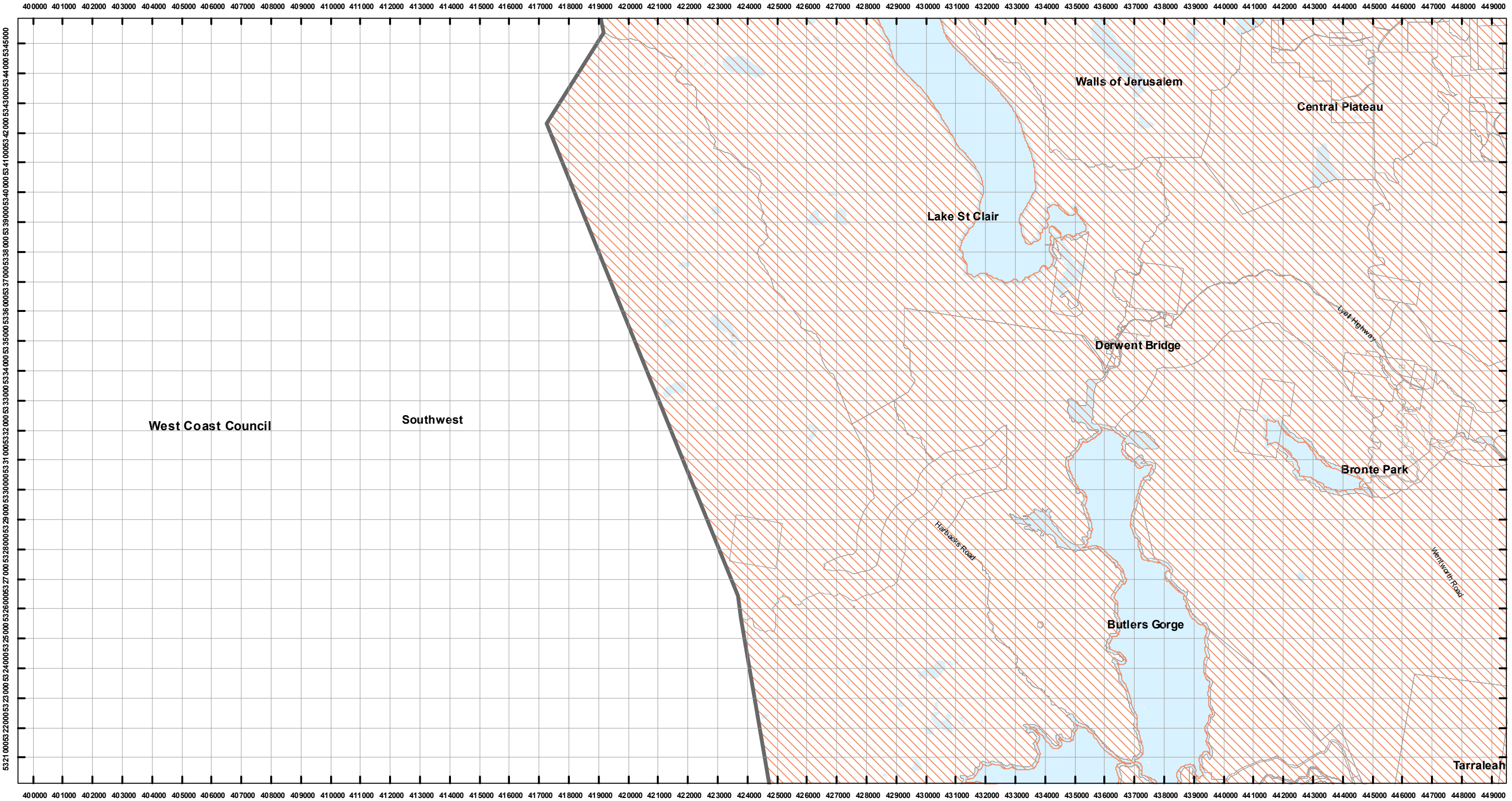
Overlay data from Central Highlands Council and Tasmania Fire Service

Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019

# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



Legend

Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

Parcels

Water body

Map 31 of 74

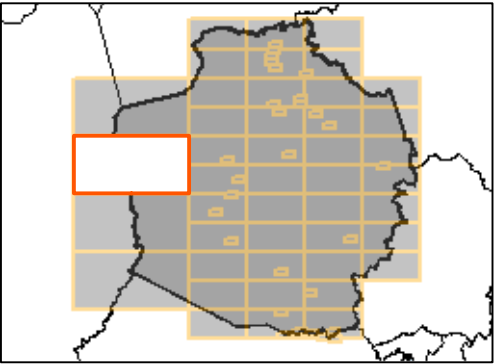
01,1002,2003,3004,4005,500

Metres

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

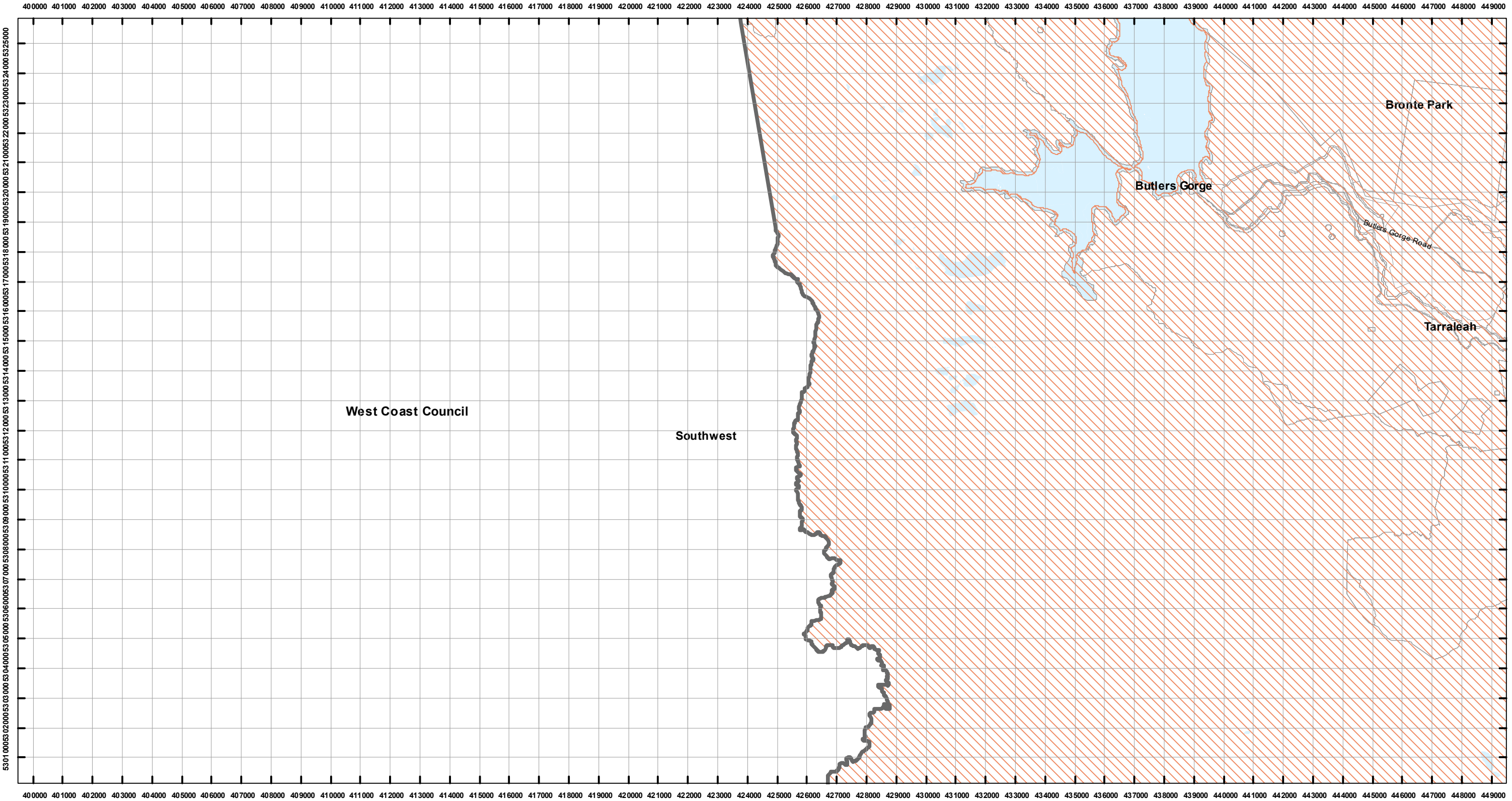
Print Date: 13/05/2019







# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



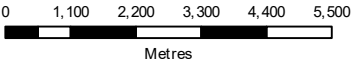
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

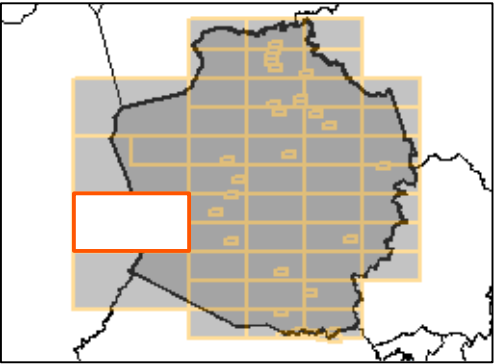
Map 32 of 74



Coordinate System: GDA 94 MGA Zone 55

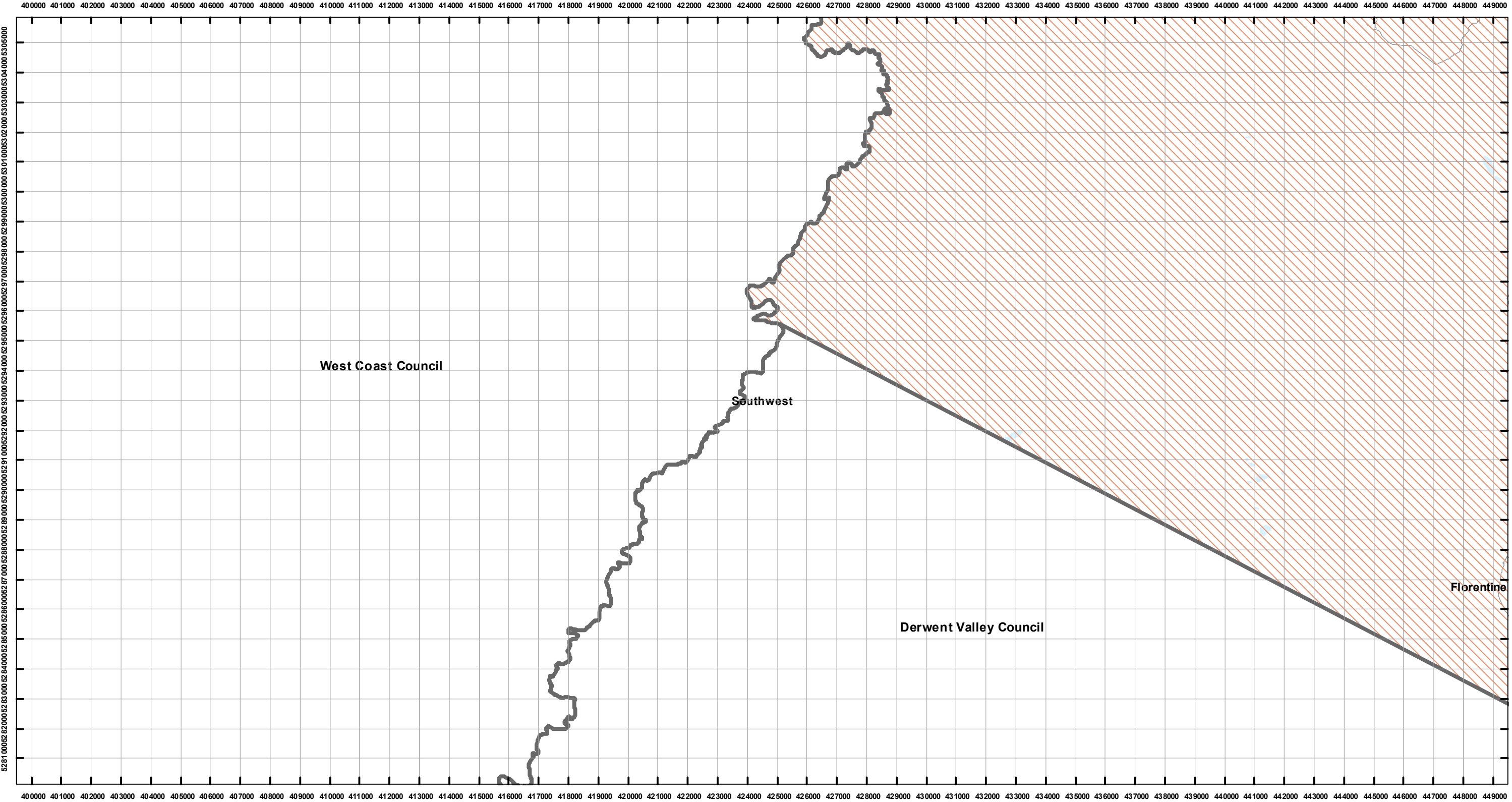
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Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



Legend

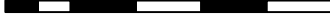
 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

Map 33 of 74

01,1002,2003,3004,4005,500

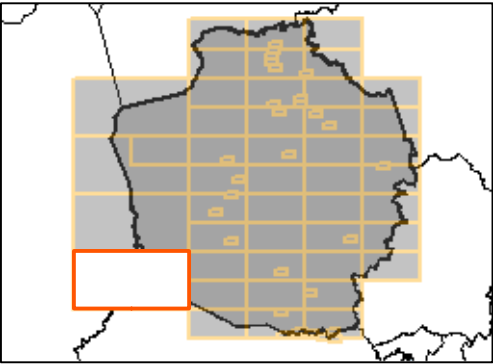


Metres

Coordinate System: GDA 94 MGA Zone 55

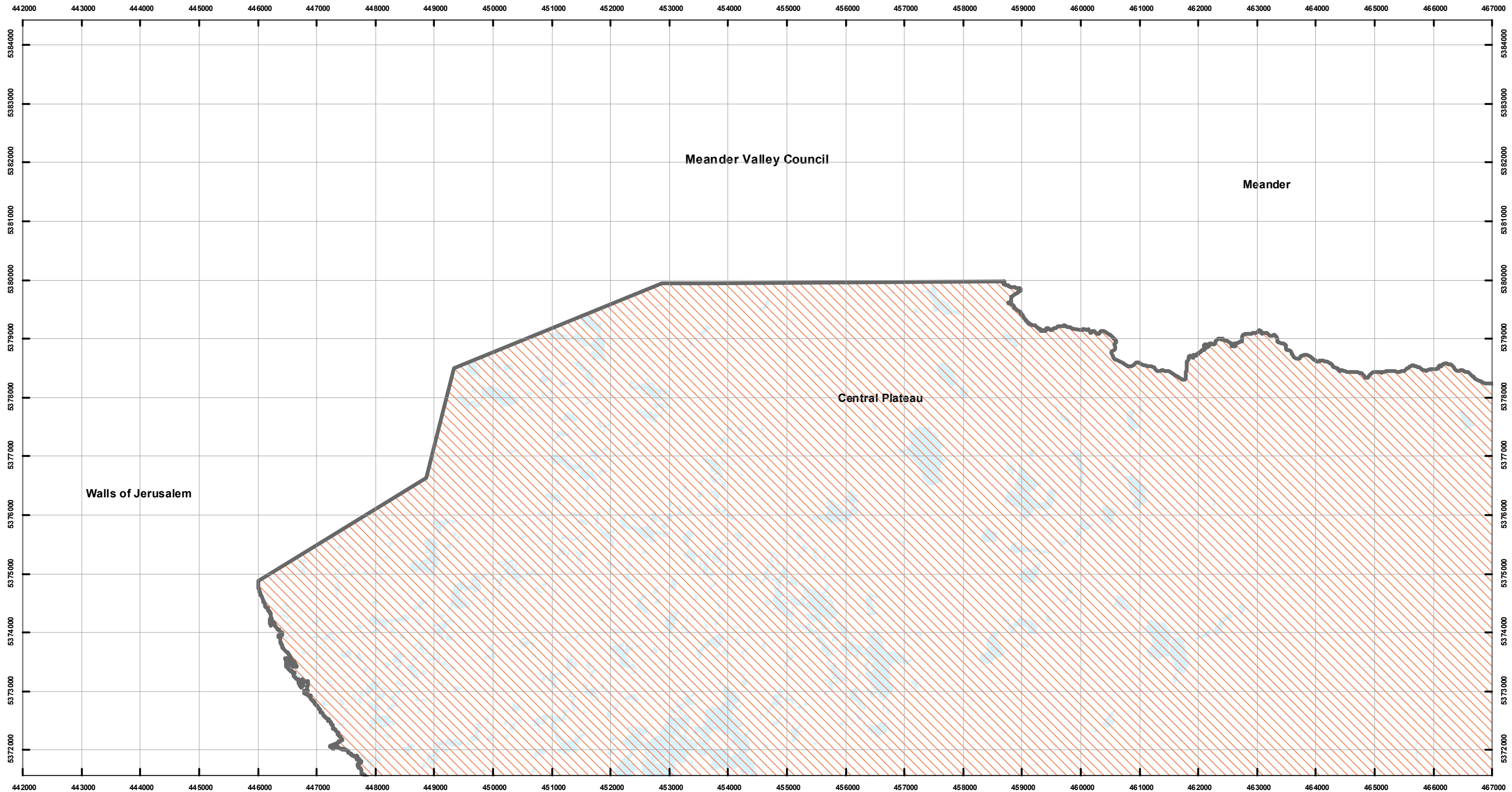
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



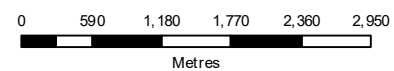
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

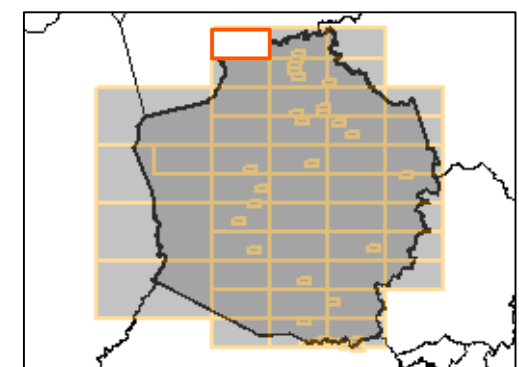
Map 34 of 74



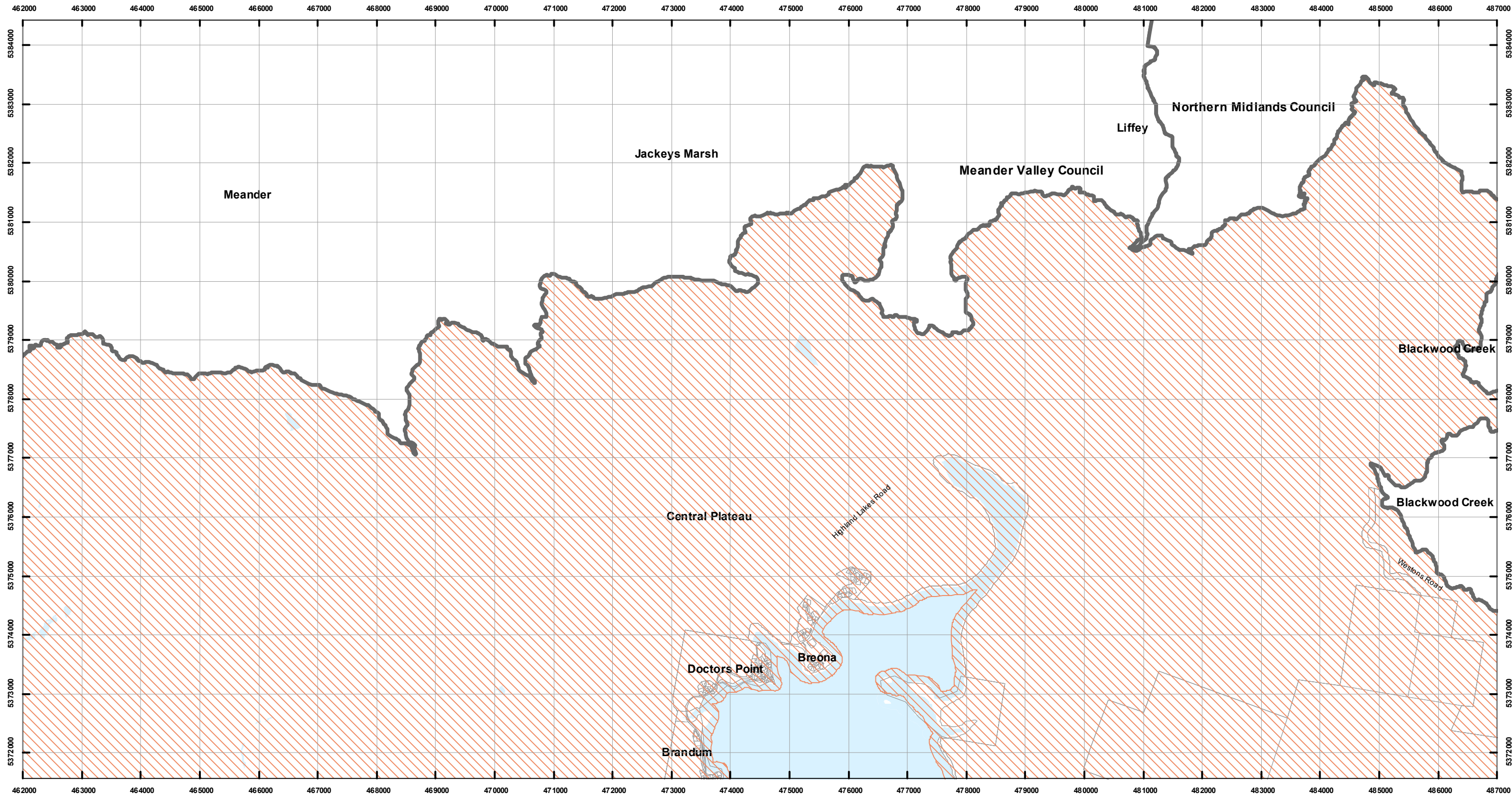
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania




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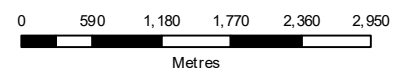
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



## Legend

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513
-  Parcels
-  Water body

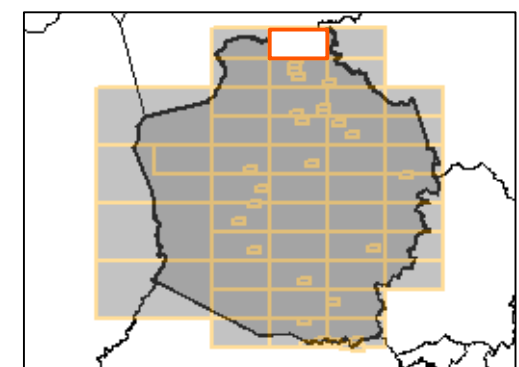
## Map 35 of 74



Coordinate System: GDA 94 MGA Zone 55

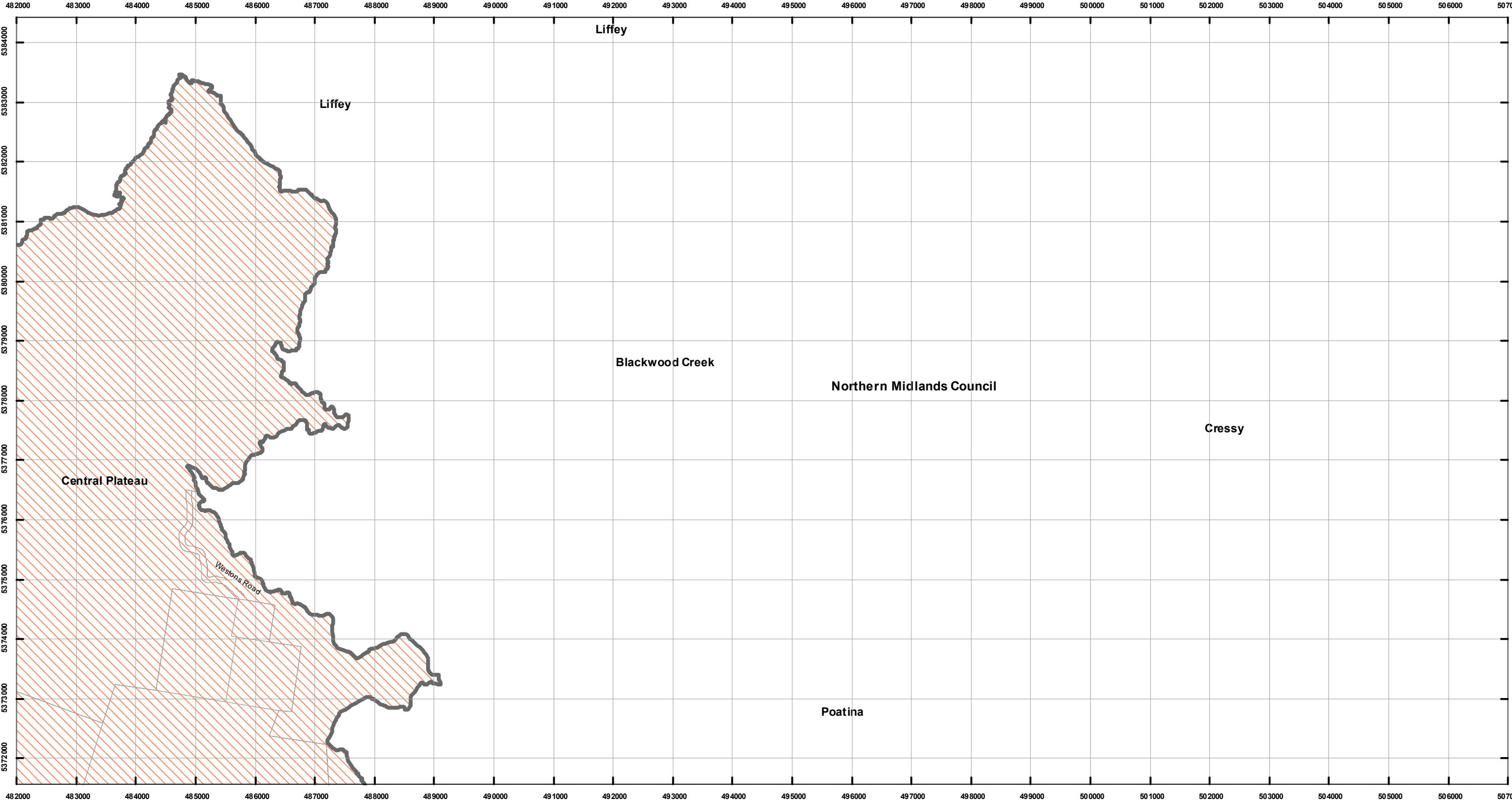
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019



# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



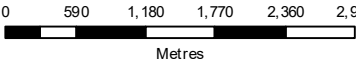
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

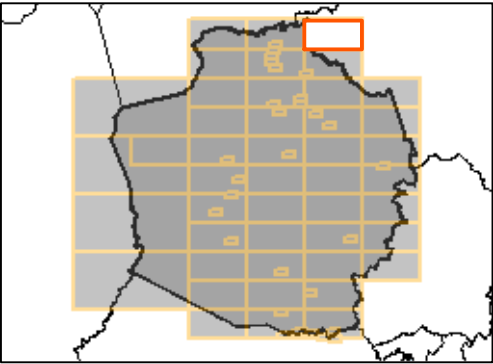
Map 36 of 74



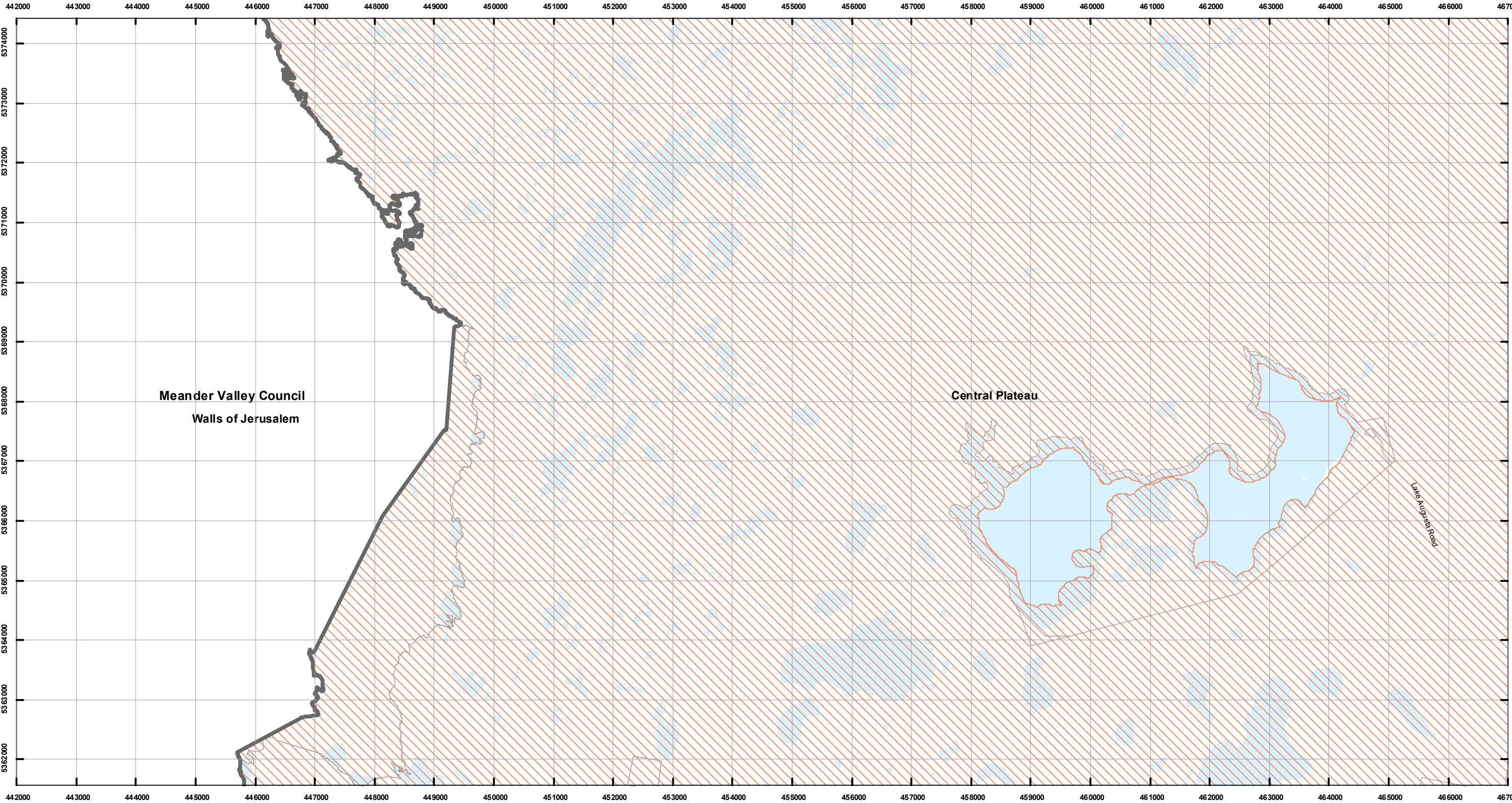
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019



# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 37 of 74**

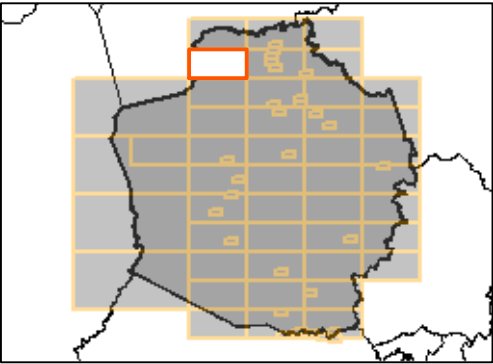
05901180177023602950

Metres

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

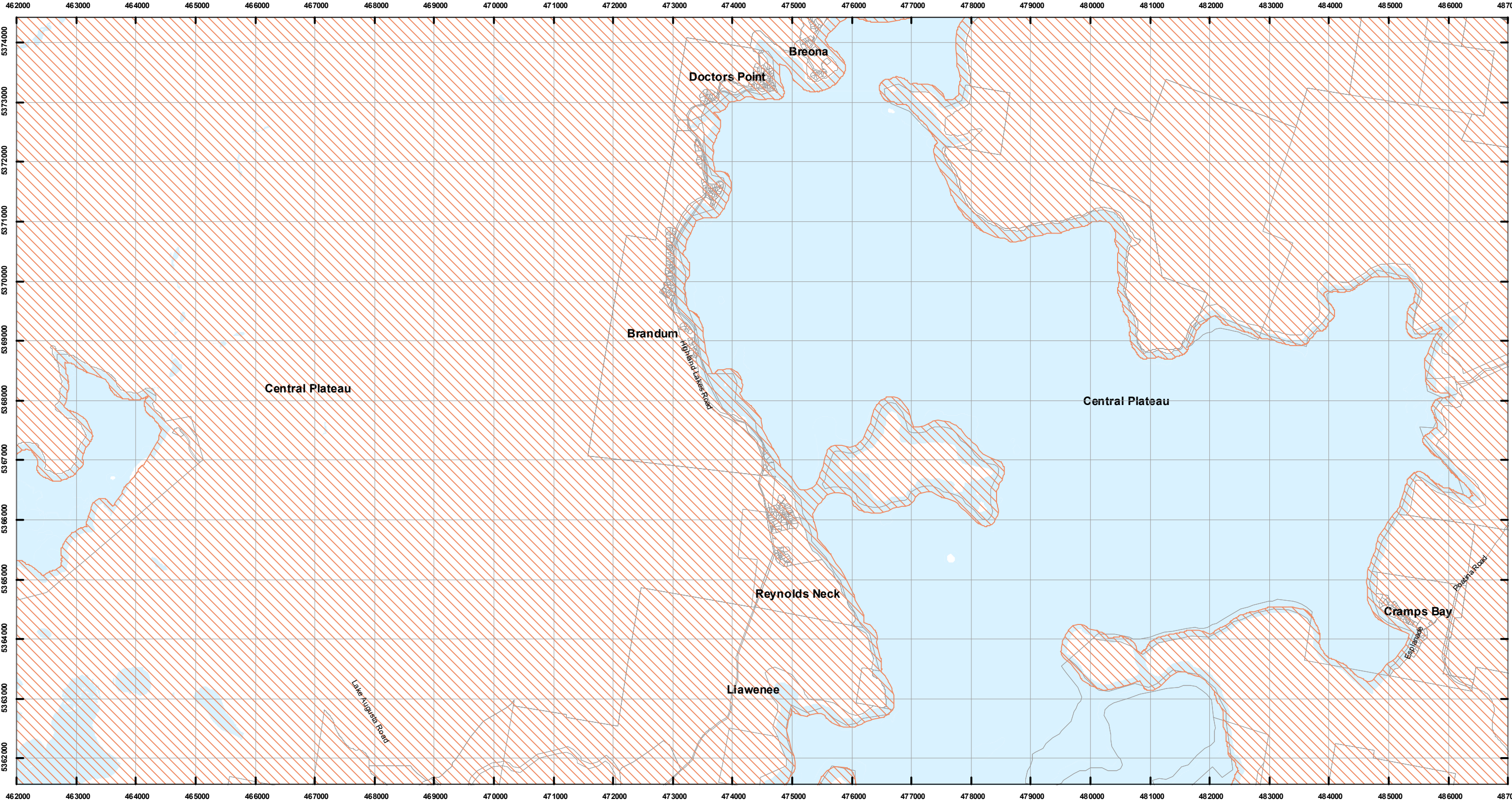
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 38 of 74**

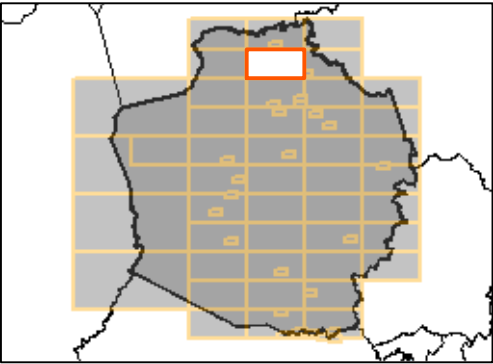
05901180177023602950

Metres

Coordinate System: GDA 94 MGA Zone 55

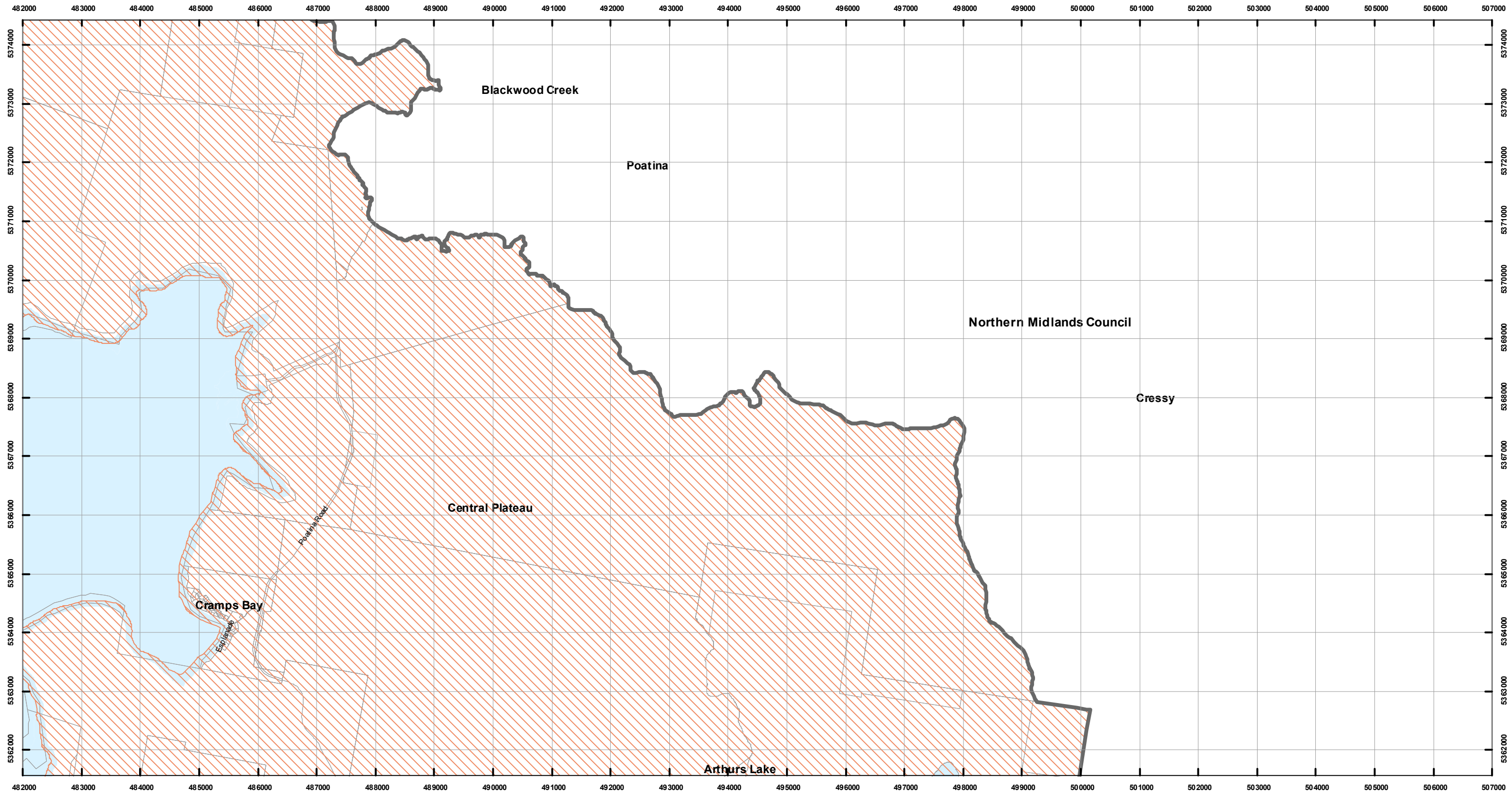
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019








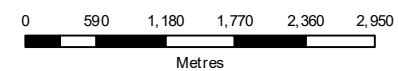
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



## Legend

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513
-  Parcels
-  Water body

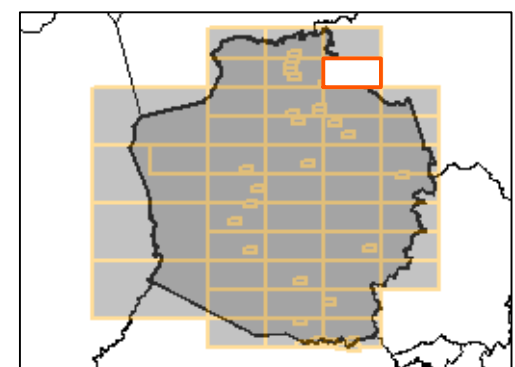
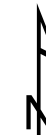
## Map 39 of 74



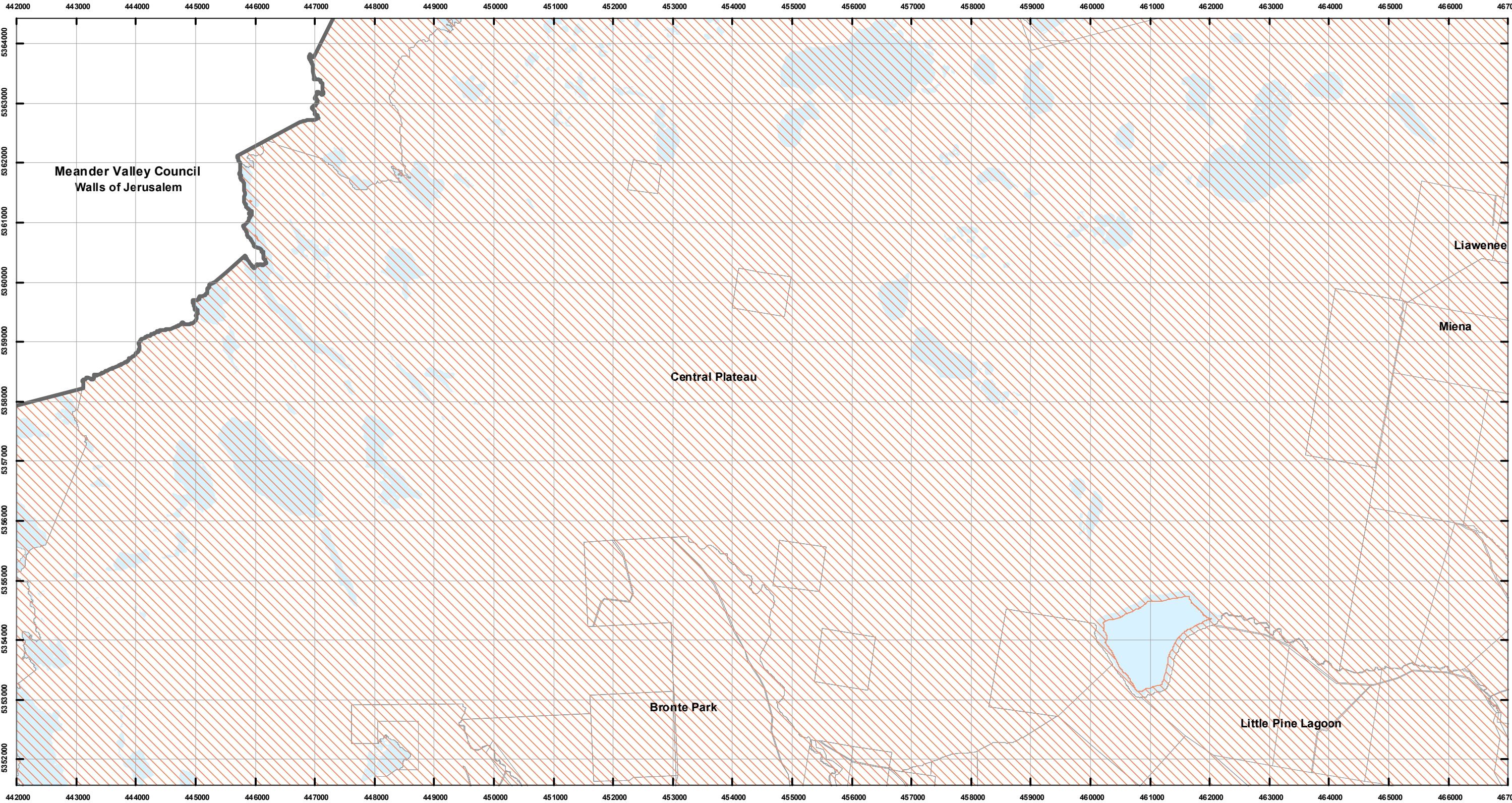
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania


Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



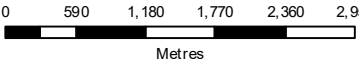
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

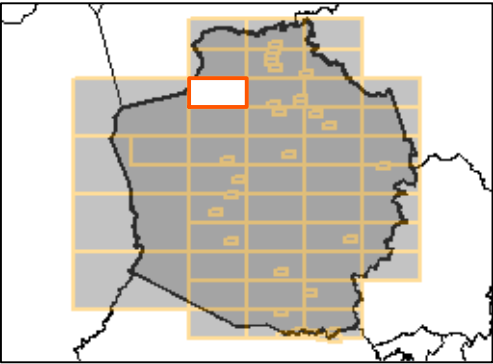
Map 40 of 74



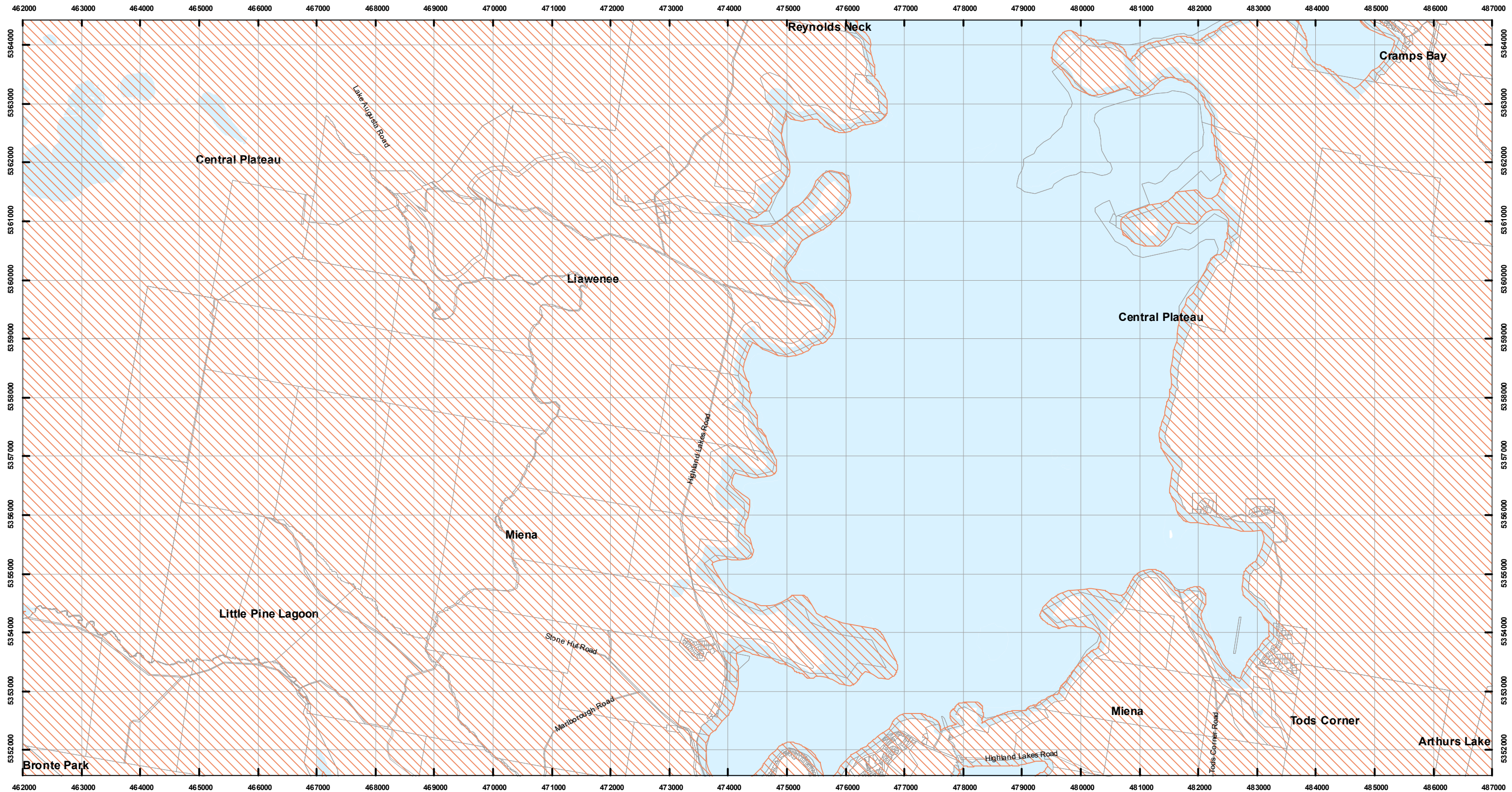
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania




Print Date: 13/05/2019



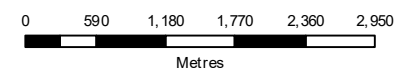
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



## Legend

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513
-  Parcels
-  Water body

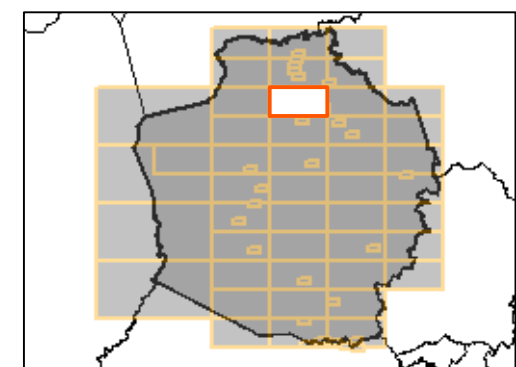
## Map 41 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

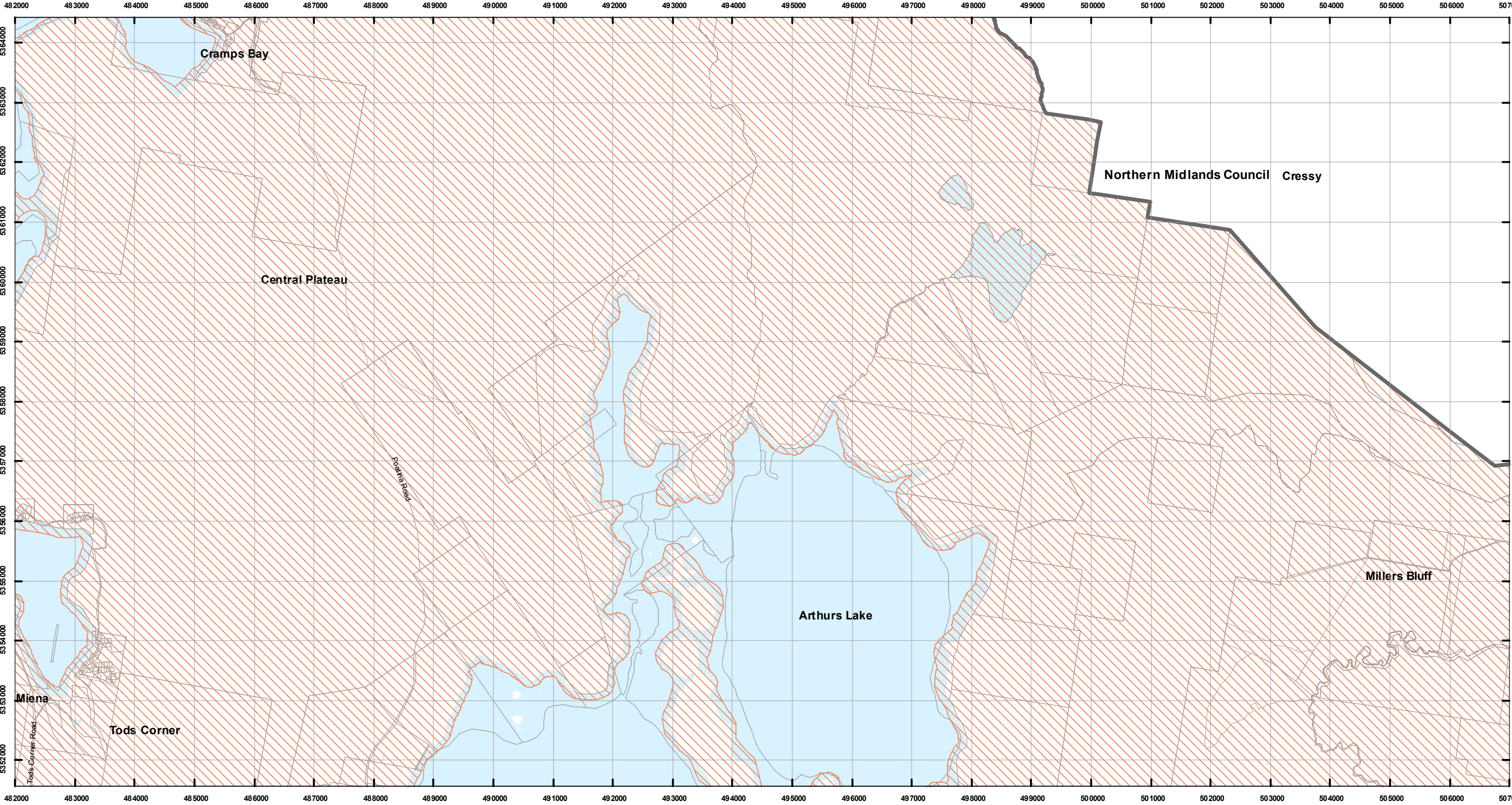
Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



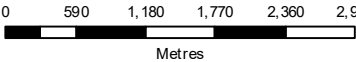
**Legend**

Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

Parcels

Water body

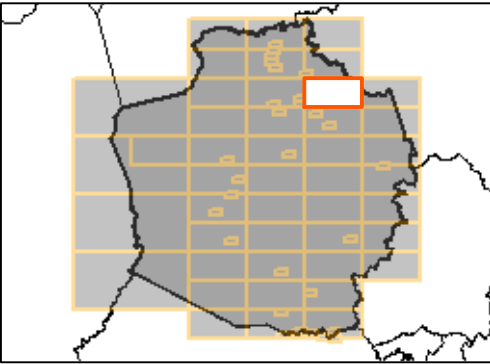
Map 42 of 74



Coordinate System: GDA 94 MGA Zone 55

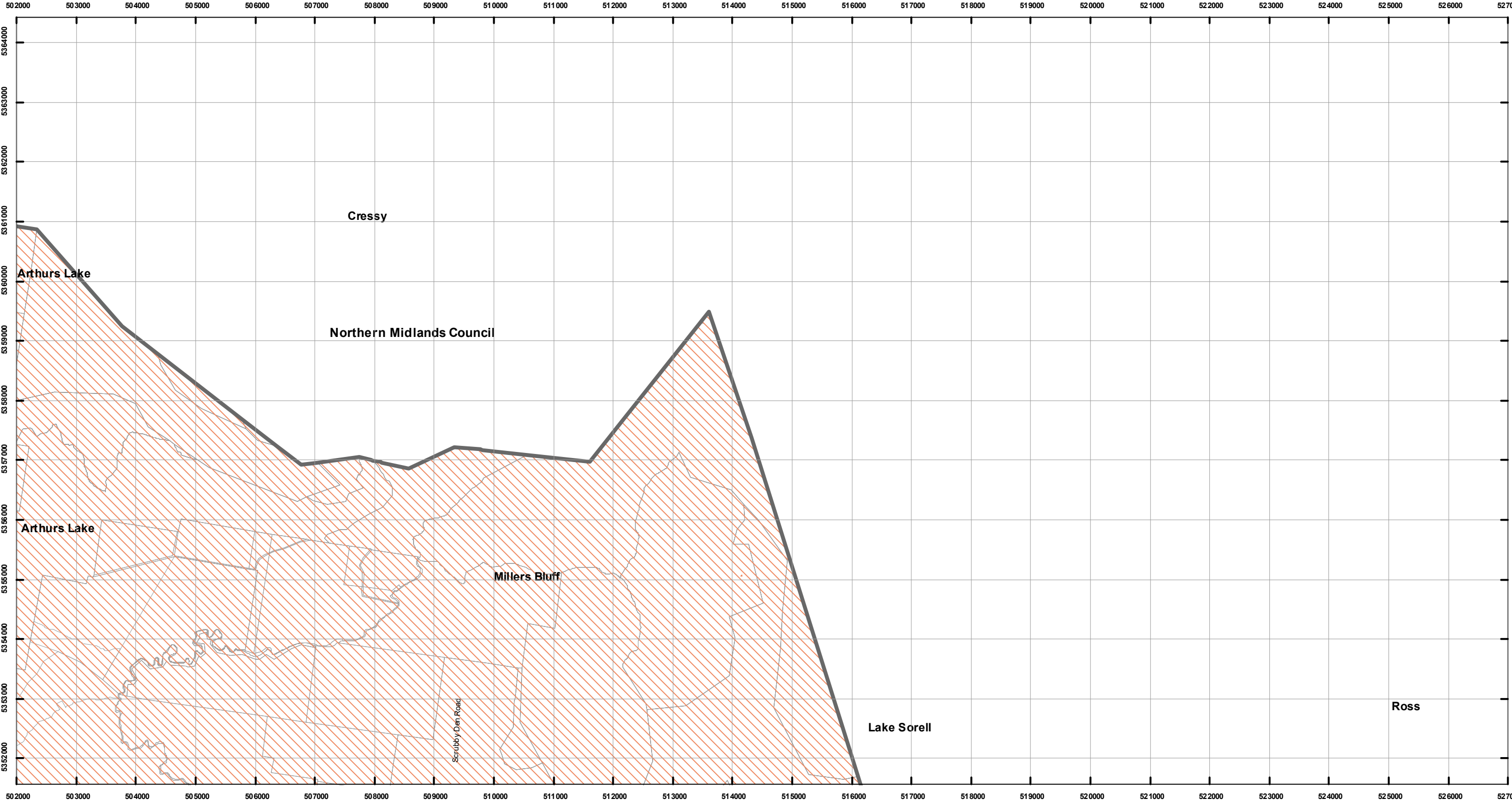
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019



# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



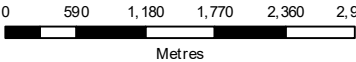
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

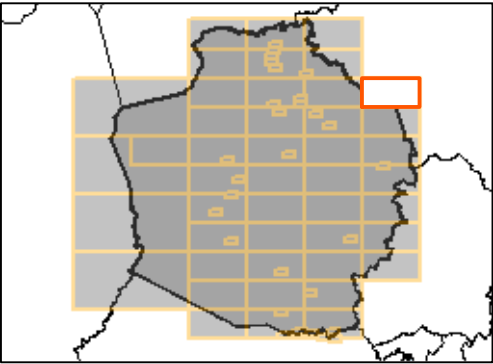
Map 43 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

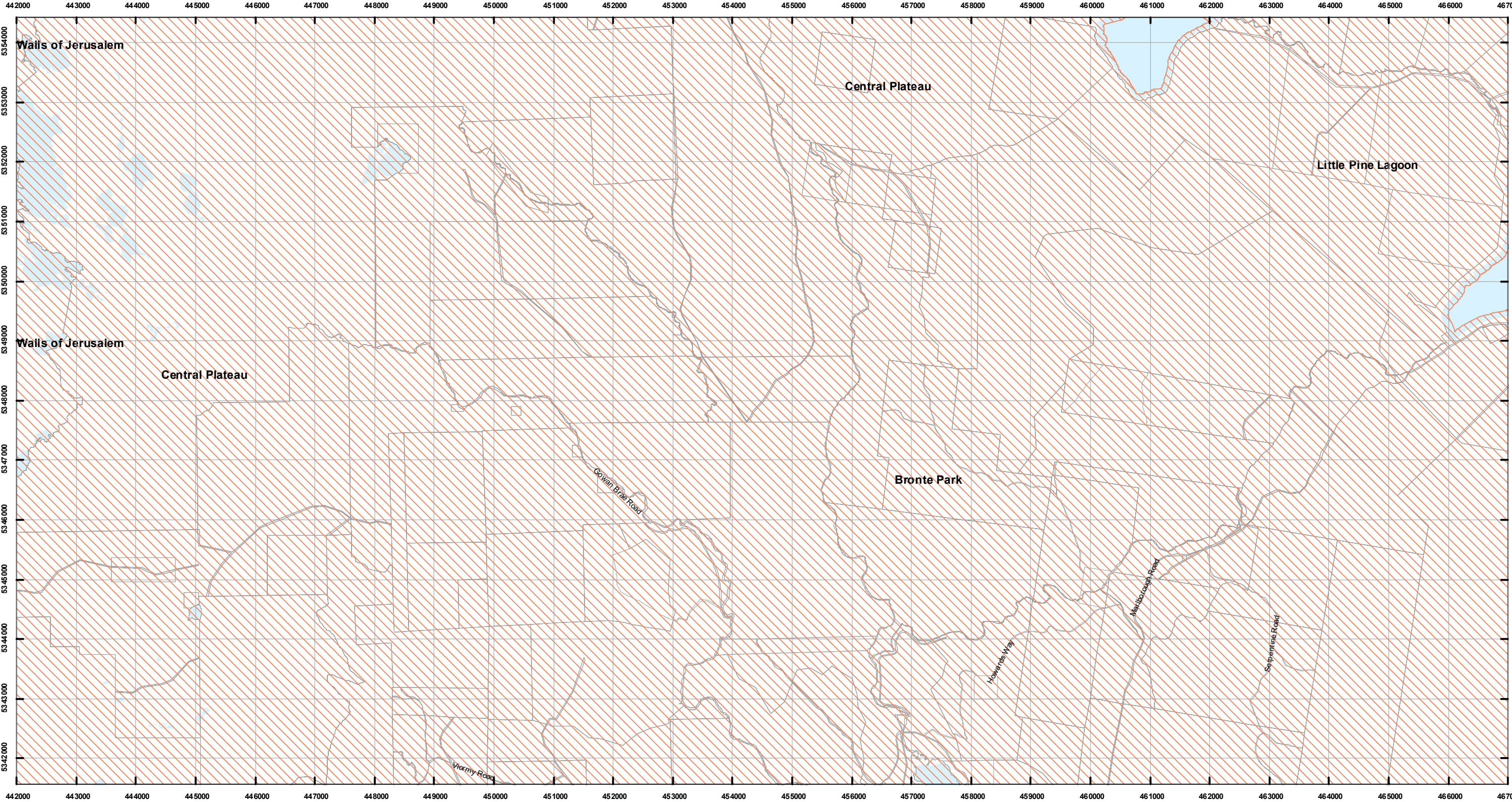
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



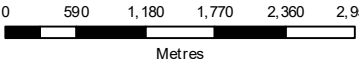
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

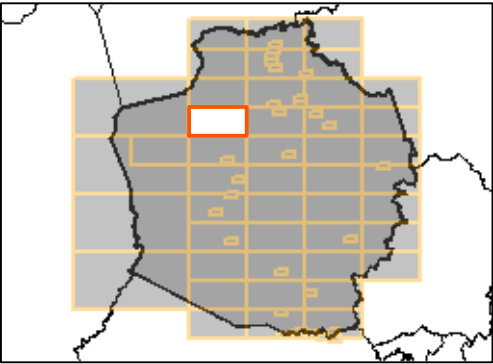
Map 44 of 74



Coordinate System: GDA 94 MGA Zone 55

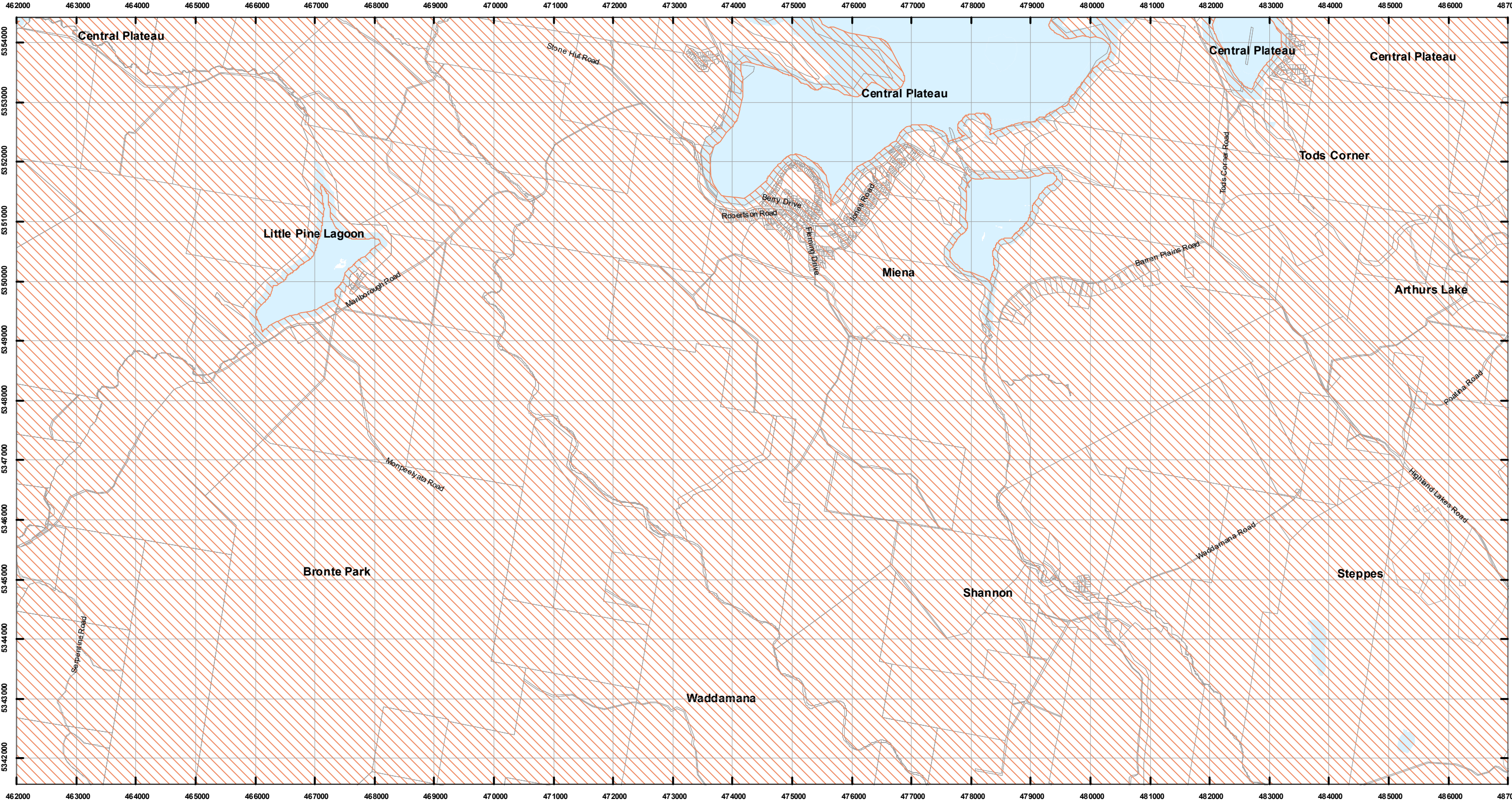
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019



# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



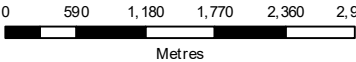
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

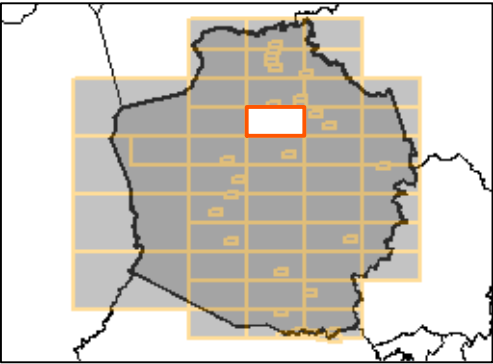
Map 45 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

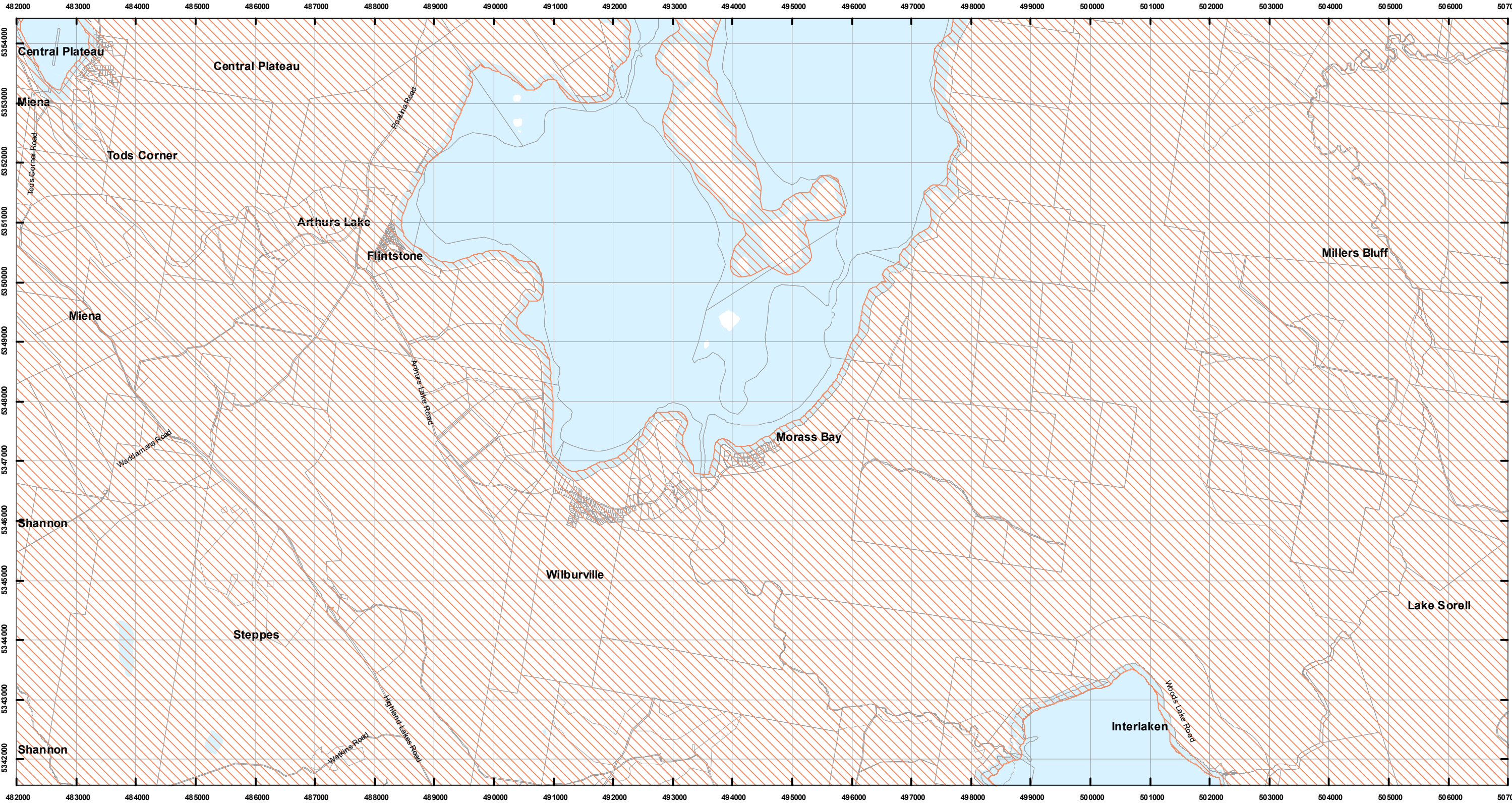
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 46 of 74**

0

590

1,180

1,770

2,360

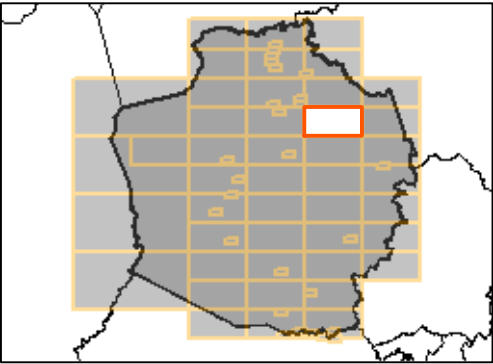
2,950

Metres

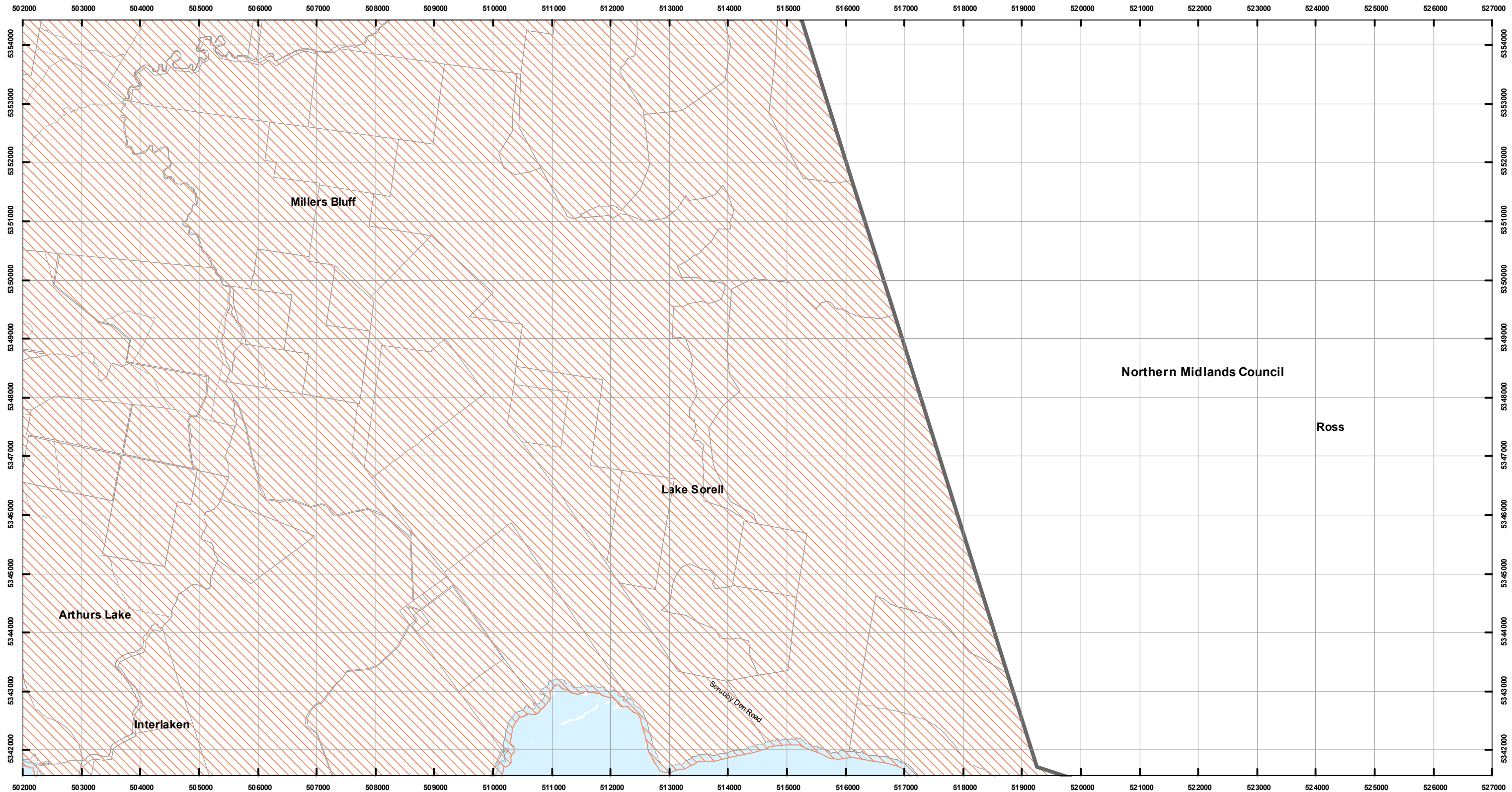
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019




# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



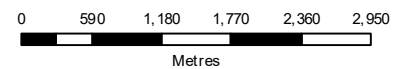
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

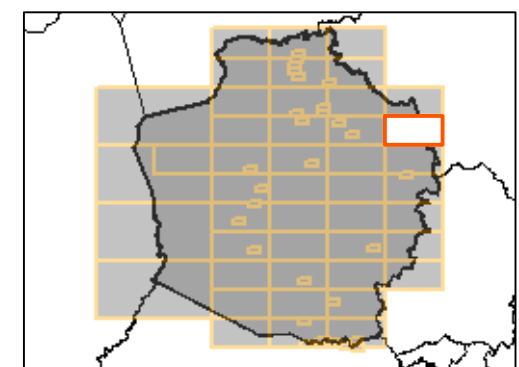
Map 47 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

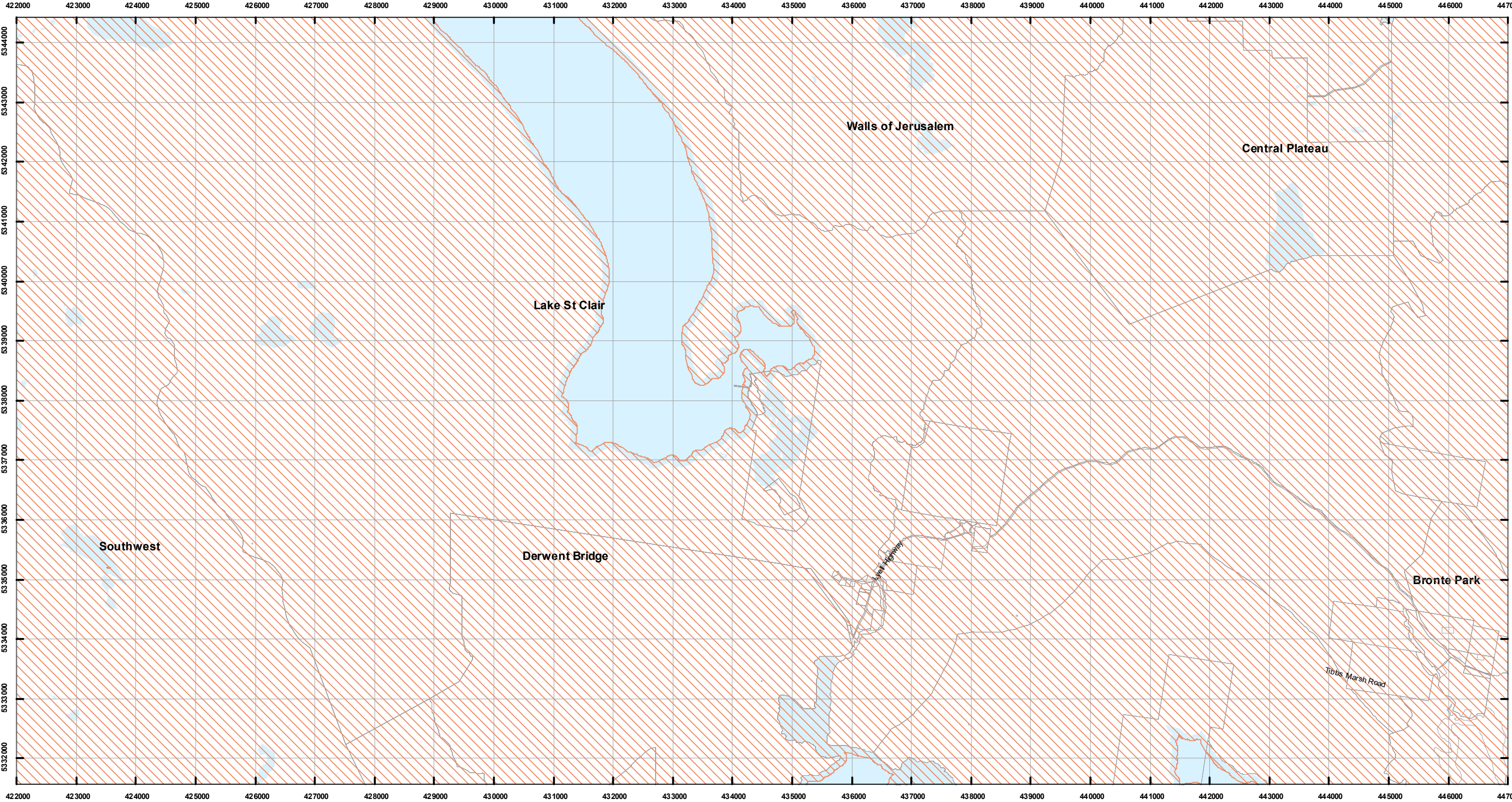
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 48 of 74**

0

590

1,180

1,770

2,360

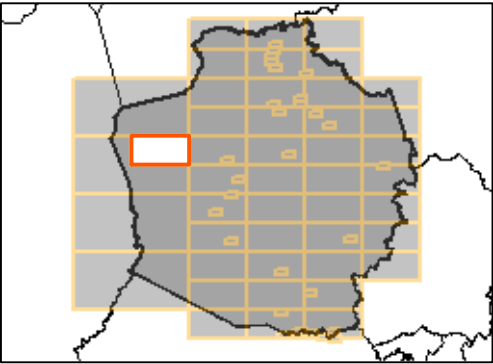
2,950

Metres

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

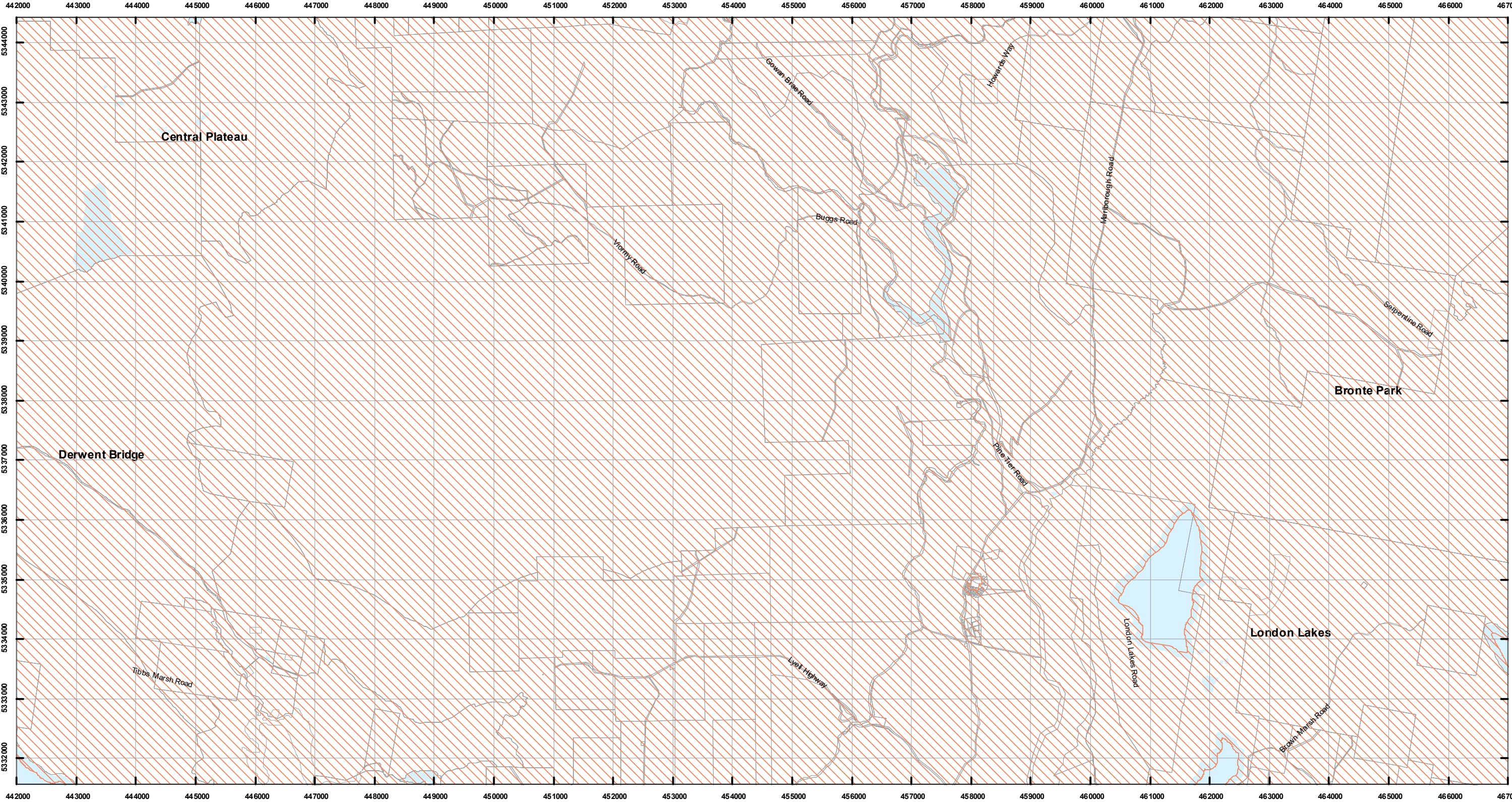
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



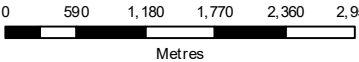
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

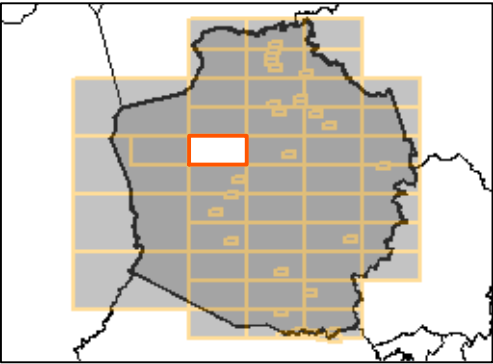
Map 49 of 74



Coordinate System: GDA 94 MGA Zone 55

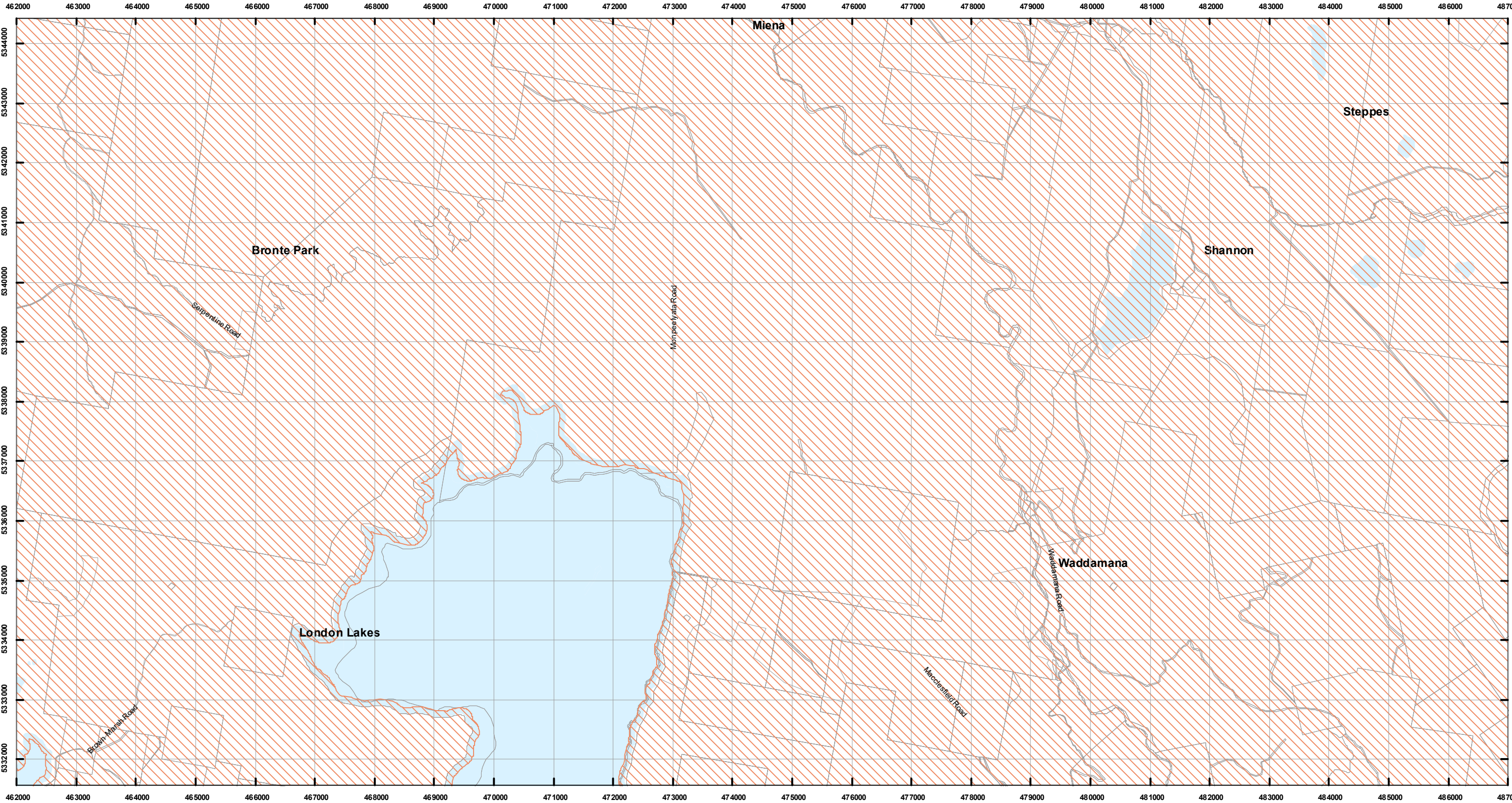
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



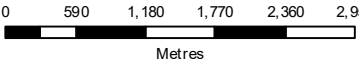
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

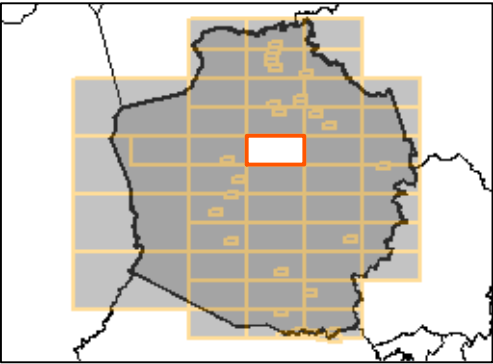
Map 50 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

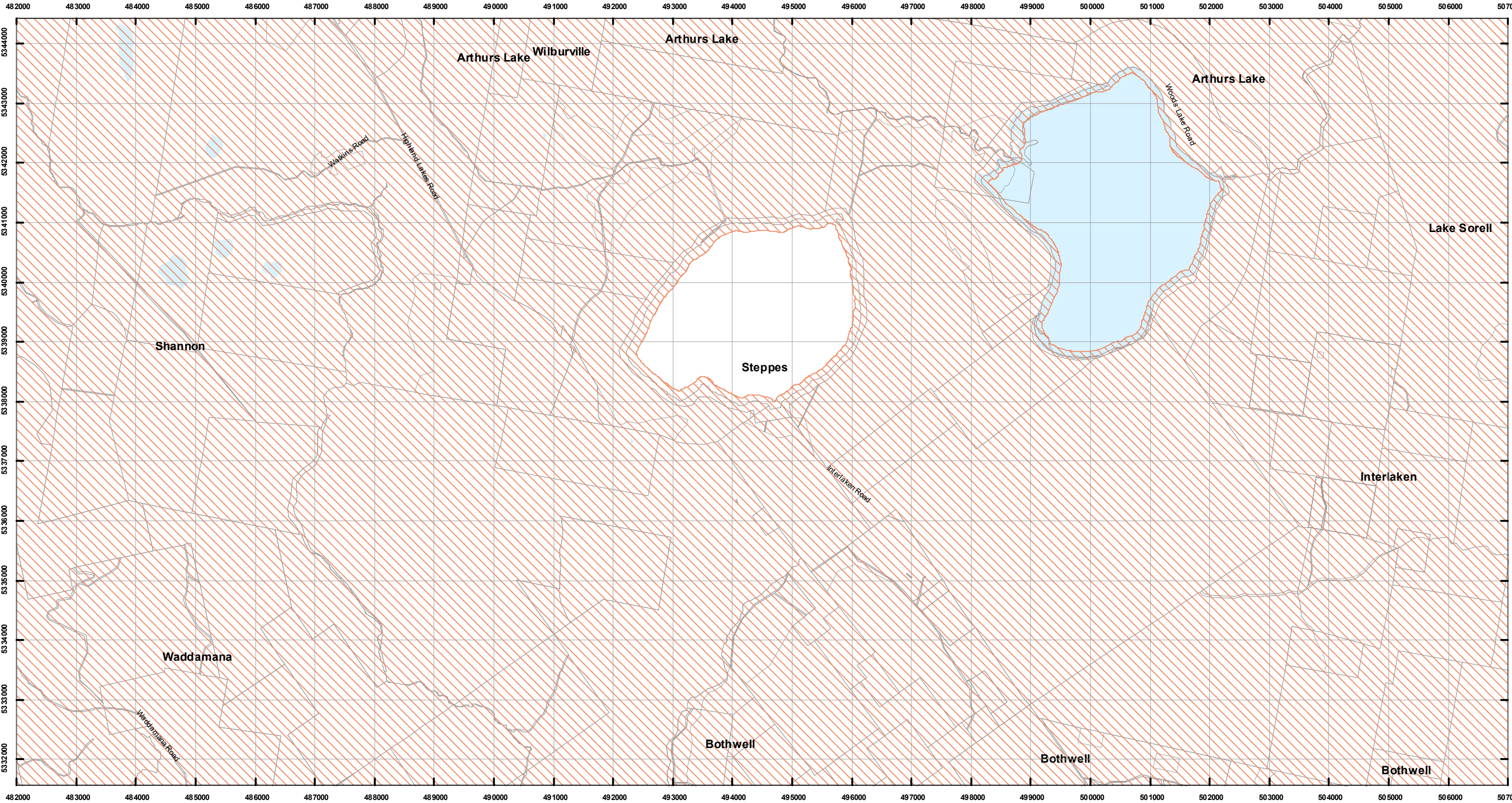
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



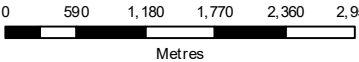
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

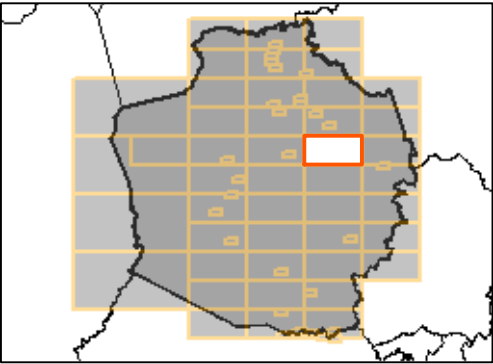
Map 51 of 74



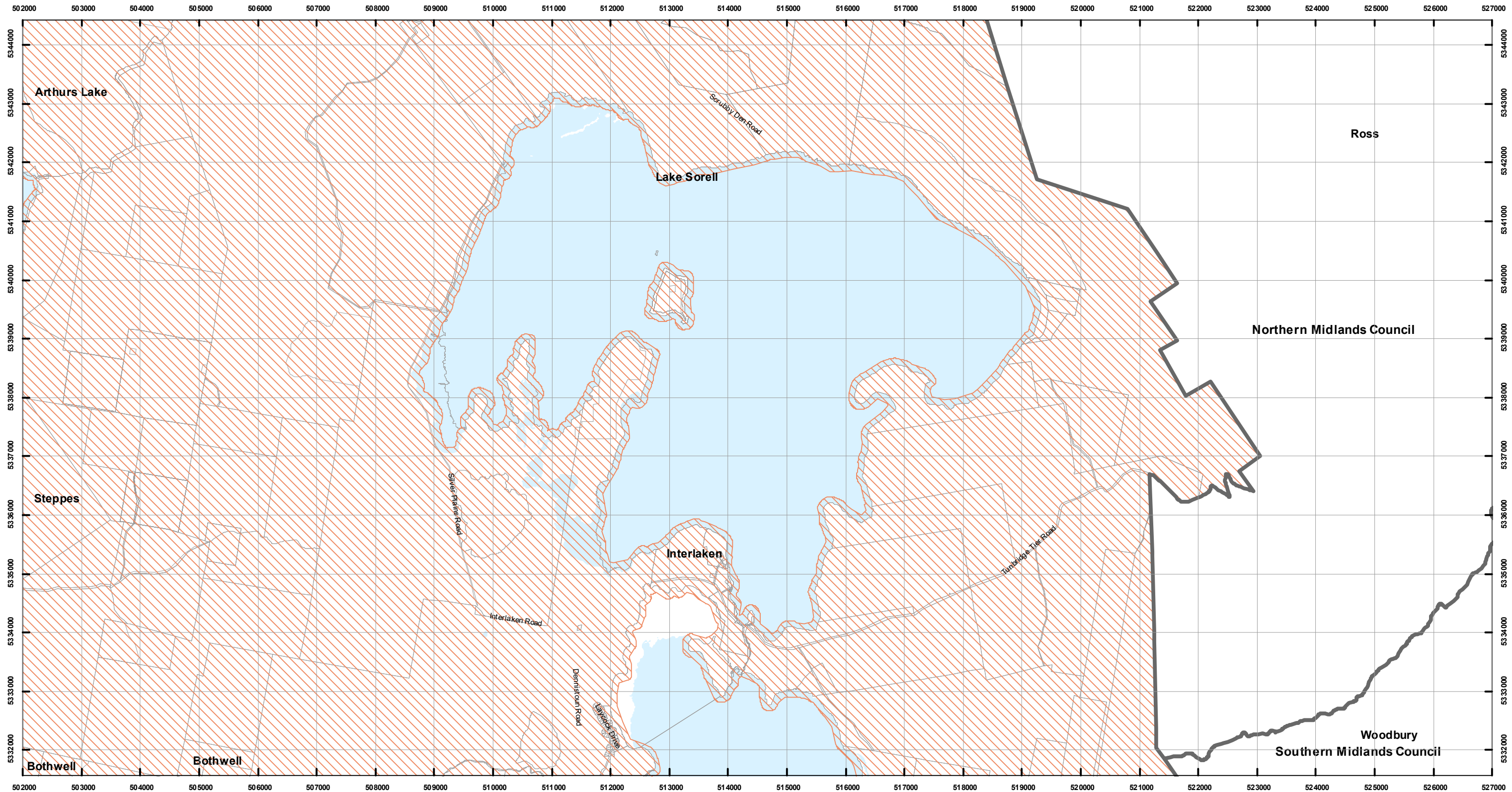
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania




Print Date: 13/05/2019



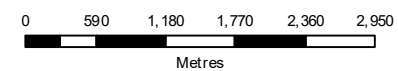
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



## Legend

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513
-  Parcels
-  Water body

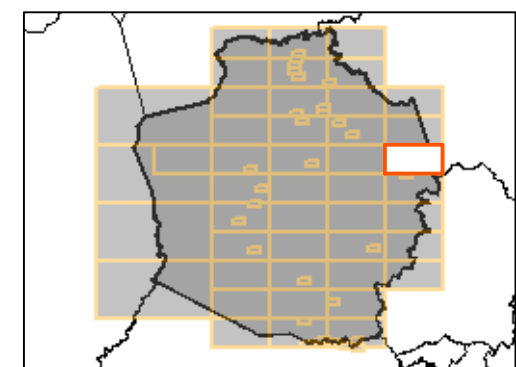
## Map 52 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

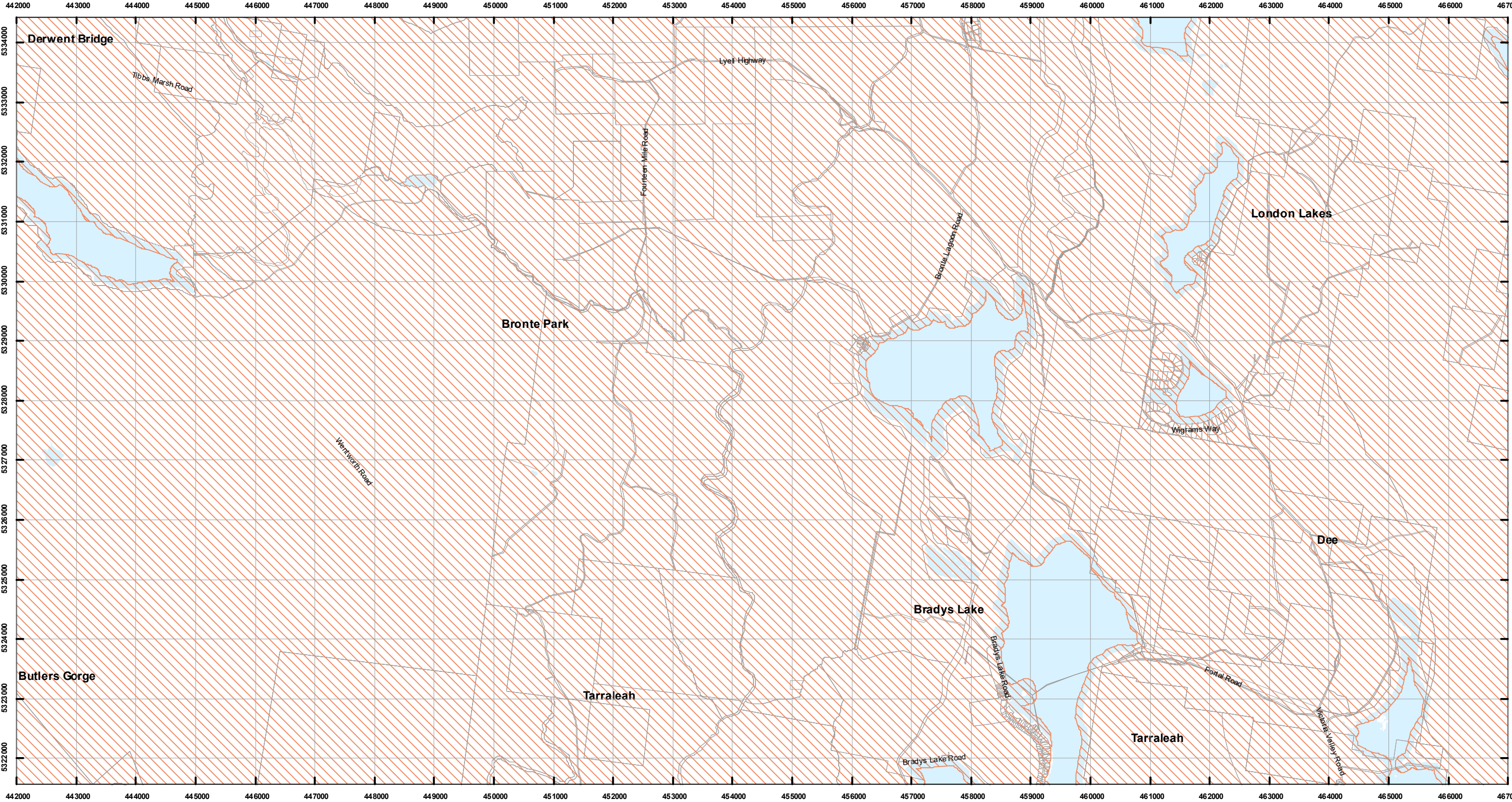
Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



Legend

Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

Parcels

Water body

Map 53 of 74

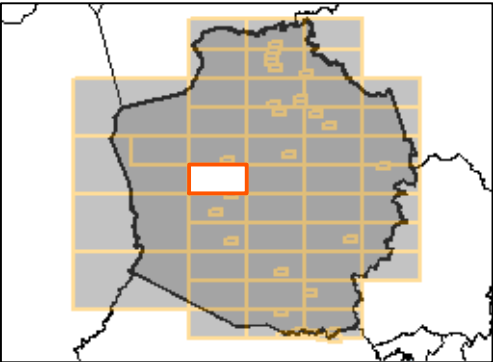
05901,1801,7702,3602,950

Metres

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

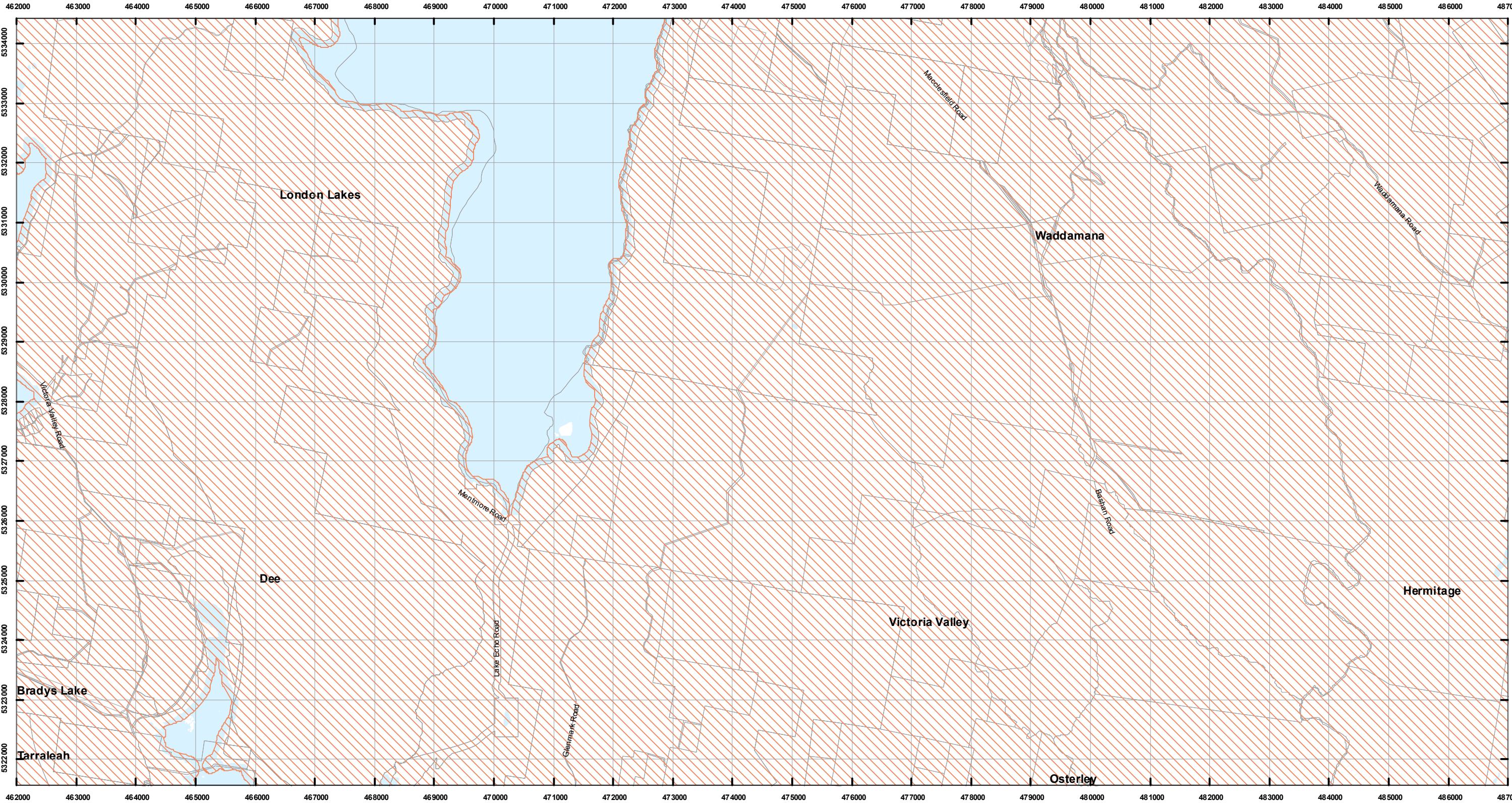
Print Date: 13/05/2019







# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



Legend

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

Map 54 of 74

0

590

1,180

1,770

2,360

2,950

Metres

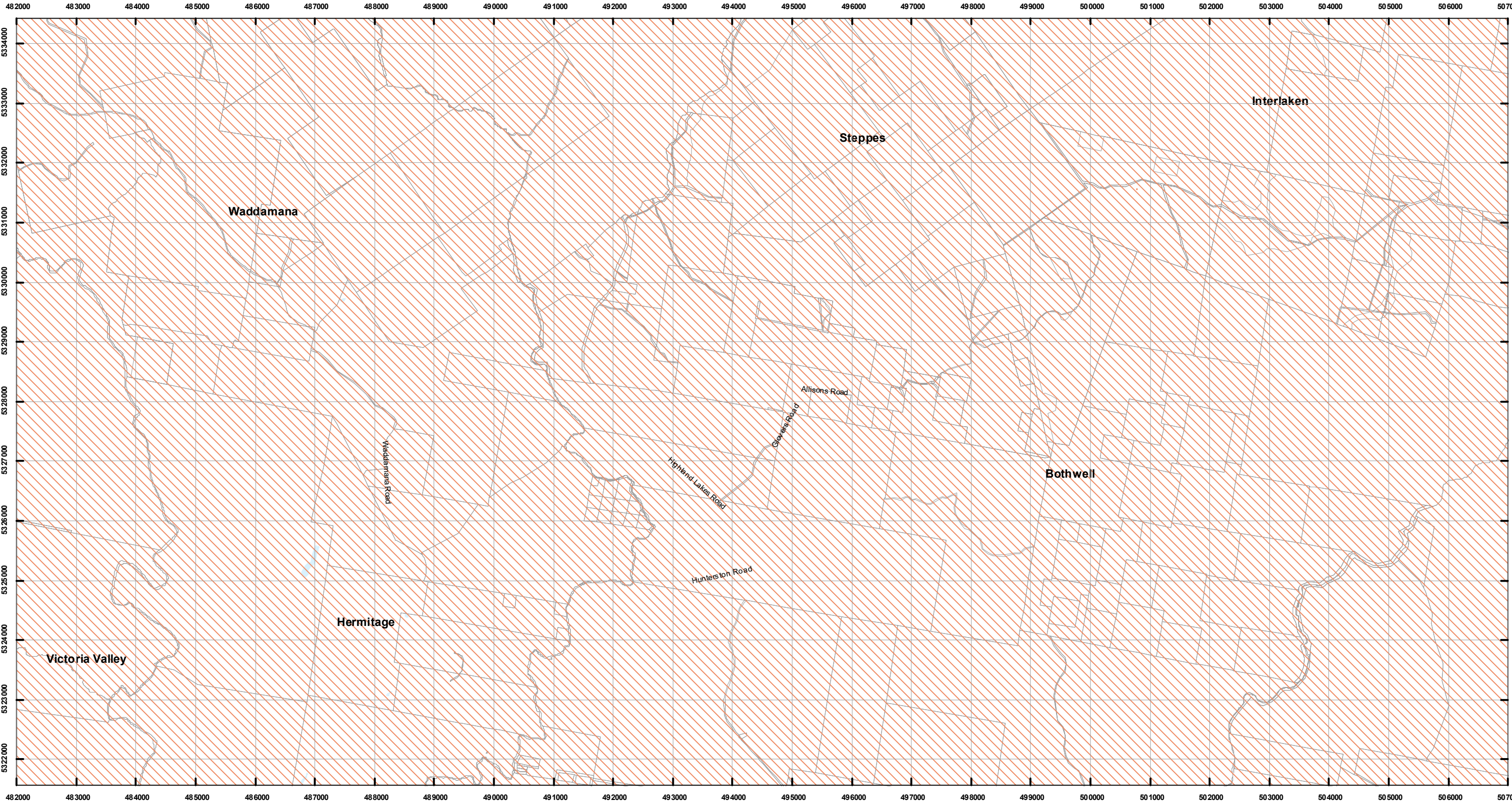
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania


Print Date: 13/05/2019


# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



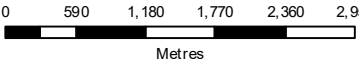
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

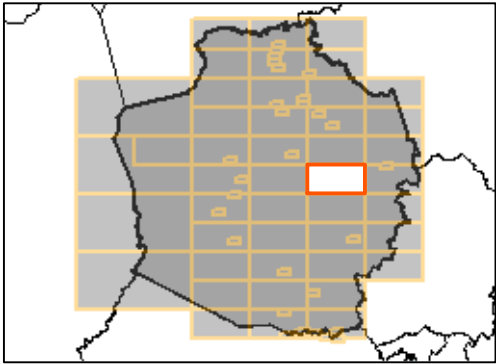
Map 55 of 74



Coordinate System: GDA 94 MGA Zone 55

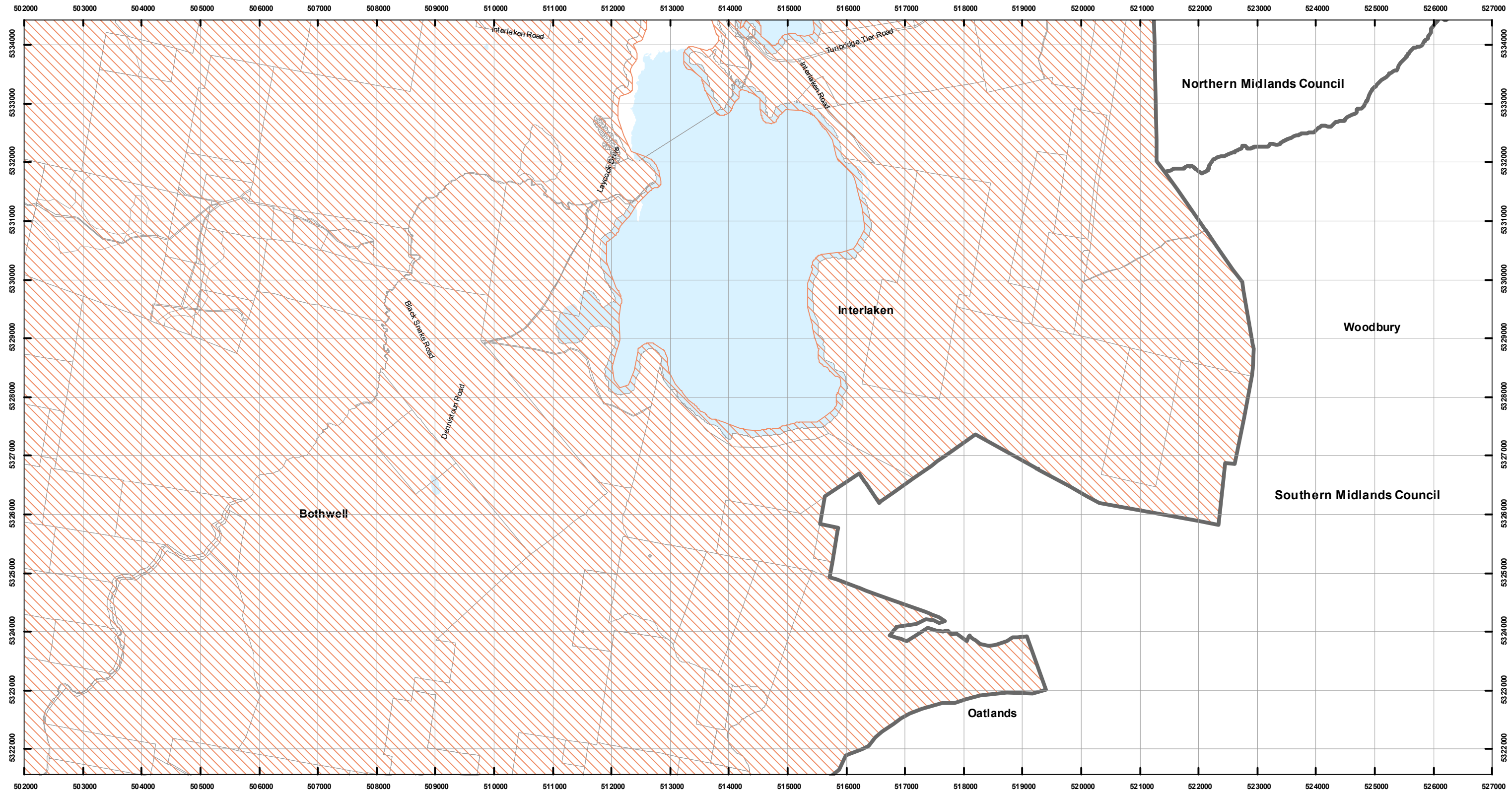
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019








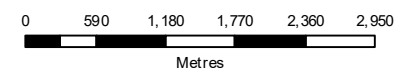
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



## Legend

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513
-  Parcels
-  Water body

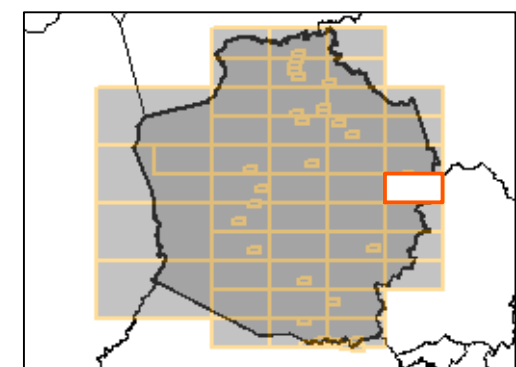
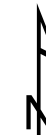
## Map 56 of 74



Coordinate System: GDA 94 MGA Zone 55

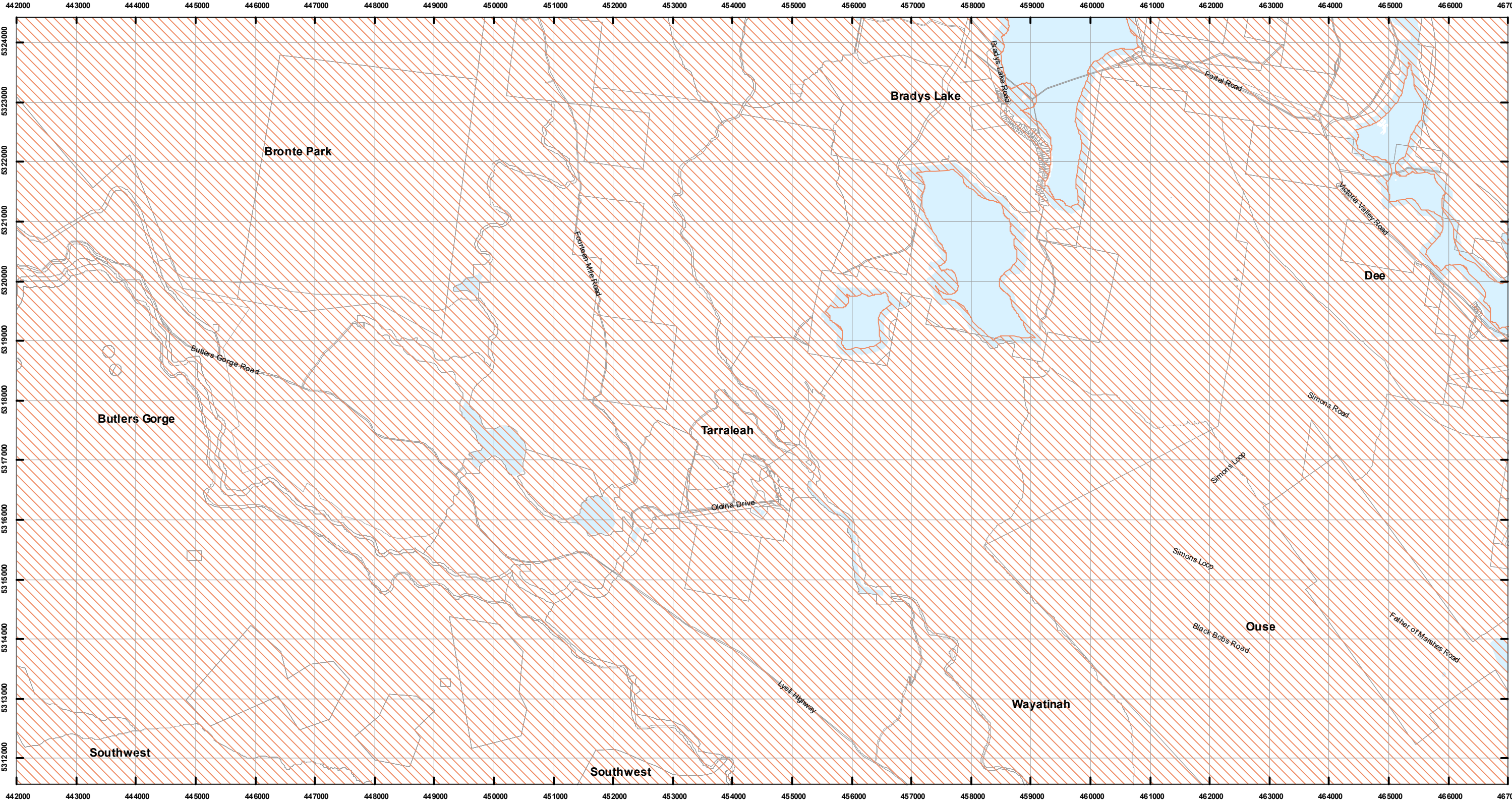
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019




# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

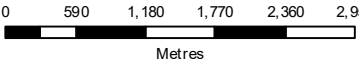
## Bushfire-Prone Areas Overlay



**Legend**

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513
-  Parcels
-  Water body

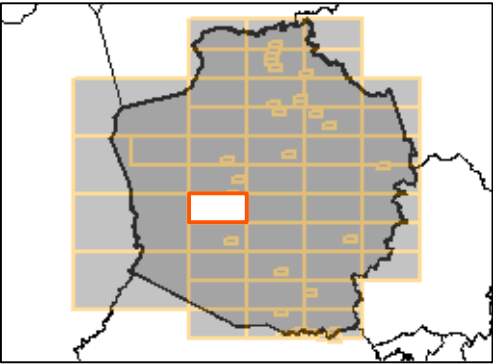
Map 57 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

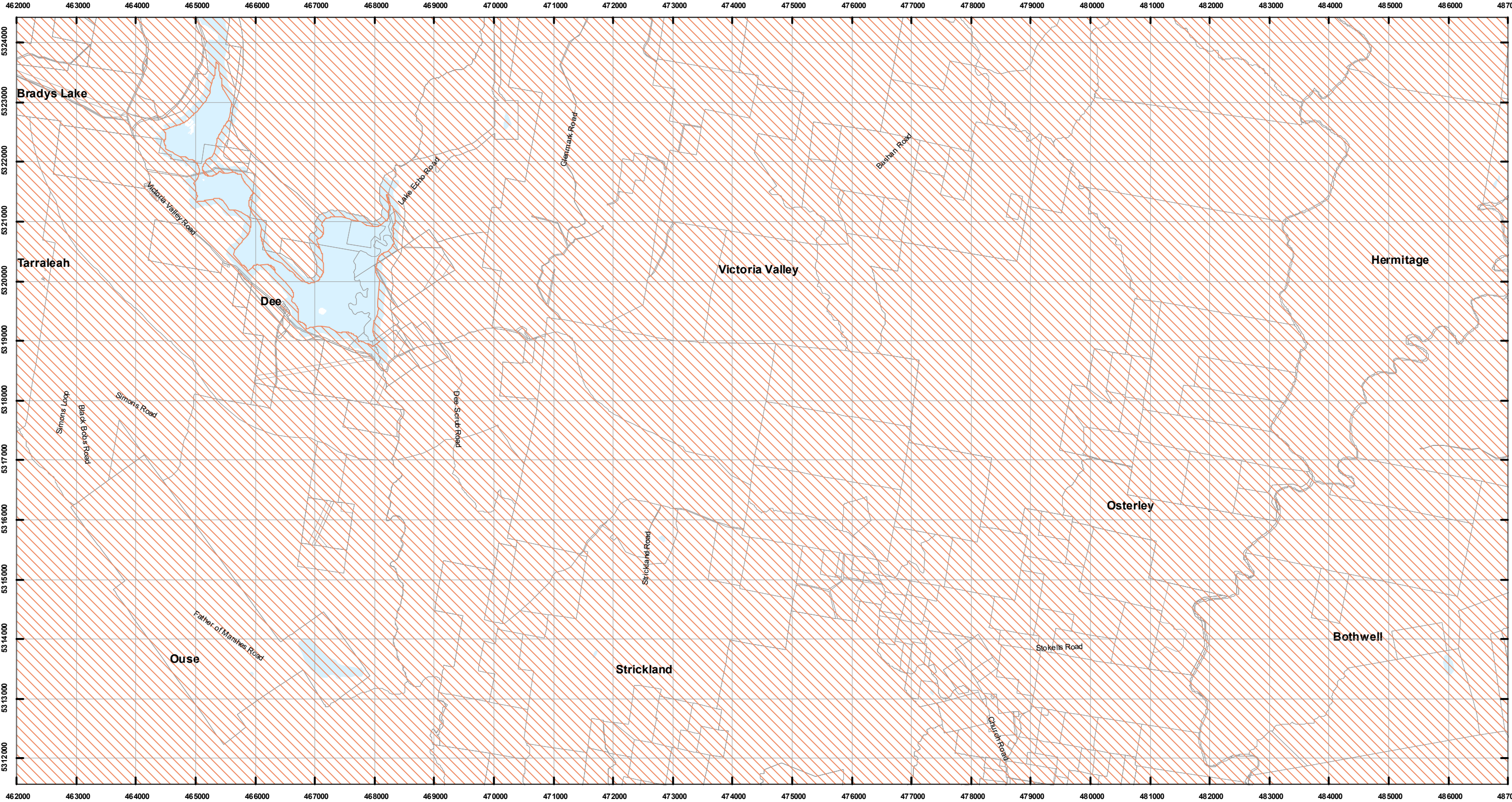
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



Legend

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

Map 58 of 74

0

590

1,180

1,770

2,360

2,950

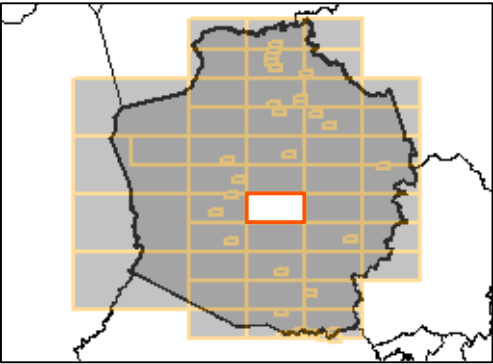
Metres

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service

Base topographic data from the LIST © State of Tasmania

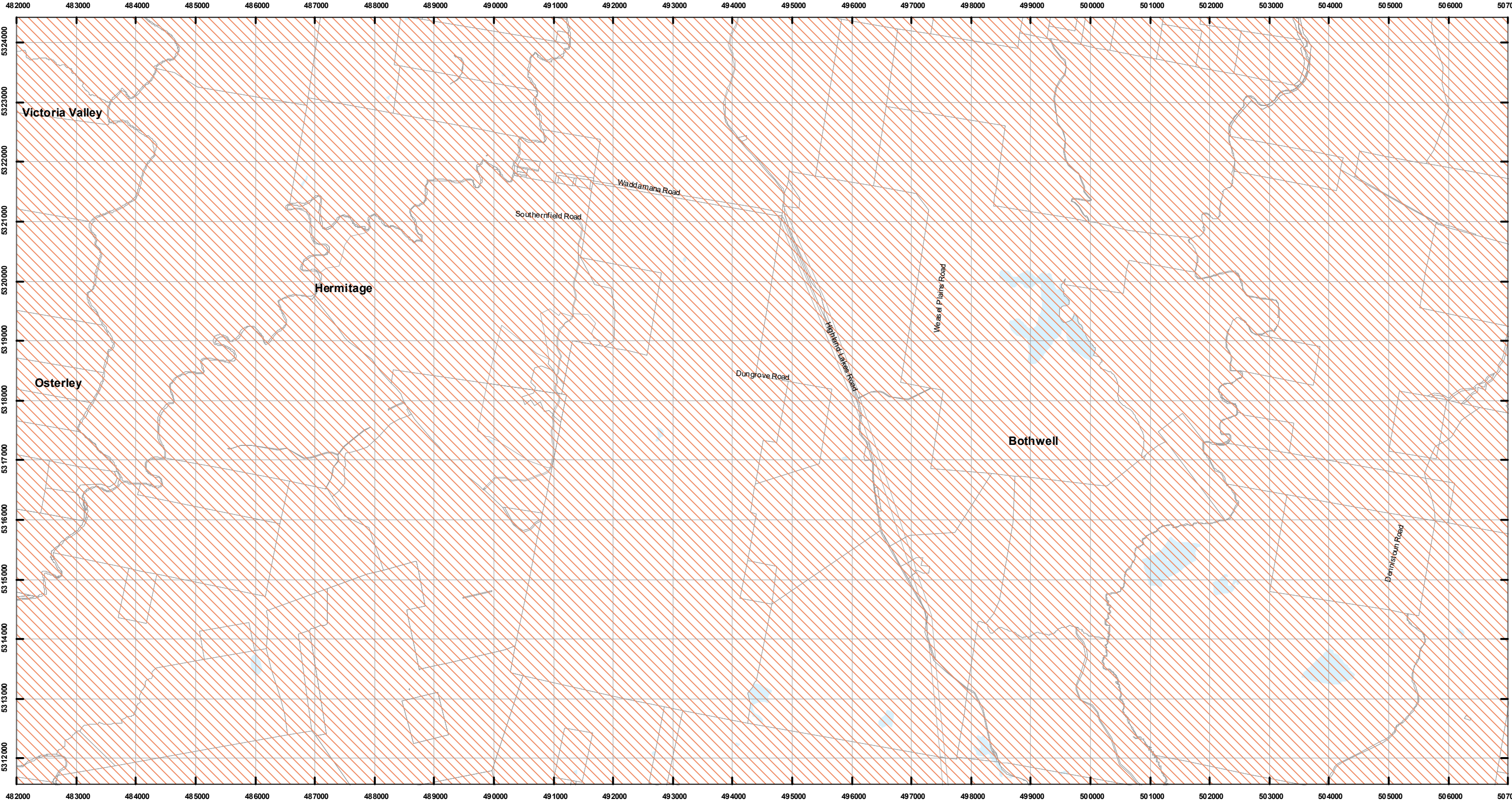
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 59 of 74**

05901180177023602950

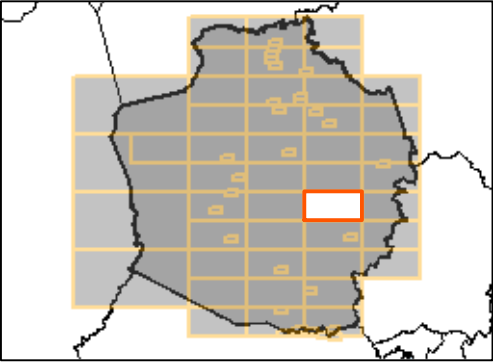
Metres

Coordinate System: GDA 94 MGA Zone 55

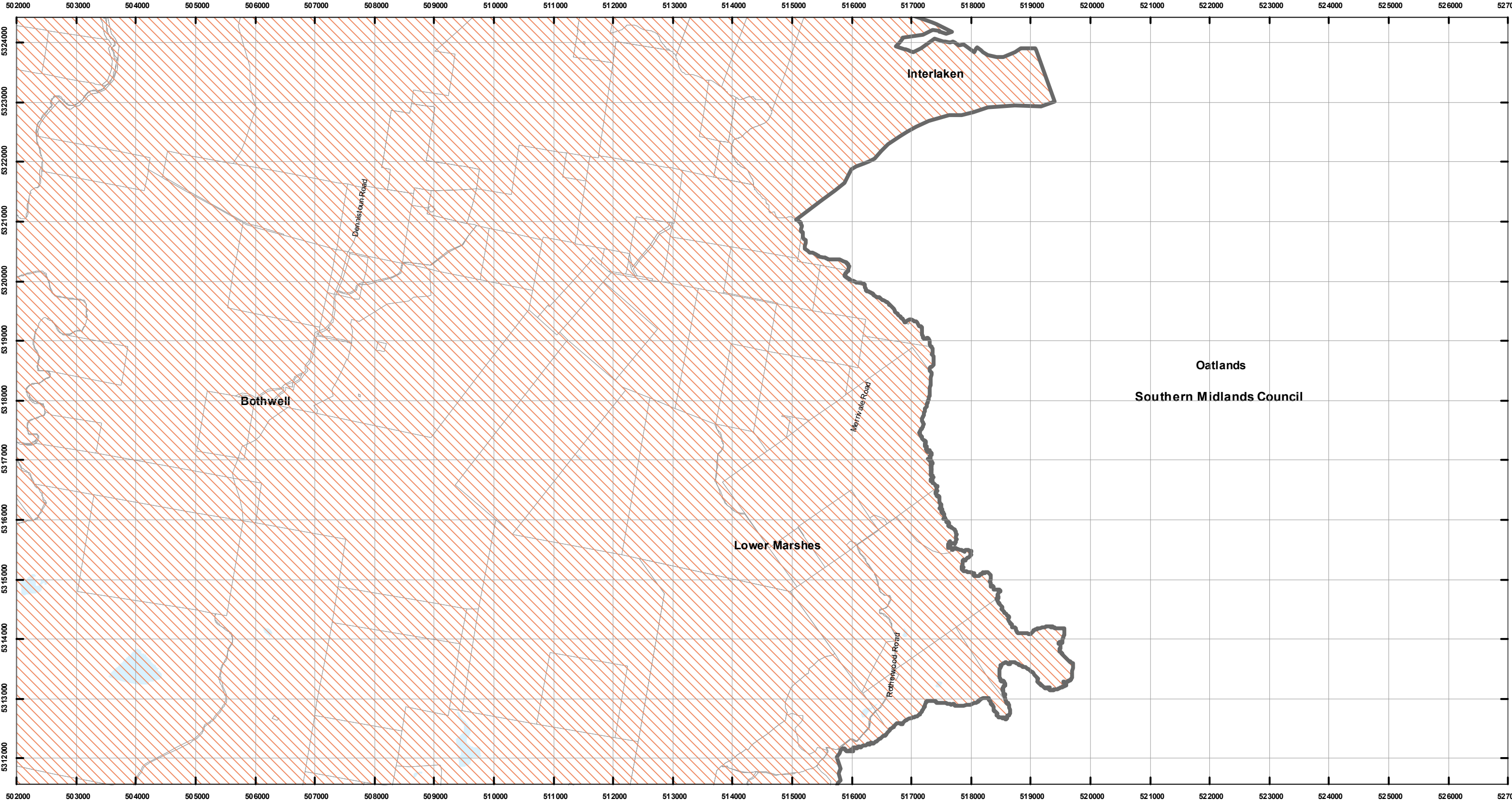
Overlay data from Central Highlands Council and Tasmania Fire Service

Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019




# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 60 of 74**

0

590

1,180

1,770

2,360

2,950

Metres

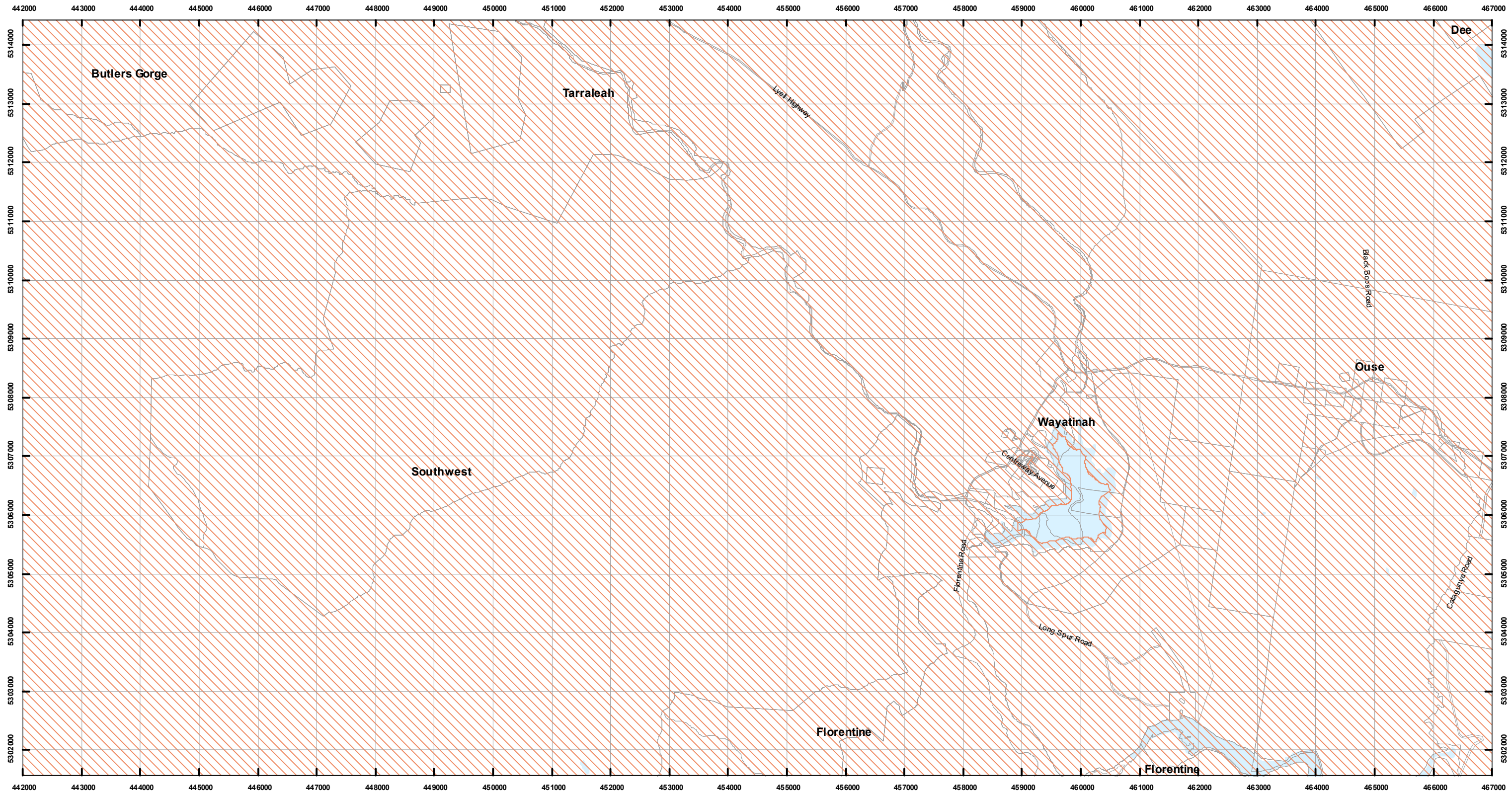
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania




Print Date: 13/05/2019



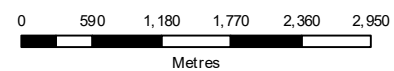
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



## Legend

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513
-  Parcels
-  Water body

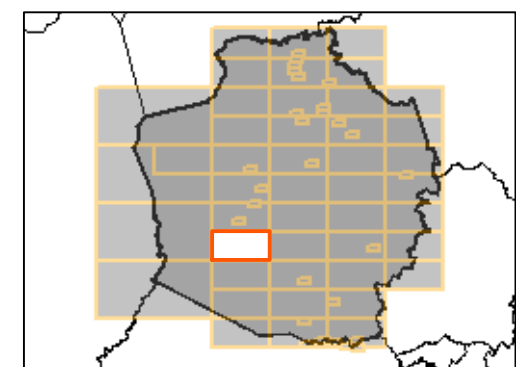
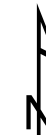
## Map 61 of 74



Coordinate System: GDA 94 MGA Zone 55

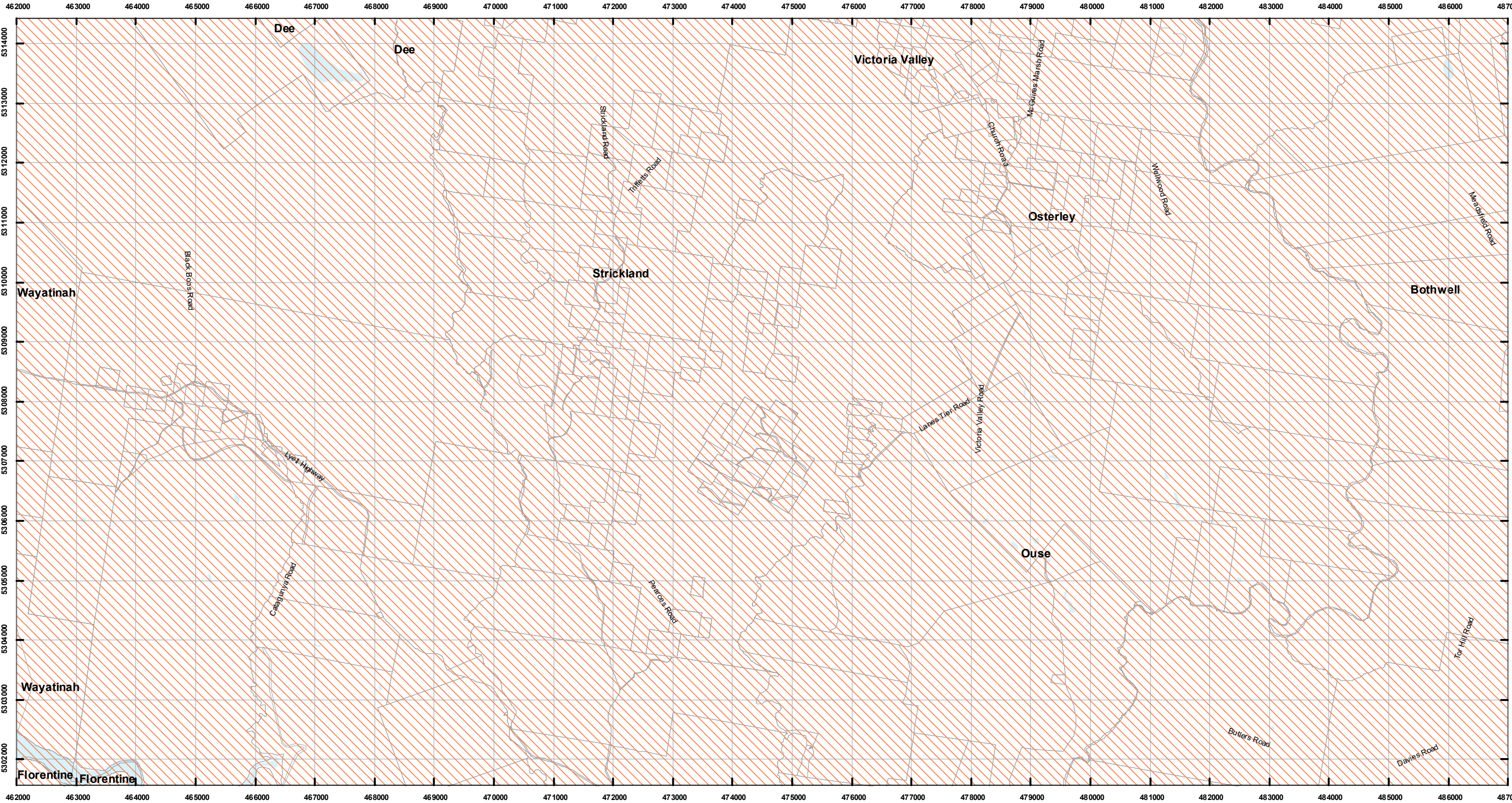
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019



# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 62 of 74**

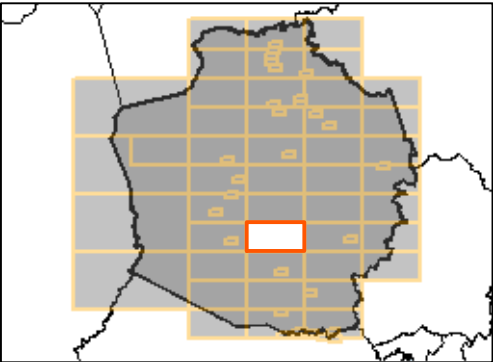
05901180177023602950

Metres

Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

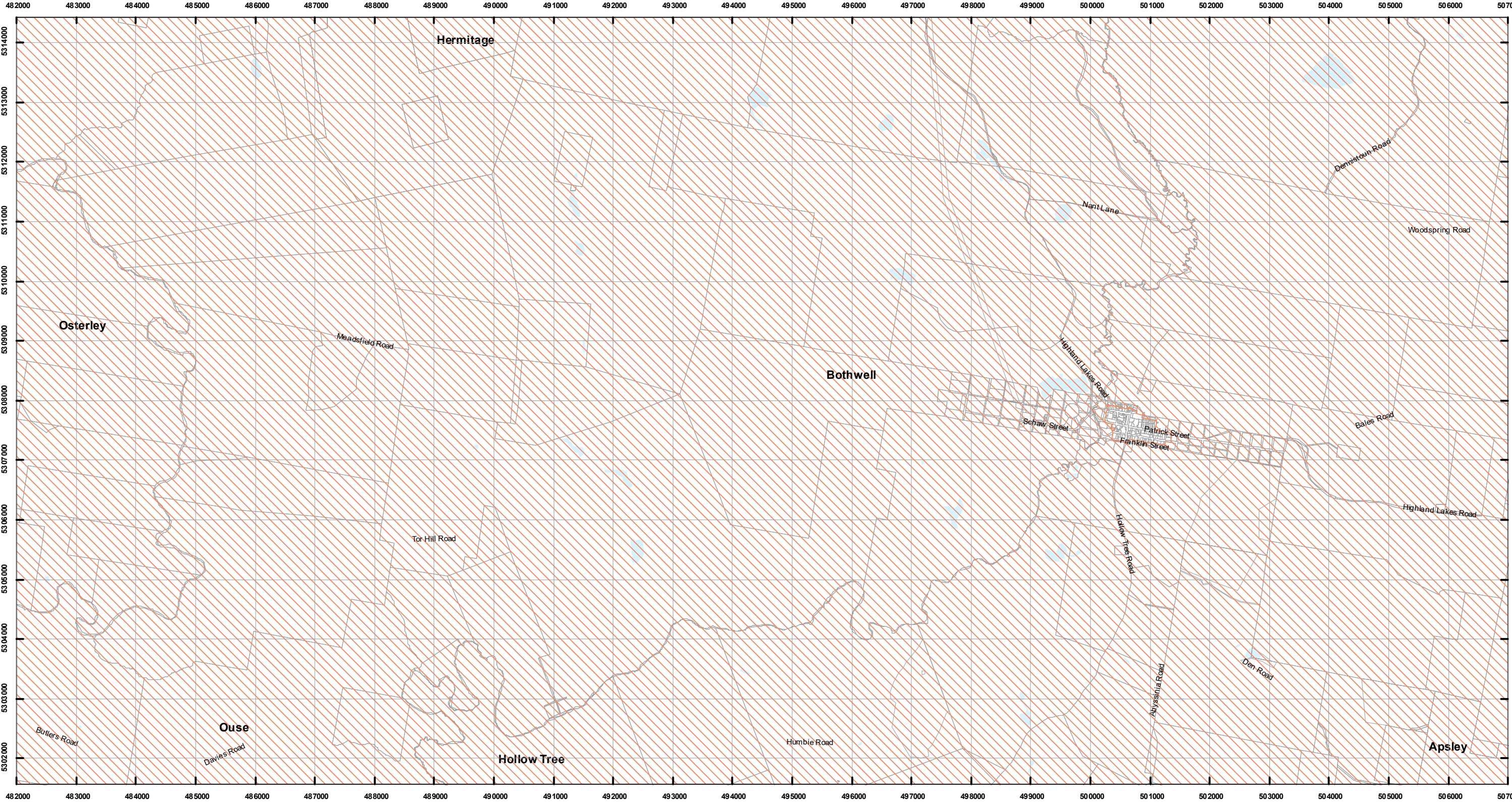
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



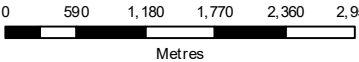
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

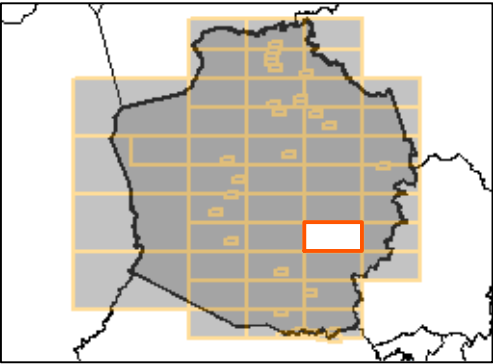
Map 63 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

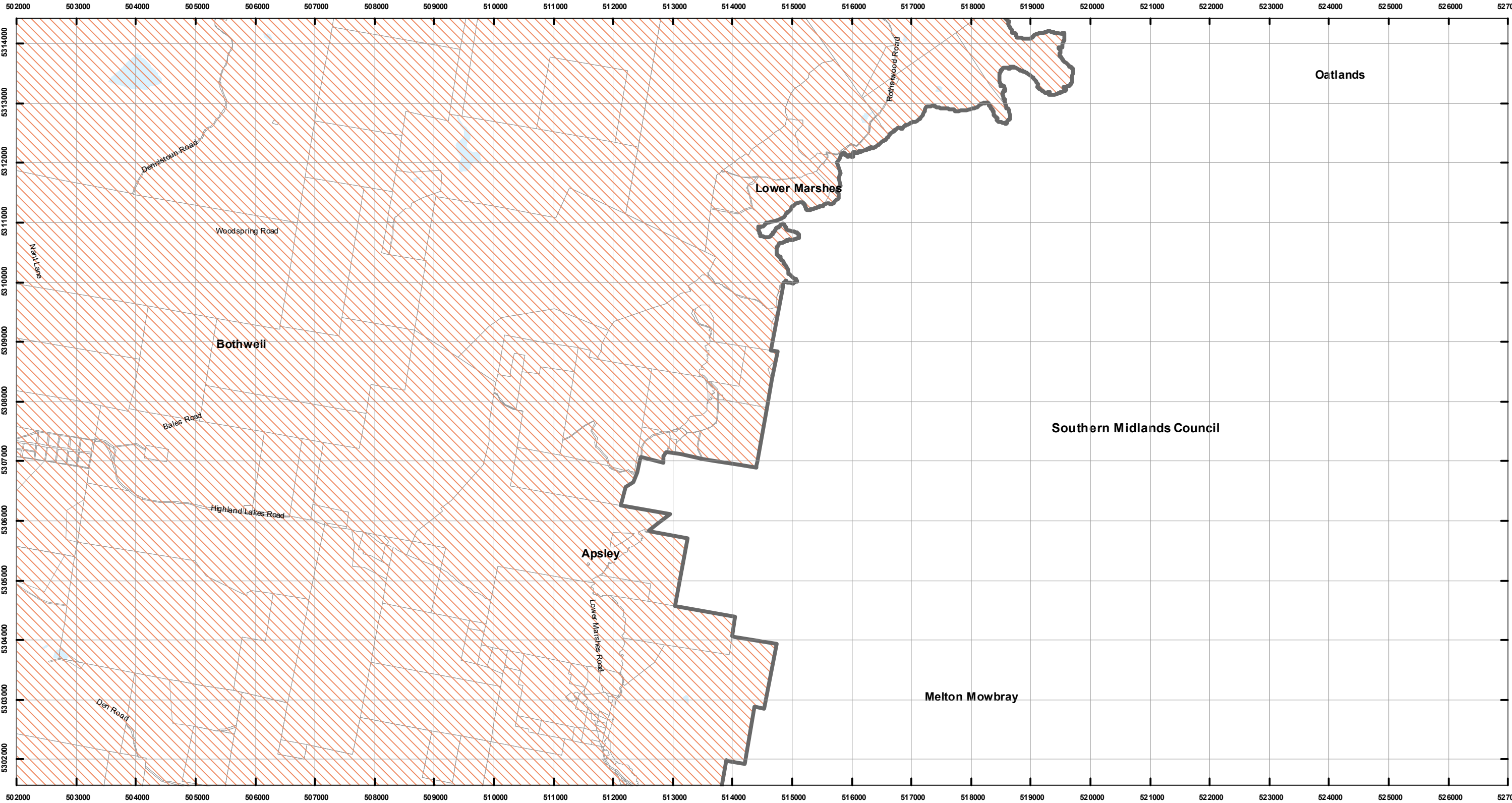
Print Date: 13/05/2019







# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 64 of 74**

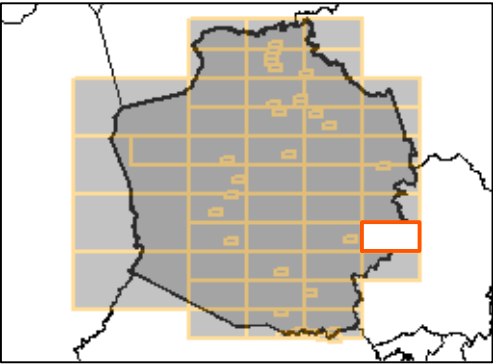
05901,1801,7702,3602,950

Metres

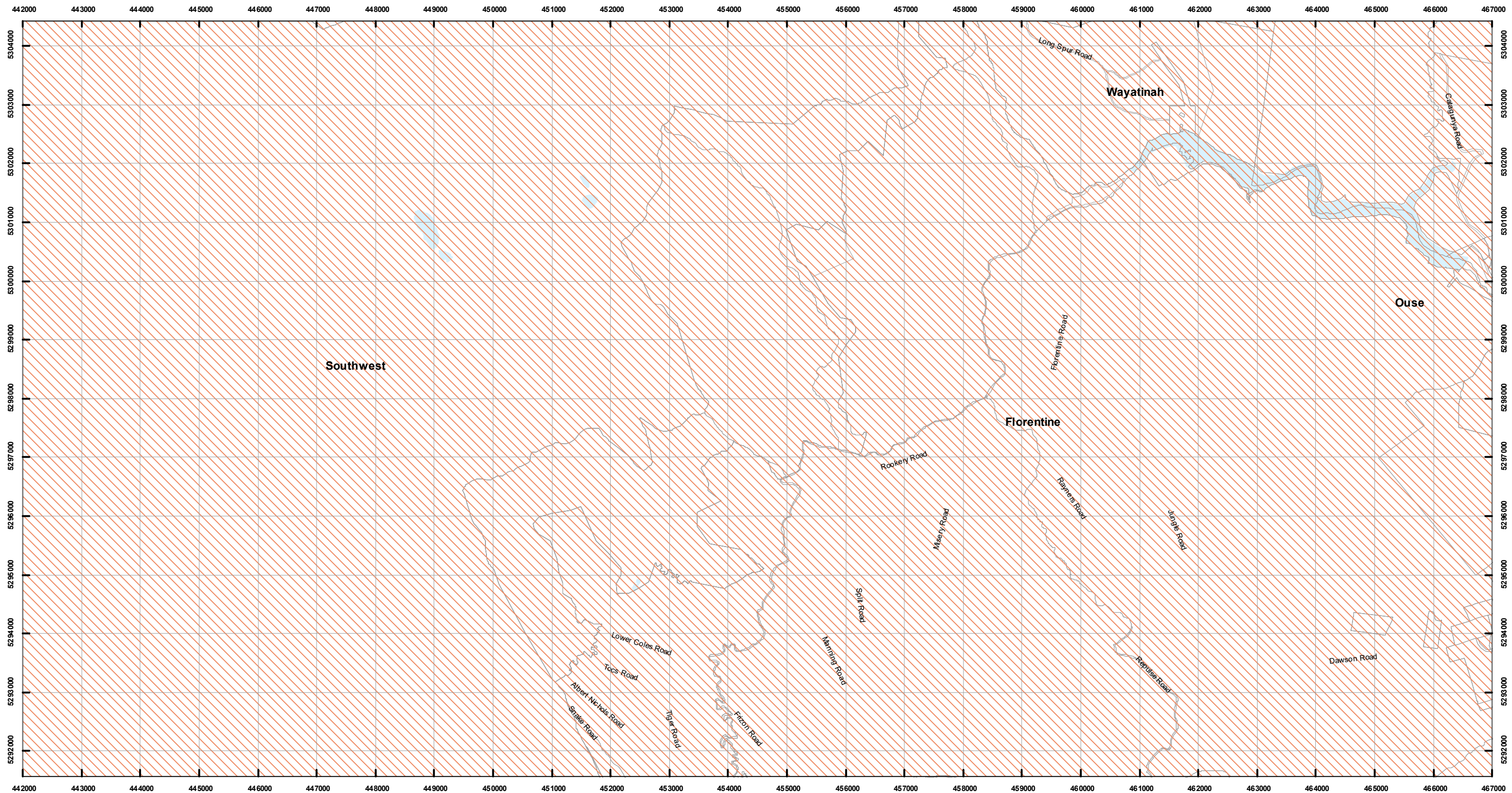
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania




Print Date: 13/05/2019



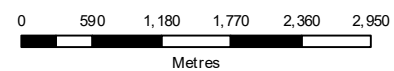
## Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



### Legend

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513  
 Parcels  
 Water body

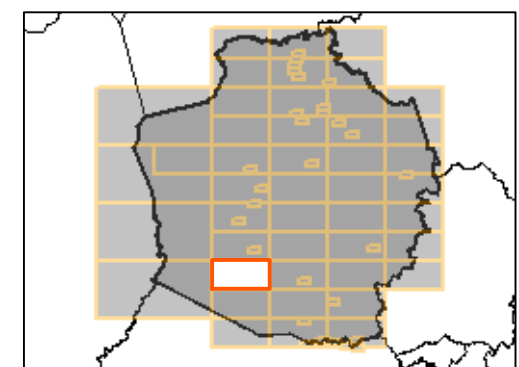
**Map 65 of 74**



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

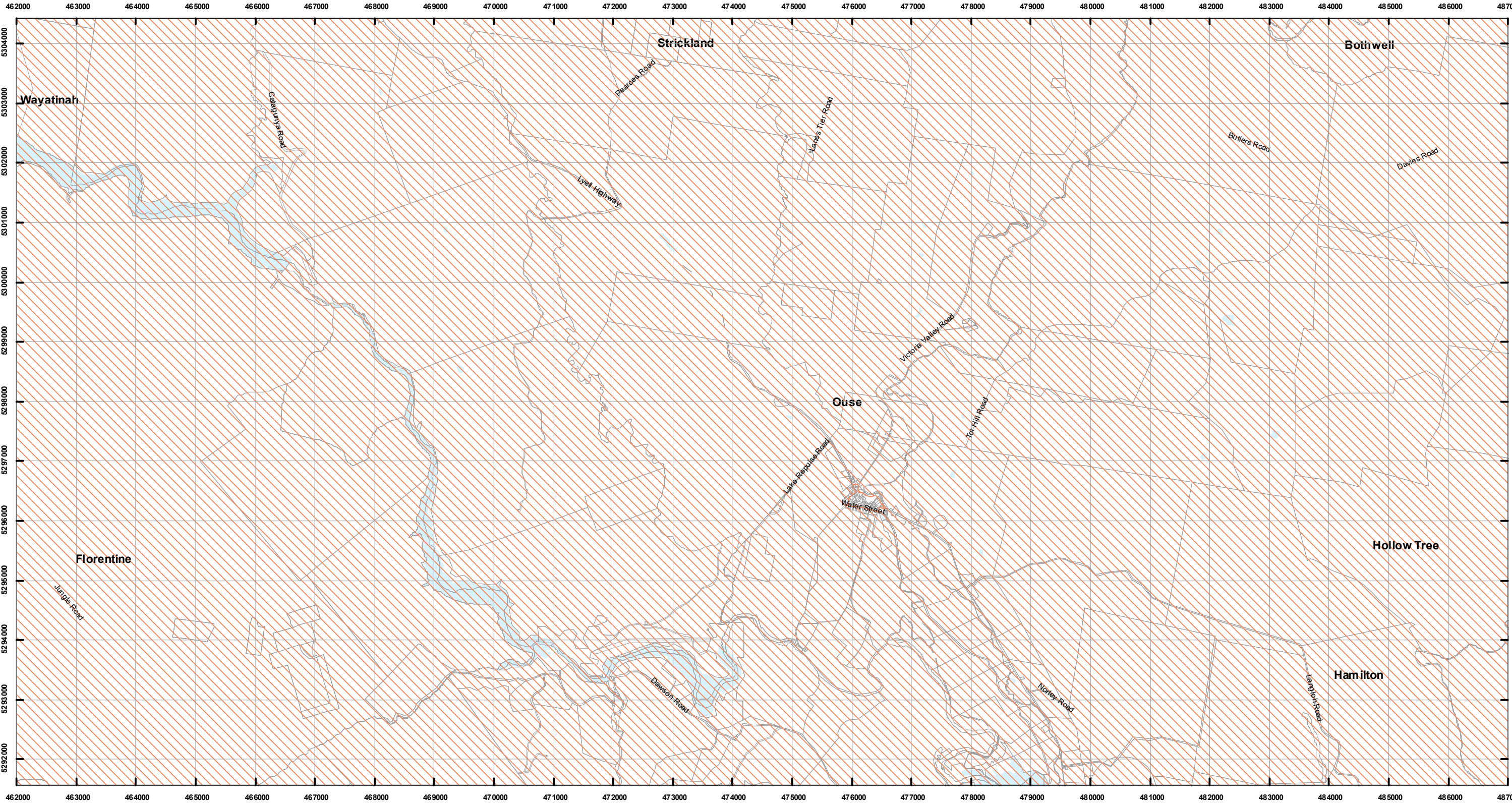
Print Date: 13/05/2019







# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 66 of 74**

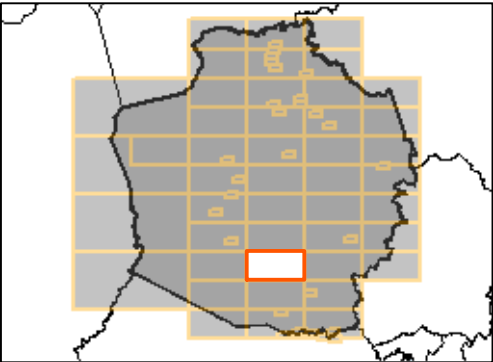
05901180177023602950

Metres

Coordinate System: GDA 94 MGA Zone 55

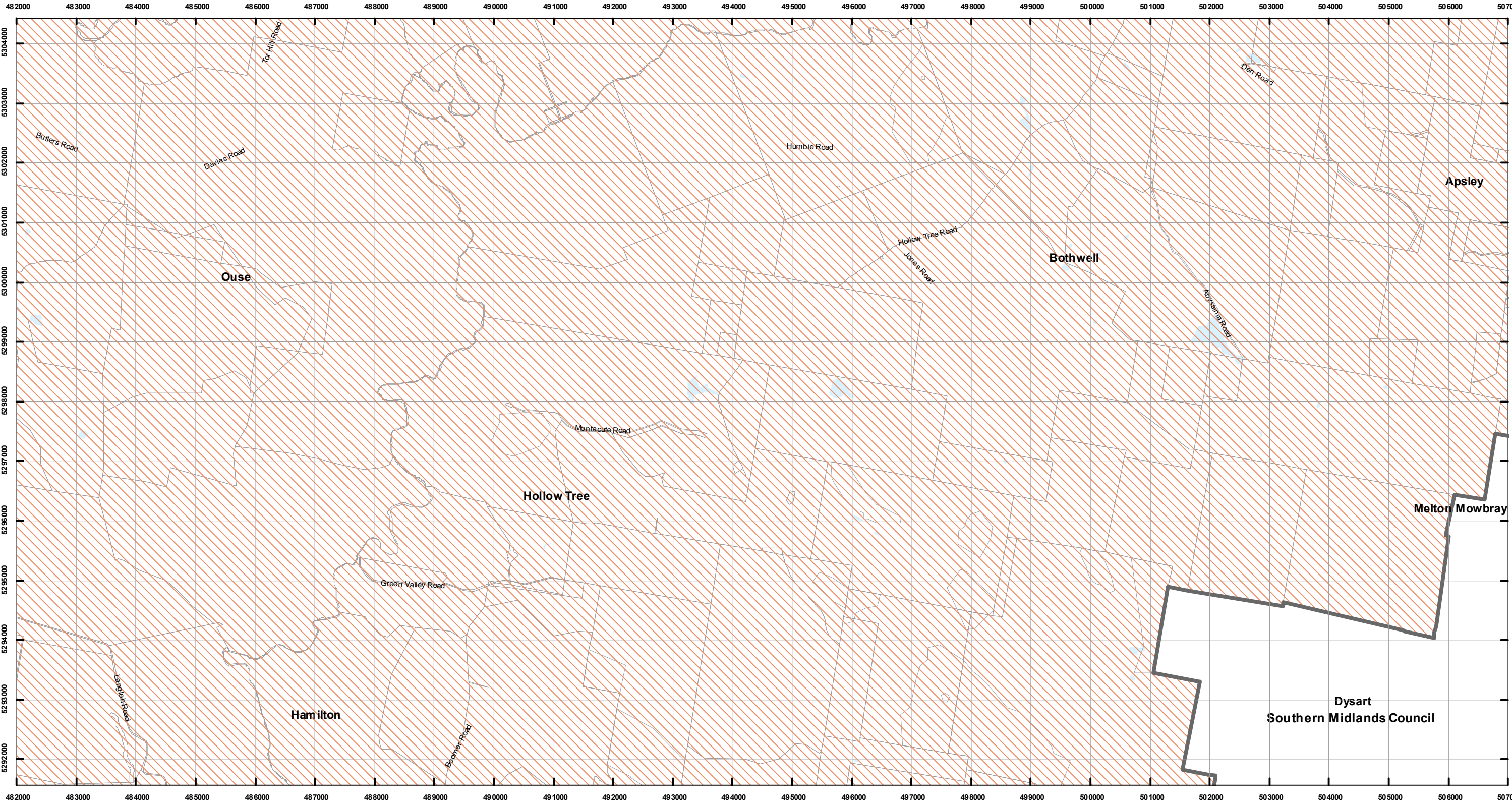
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019





# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



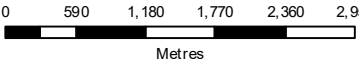
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

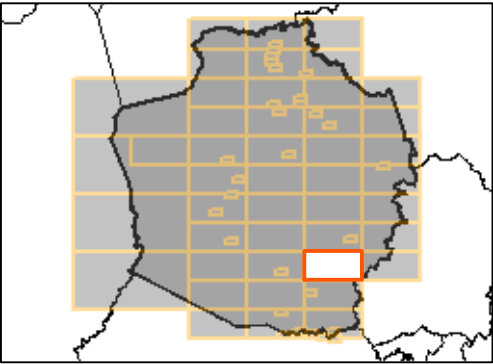
Map 67 of 74



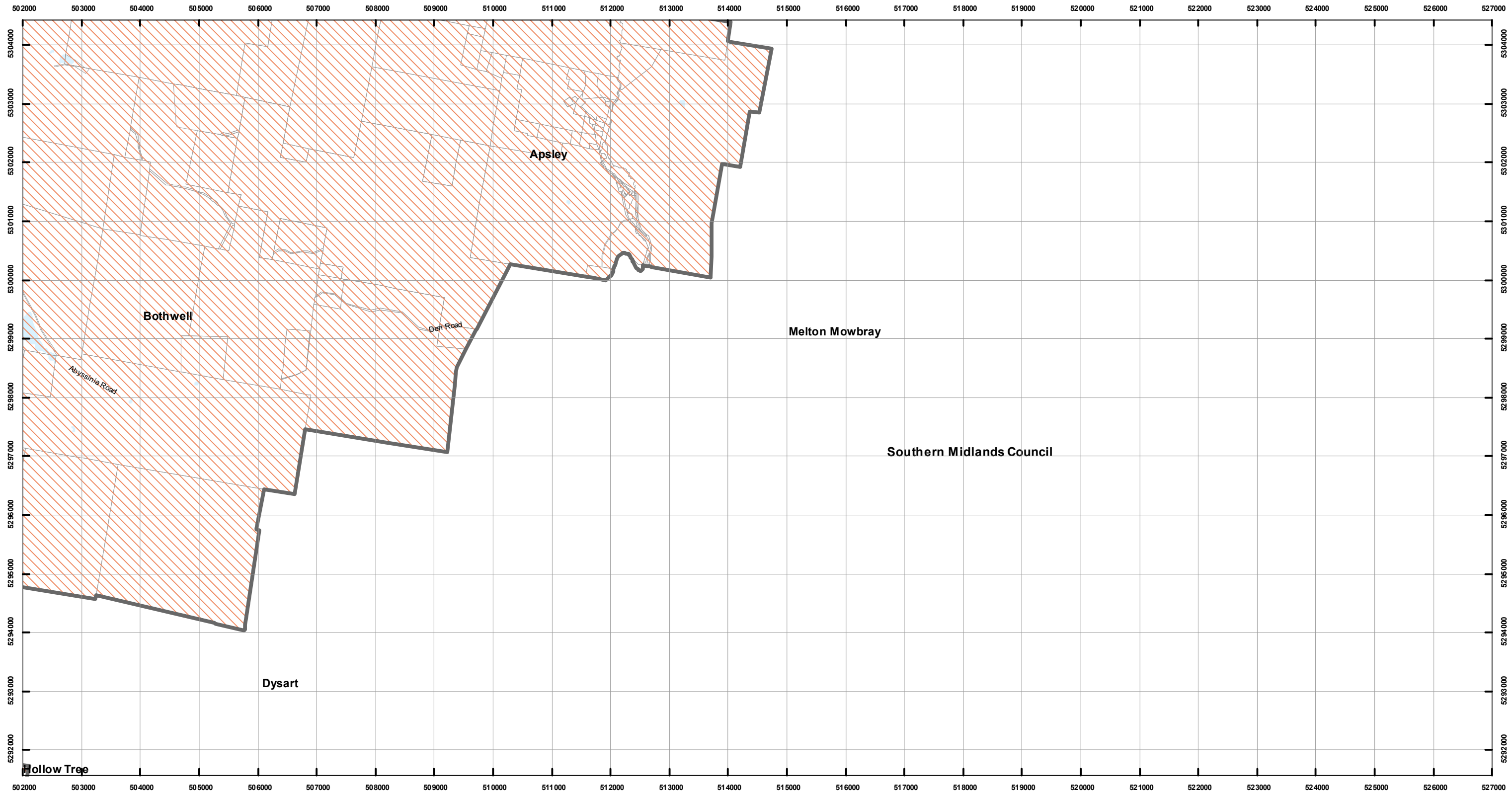
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania


Print Date: 13/05/2019



# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



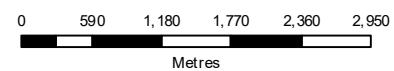
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

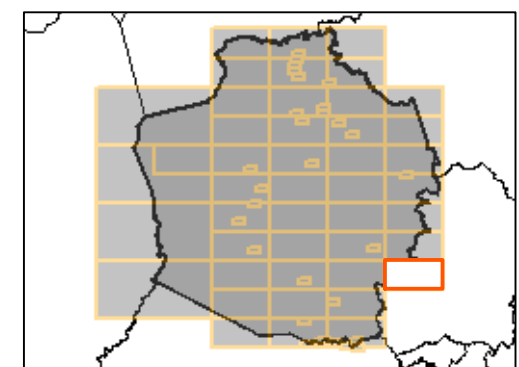
Map 68 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

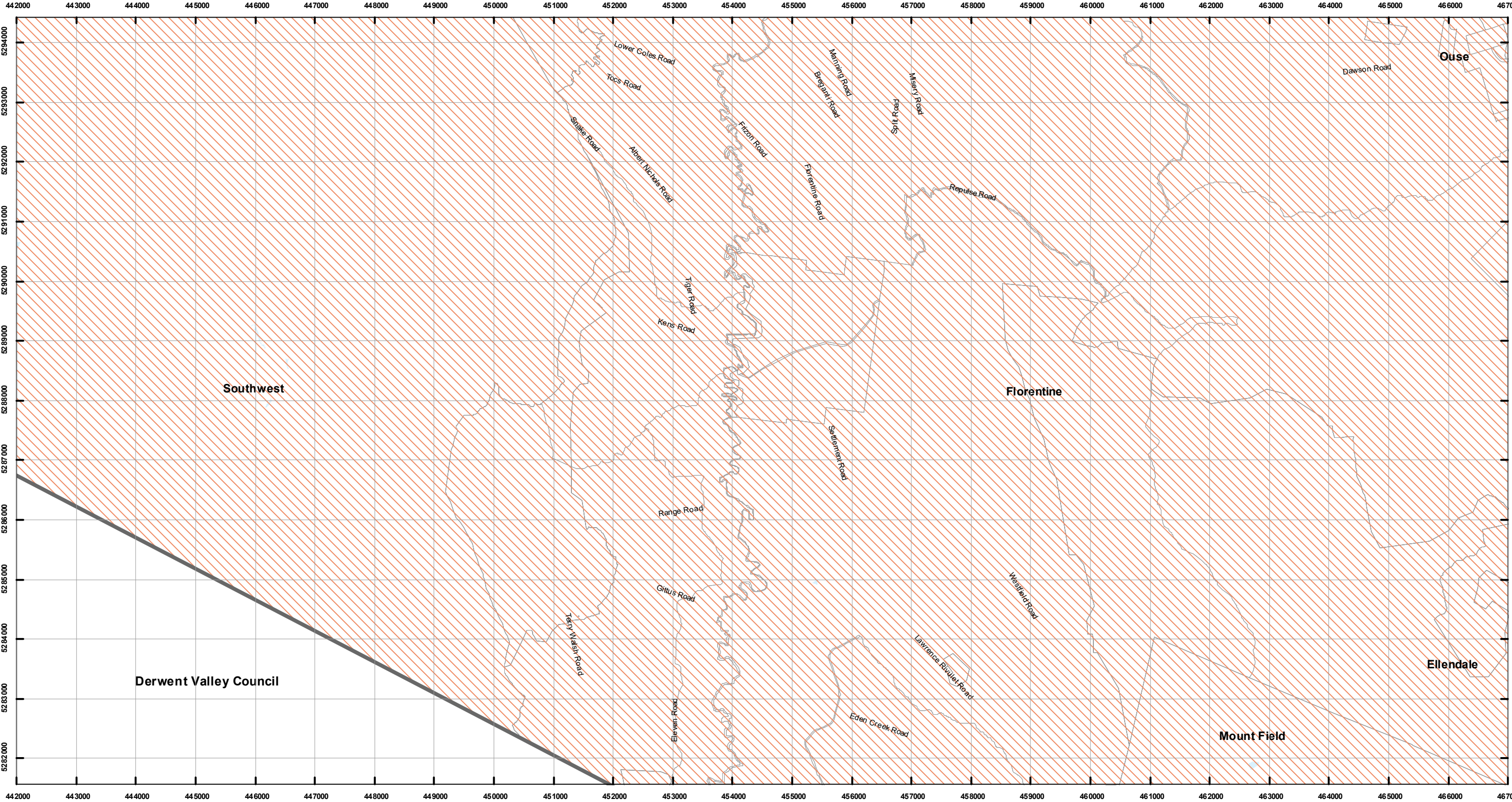
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 69 of 74**

0

590

1,180

1,770

2,360

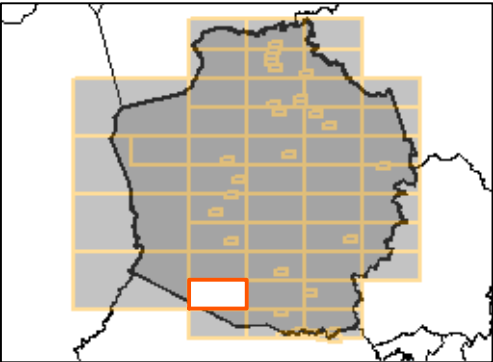
2,950

Metres

Coordinate System: GDA 94 MGA Zone 55

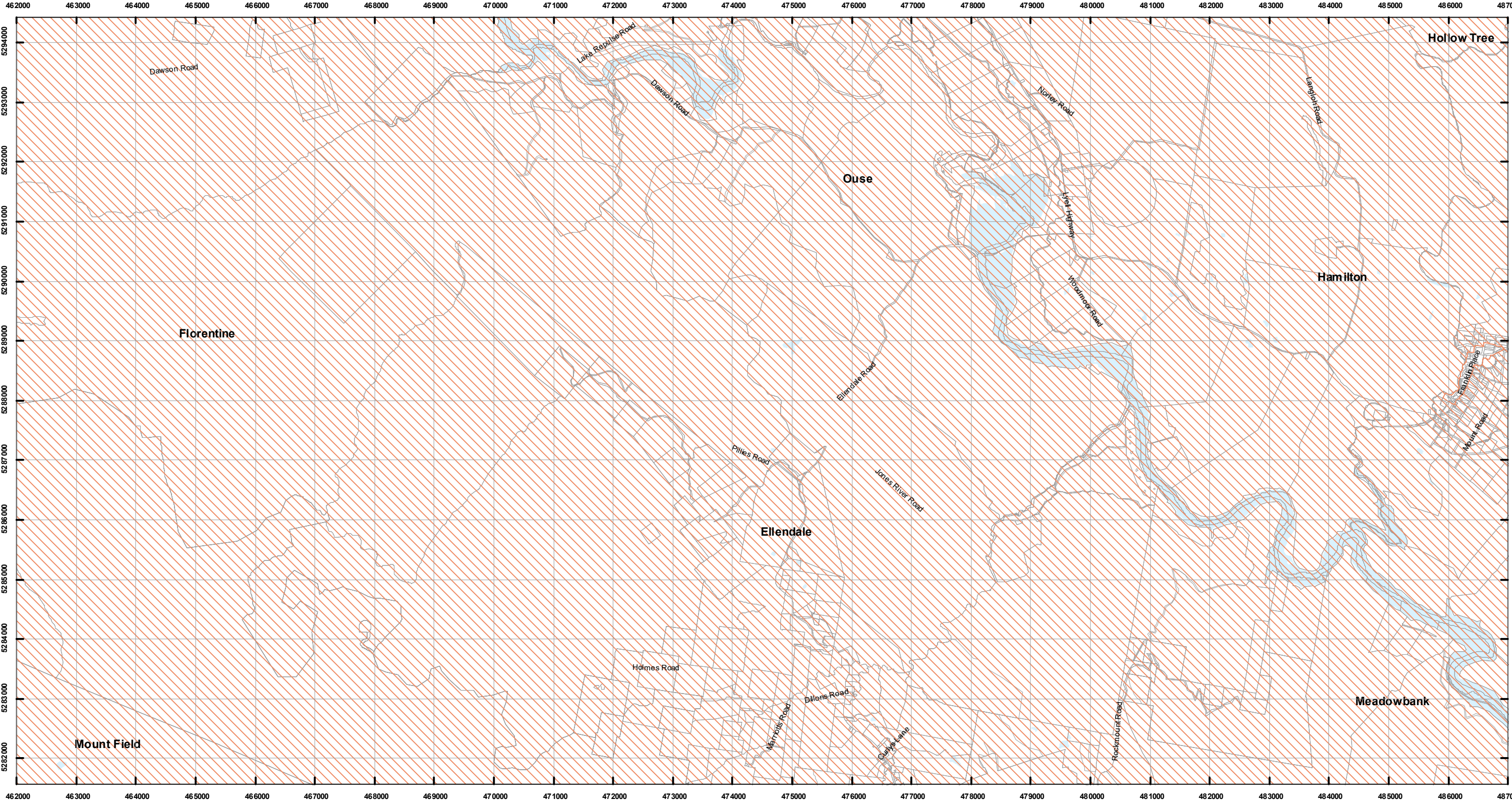
Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019



# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:


## Bushfire-Prone Areas Overlay



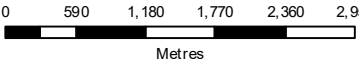
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

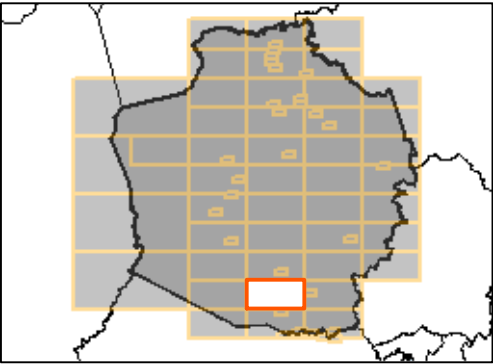
Map 70 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

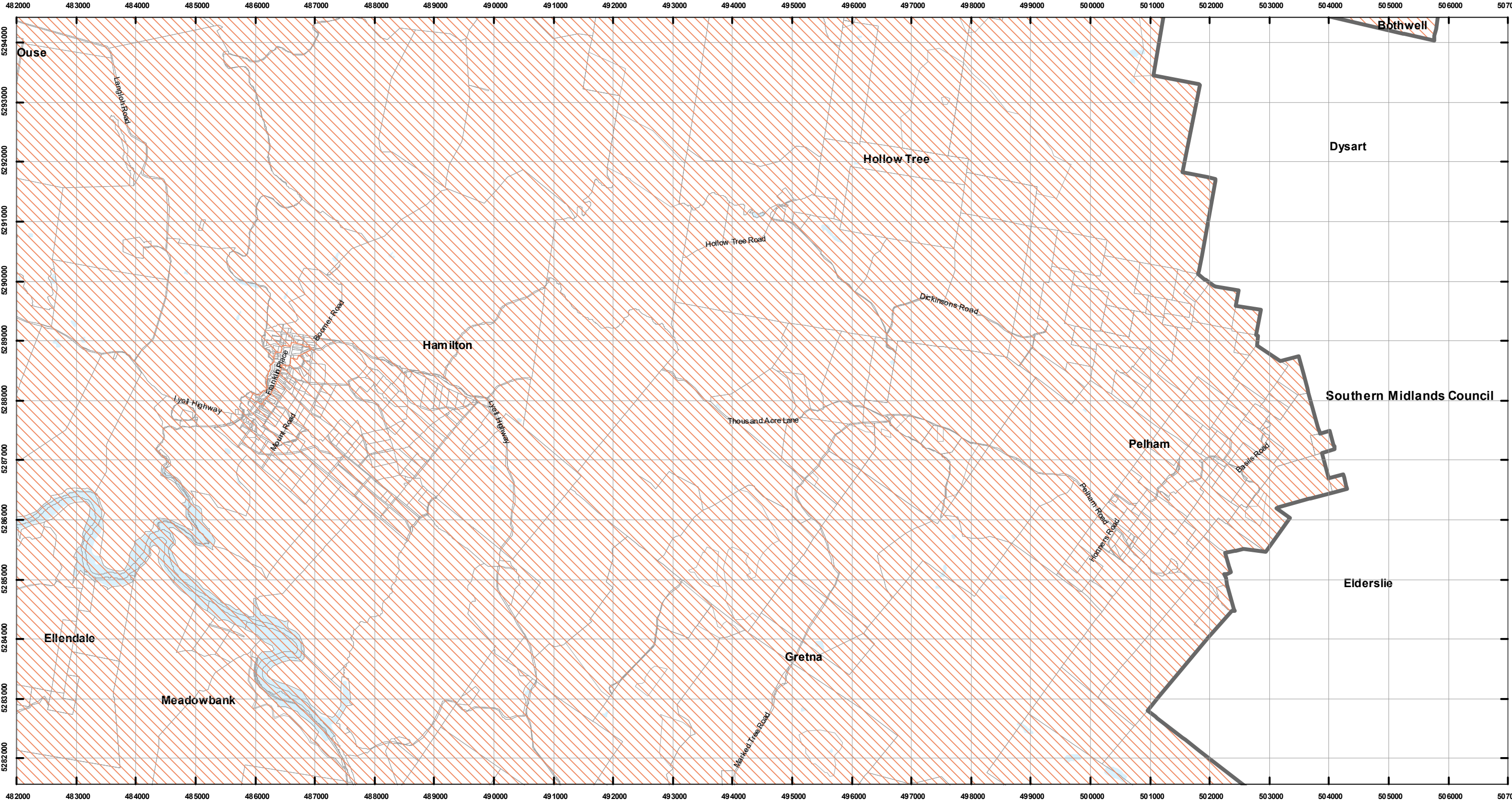
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 71 of 74**

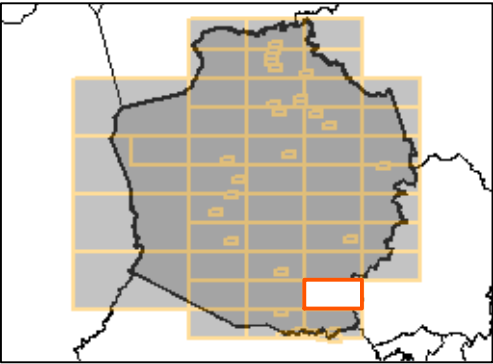
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Metres

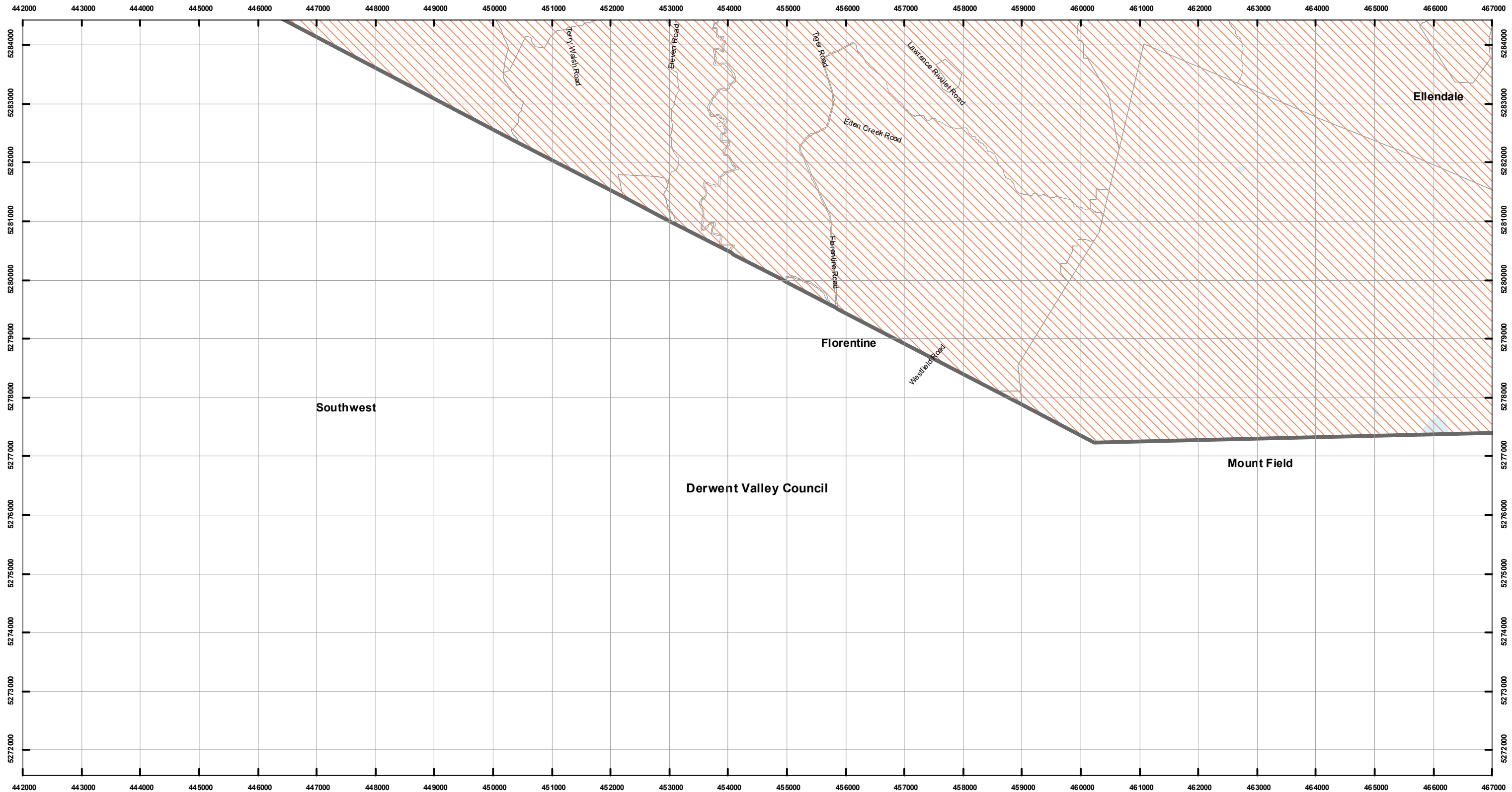
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019




# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



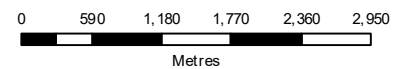
**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

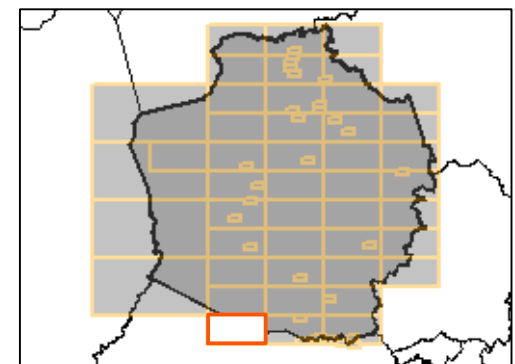
Map 72 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

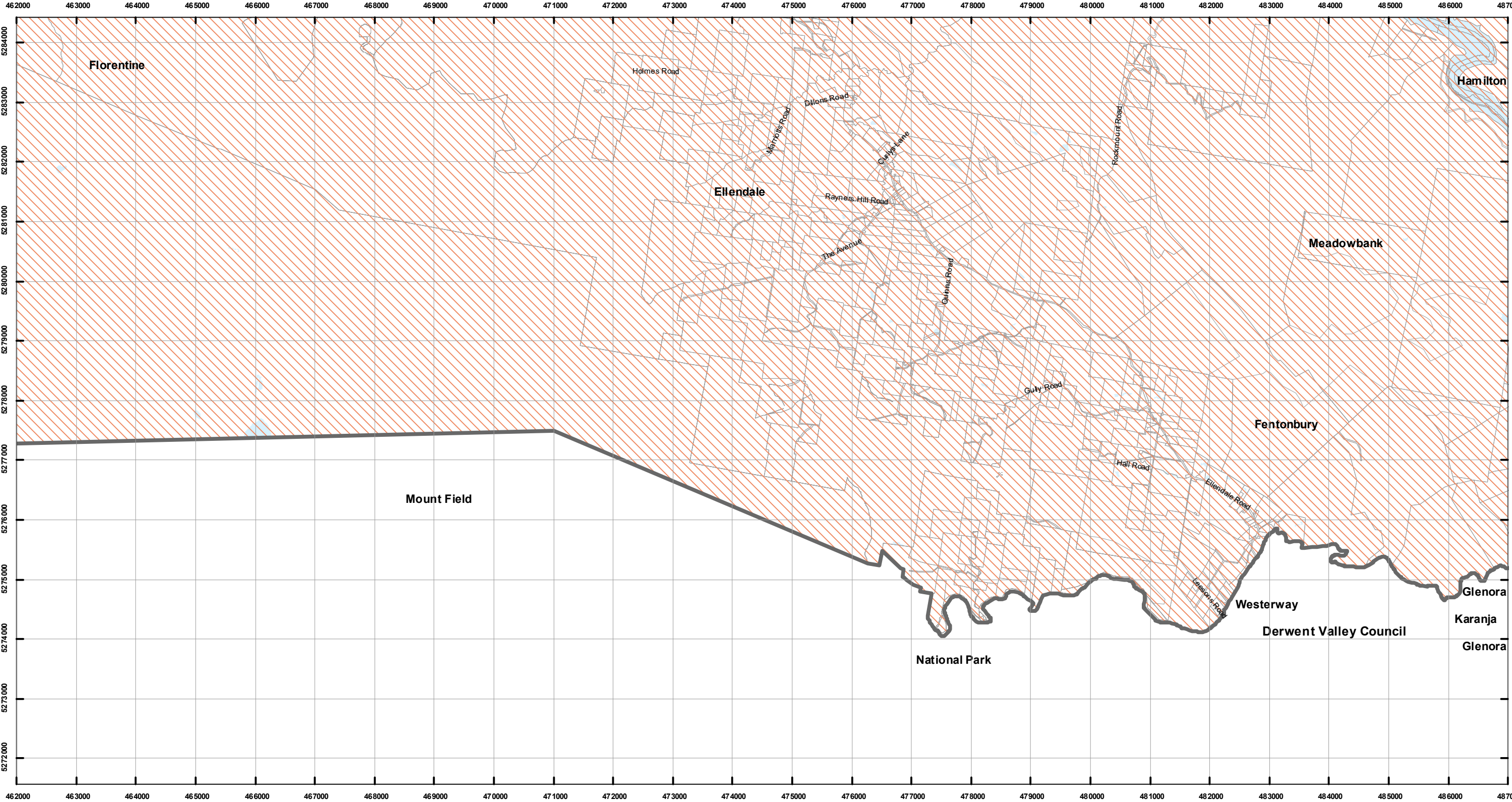
Print Date: 13/05/2019






# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule:

## Bushfire-Prone Areas Overlay



**Legend**

 Central\_Highlands\_Bushfire\_Prone\_Area\_20190513

 Parcels

 Water body

**Map 73 of 74**

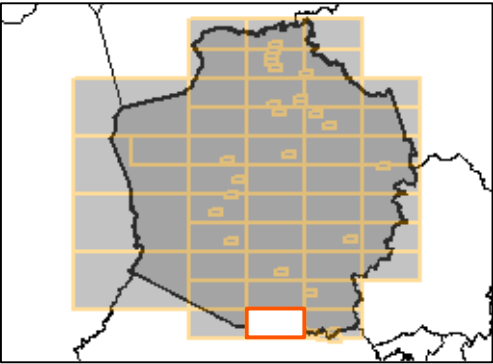
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Metres

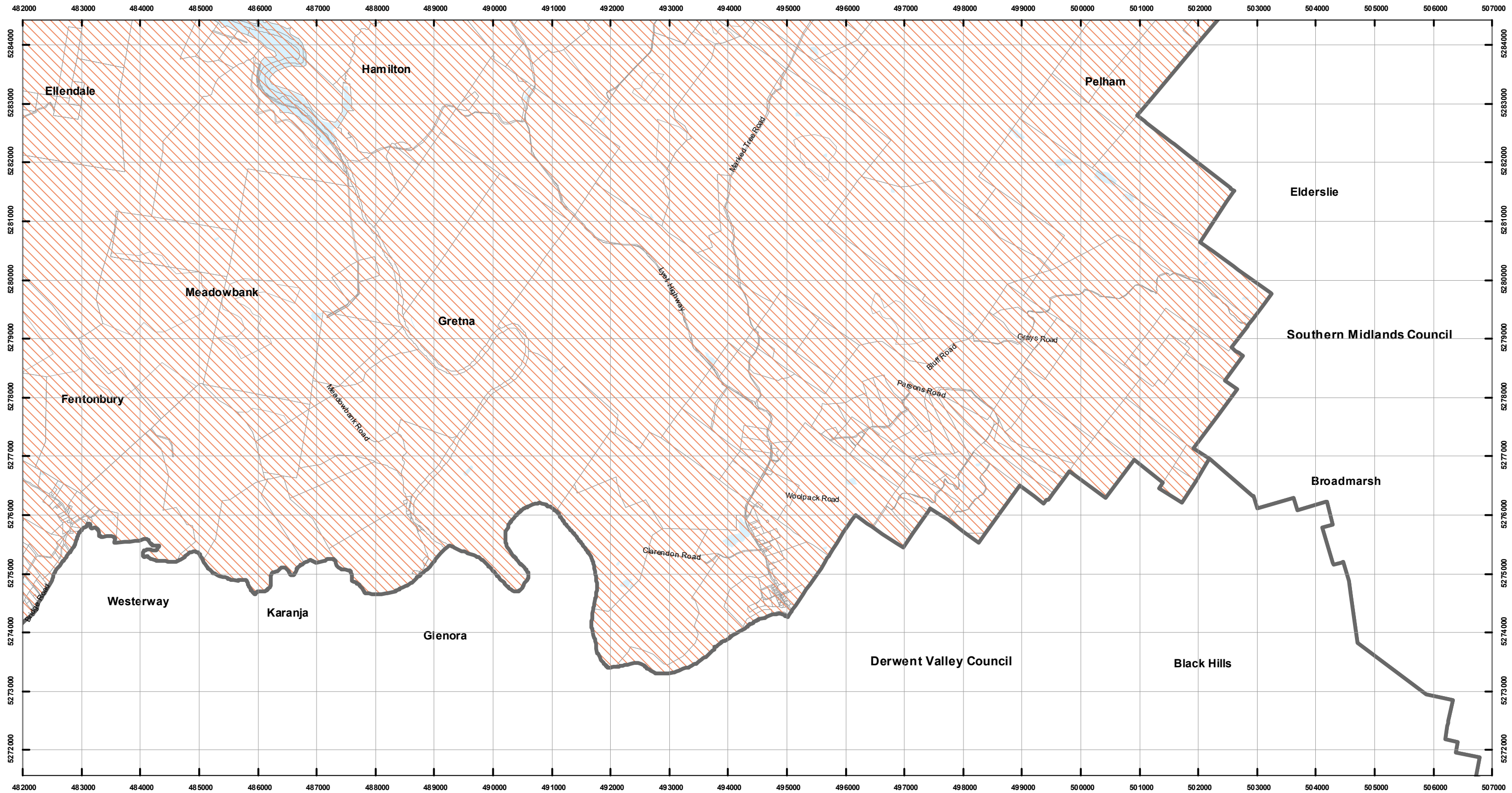
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania




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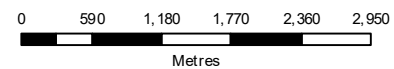
# Tasmanian Planning Scheme - Central Highlands Local Provisions Schedule: Bushfire-Prone Areas Overlay



## Legend

-  Central\_Highlands\_Bushfire\_Prone\_Area\_20190513
-  Parcels
-  Water body

## Map 74 of 74



Coordinate System: GDA 94 MGA Zone 55

Overlay data from Central Highlands Council and Tasmania Fire Service  
Base topographic data from the LIST © State of Tasmania

Print Date: 13/05/2019

