

## **Flinders Local Provisions Schedule**

## Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
9	8 January 2024	AM2023-01	Rezone part of folio of the Register 128758/2 from the Rural Living Zone D to the Low Density Residential Zone and rezone 115 Harleys Road (folio of the Register 110875/1), Lot 101 Harleys Road (folio of the Register 169274/101), and Lot 102 Harleys Road (folio of the Register 169274/102), Whitemark from the Landscape Conservation Zone to the Rural Zone.	Map
8	12 December 2023	AM2023-02	Insert 'Outer Islands mapped within the overlay' after North East River in the description column at clause FLI-C8.1.14	Text
7	16 August 2023	AM2022-05	Apply the Rural Zone, Priority Vegetation Area overlay, and Scenic Protection Area overlay to folio of the Register 199735/1 Lady Barron Road, Lady Barron and to revise subclause C8.1.10 in Table C8.1	Text and Map
6	5 June 2023	AM2022-07	Insert FLI-S5.0 Whitemark and Lady Barron Urban Development Specific Area Plan	Text
		AM2022-01	Apply the Rural Zone and Priority Vegetation Area overlay to 250 Lady Barron Road, Whitemark (folio of the Register 27823/1).	Map
5	25 May 2023	AM2022-02	Apply the Rural Zone and Priority Vegetation Area overlay to various properties on Memana Road, Blundstone Road, and Palana Road, Whitemark.	Map
4	31 March 2023	AM2022-04	Apply the Rural Zone and Priority Vegetation Area overlay to 901 and 927 Coast Road, Lady Barron (folios of the Register 209407/1 and 25190/1).	Map
3	27 March 2023	AM2022-06	Apply the Landscape Conservation Zone to folios of the Register 204139/1, 226682/1, and 204138/1, Little Dog Island.	Map
2	21 March 2023	AM2022-03	Apply the Rural Zone to 3, 13, 28, 101, 103, 119, 120, 121, folio of the Register 249792/1, and road reserve Butter Factory Road, Whitemark. Apply the Priority Vegetation Area overlay to 3, 13, 101, 103, and road reserve Butter Factory Road, Whitemark.	Map
1	1 June 2022	Not applicable	Commencement of LPS under section 35M of the <i>Land Use Planning and Approvals Act 1993</i>	Text

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## **Flinders Local Provisions Schedule**

### **FLI-Local Provisions Schedule Title**

FLI-1.1 This Local Provisions Schedule is called the Flinders Local Provisions Schedule and comprises all the land within the municipal area.

### **FLI-Effective Date**

FLI-1.2 The effective date for this Local Provisions Schedule is 1 June 2022.

### **FLI-Local Area Objectives**

This sub-clause is not used in this Local Provisions Schedule.

## FLI-P1.0 Particular Purpose Zone – truwana - Cape Barren Island and Outer Islands

### FLI-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – truwana - Cape Barren Island and Outer Islands is:

- FLI-P1.1.1 To implement a 'whole of island' approach for the integrated management of indigenous and private freehold land.
- FLI-P1.1.2 To protect the environmental, cultural and social values unique to the islands.
- FLI-P1.1.3 To provide for sustainable use and development that serves the long term interests of the community and protects cultural resources for the future.

### FLI-P1.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
FLI-P1.2.1	The Corner Precinct, shown in Figures FLI-P1.3.1, FLI-P1.3.2 and FLI-P1.3.3 and on the overlay maps as FLI-P1.2.1	<p>The local area objectives for the Corner Precinct are:</p> <ul style="list-style-type: none"> <li>(a) to support the effective functioning of the settlement and the efficient use of existing services;</li> <li>(b) to focus residential, community, industrial and recreational use and development within the precinct;</li> <li>(c) to mitigate impacts from noise, light or other emissions from non-residential uses;</li> <li>(d) to provide for use and development that does not exceed the capacity of the existing infrastructure on truwana such as, water and energy supply; and</li> <li>(e) to manage use and development to make efficient use of existing roads, tracks and other infrastructure.</li> </ul>
FLI-P1.2.2	The Environmental and Cultural Protection Precinct, shown in Figures FLI-P1.3.1, FLI-P1.3.2, FLI-P1.3.3 and FLI-P1.3.4 and on the overlay maps as FLI-P1.2.2	<p>The local area objectives for the Environmental Precinct are:</p> <ul style="list-style-type: none"> <li>(a) to protect places or landscapes of cultural significance;</li> </ul>

		<p>(b) to conserve the diversity of flora and fauna;</p> <p>(c) to protect sites of environmental significance such as the Ramsar Wetland, Cloud Forest on Mount Munro, and other areas with priority vegetation or natural values of importance;</p> <p>(d) to maintain and protect natural processes, unstable or fragile landforms and areas of scenic importance;</p> <p>(e) to provide for use and development that supports cultural operations and activities such as gathering and preparing of food or birding; and</p> <p>(f) to allow for small scale development integrated with the surrounding seascapes and landscapes.</p>
FLI-P1.2.3	The Rural Precinct, shown in Figures FLI-P1.3.1, FLI-P1.3.2, FLI-P1.3.3 and on the overlay maps as FLI-P1.2.3	<p>The local area objectives for the Rural Precinct are:</p> <p>(a) to provide for the sustainable and ongoing use of land for agriculture; and</p> <p>(b) to provide for non-agricultural uses required to locate outside of the Corner Precinct.</p>
FLI-P1.2.4	The Airport Precinct, shown in Figures FLI-P1.3.2, FLI-P1.3.3 and on the overlay maps as FLI-P1.2.4	<p>The local area objectives for the Airport Precinct are:</p> <p>(a) to provide for continued use of the precinct as an airport; and</p> <p>(b) to provide new use and development compatible with the function and role of the airport.</p>

### FLI-P1.3 Definition of Terms

FLI-P1.3.1 In this particular purpose zone, unless the contrary intention appears:

Term	Definition
The Corner Precinct	means the area of the zone shown in Figures FLI-P1.3.1, FLI-P1.3.2 and FLI-P1.3.3 and on the overlay maps as FLI-P1.2.1.
Environmental and Cultural Protection Precinct	means the area of the zone shown in Figures FLI-P1.3.1, FLI-P1.3.2, FLI-P1.3.3 and FLI-P1.3.4 and on the overlay maps as FLI-P1.2.2.
Rural Precinct	means the area of the zone shown in Figures FLI-P1.3.1, FLI-P1.3.2, FLI-P1.3.3 and on the overlay maps as FLI-P1.2.3.
Airport Precinct	means the area of the zone shown in Figures FLI-P1.3.2, FLI-P1.3.3 and on the overlay maps as FLI-P1.2.4.
Management plan	means a management plan prepared under the <i>Aboriginal Land Act 1995</i> .

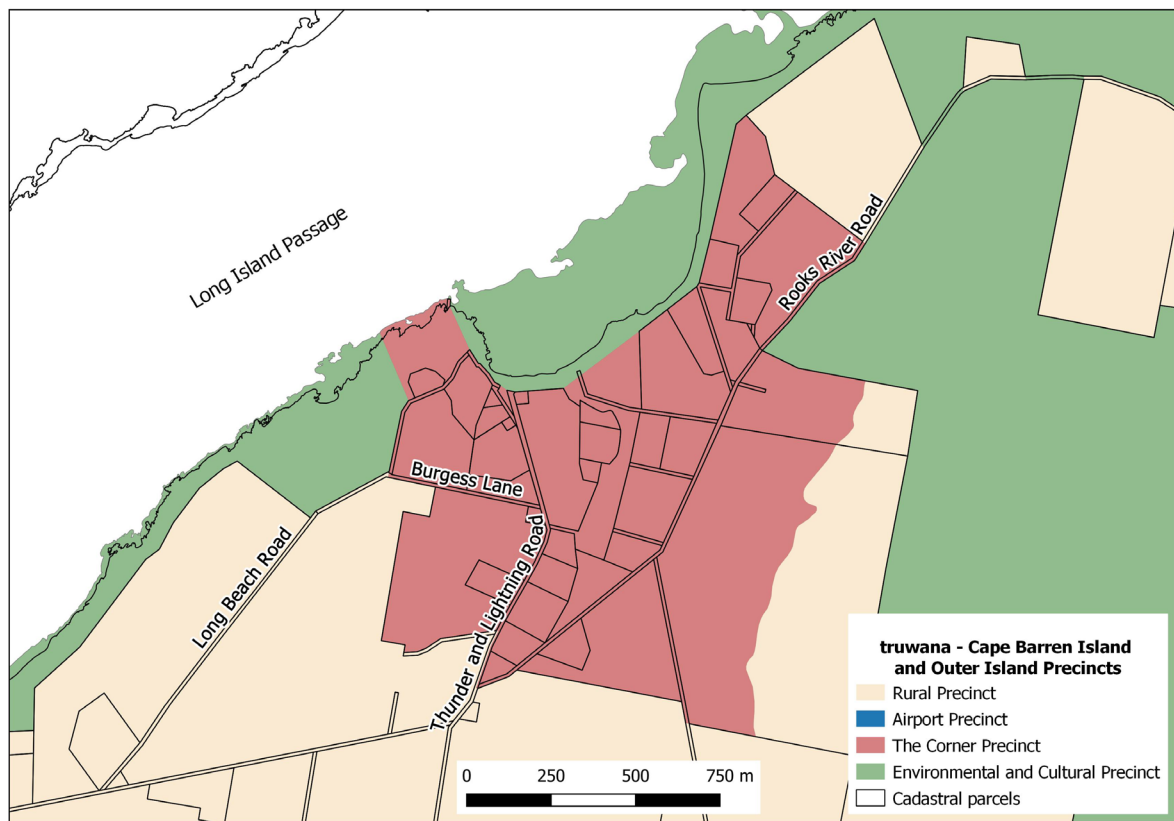


Figure FLI-P1.3.1 Precincts as required by clause FLI-P1.2, clause FLI-P1.5.1 P1, clause FLI-P1.6.1, clause FLI-P1.6.2, clause FLI-P1.6.3, clause FLI-P1.6.4, clause FLI-P1.7.1 A1 and P1, clause FLI-P1.7.1 A2, and clause FLI-P1.7.1 A3 and P3

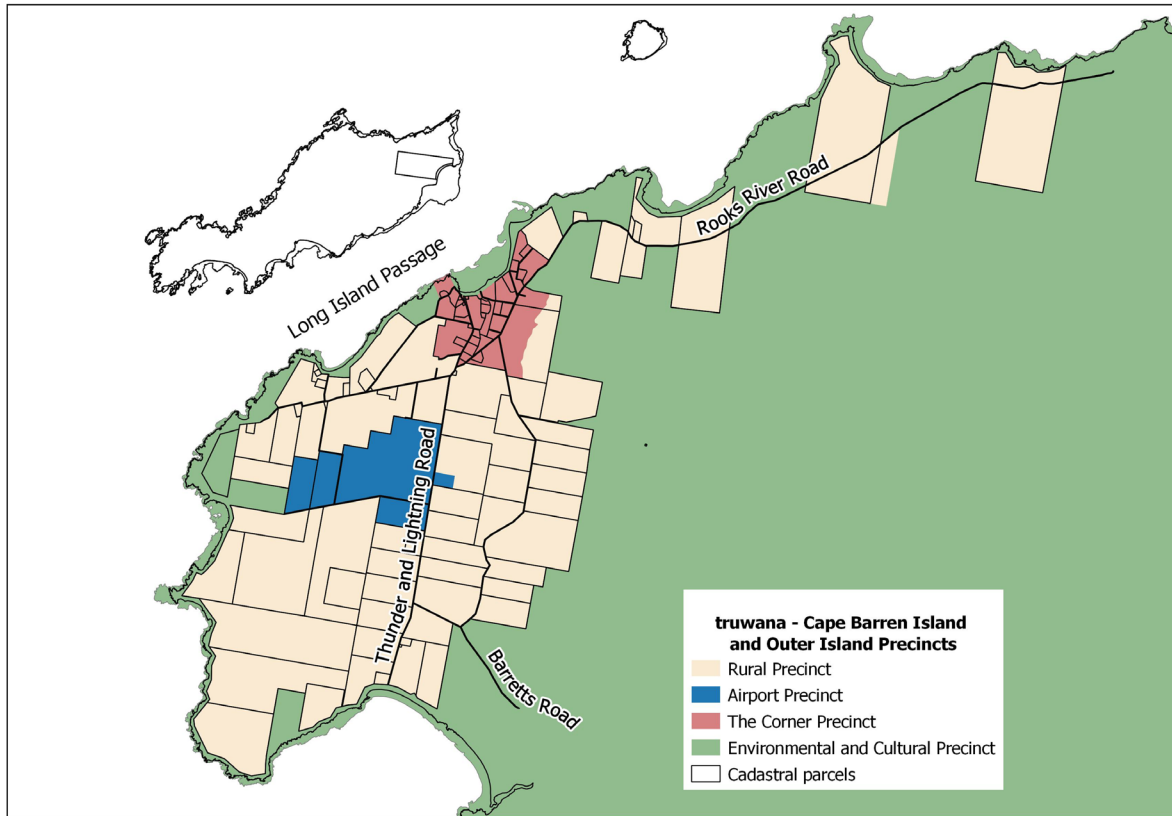


Figure FLI-P1.3.2 Precincts as referred to in clause FLI-P1.2, clause FLI-P1.5.1 P1, clause FLI-P1.6.1, clause FLI-P1.6.2, clause FLI-P1.6.3, clause FLI-P1.6.4, clause FLI-P1.7.1 A1 and P1, clause FLI-P1.7.1 A2, and clause FLI-P1.7.1 A3 and P3



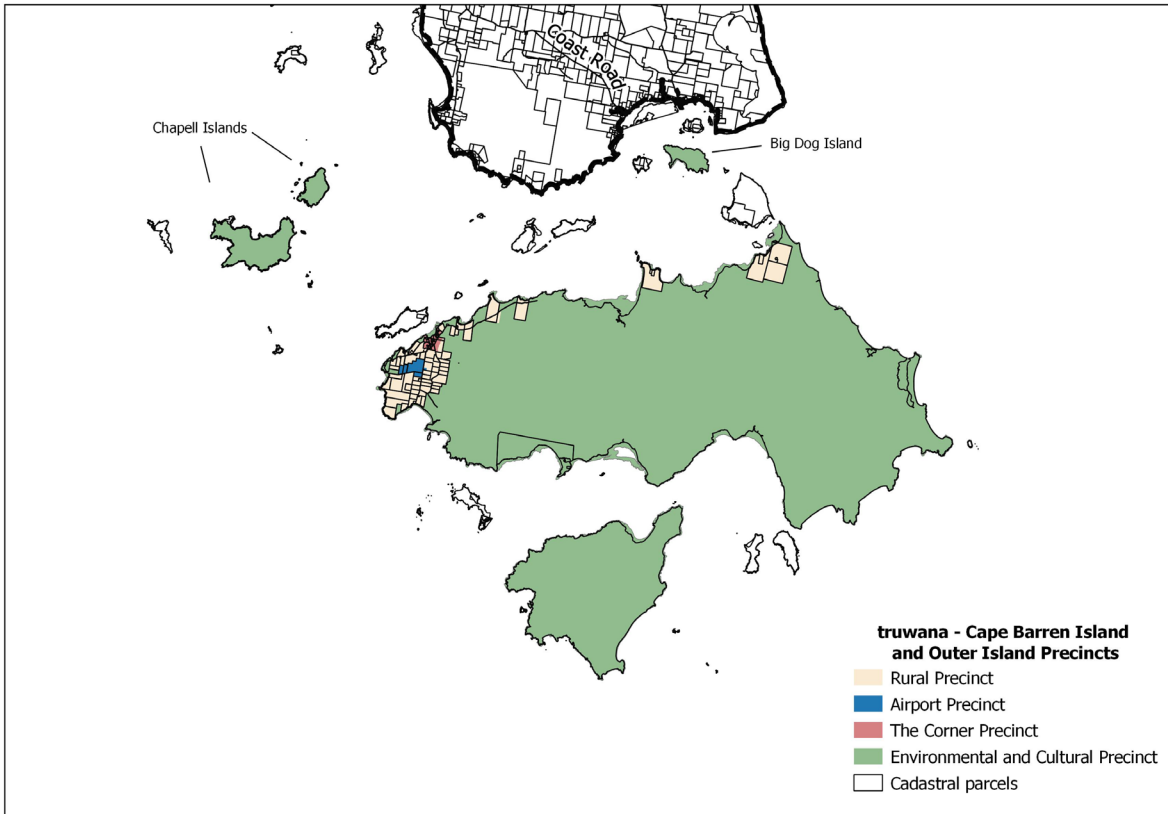


Figure FLI-P1.3.3 Precincts as referred to in clause FLI-P1.2, clause FLI-P1.5.1 P1, clause FLI-P1.6.1, clause FLI-P1.6.2, clause FLI-P1.6.3, clause FLI-P1.6.4, clause FLI-P1.7.1 A1 and P1, clause FLI-P1.7.1 A2, and clause FLI-P1.7.1 A3 and P3

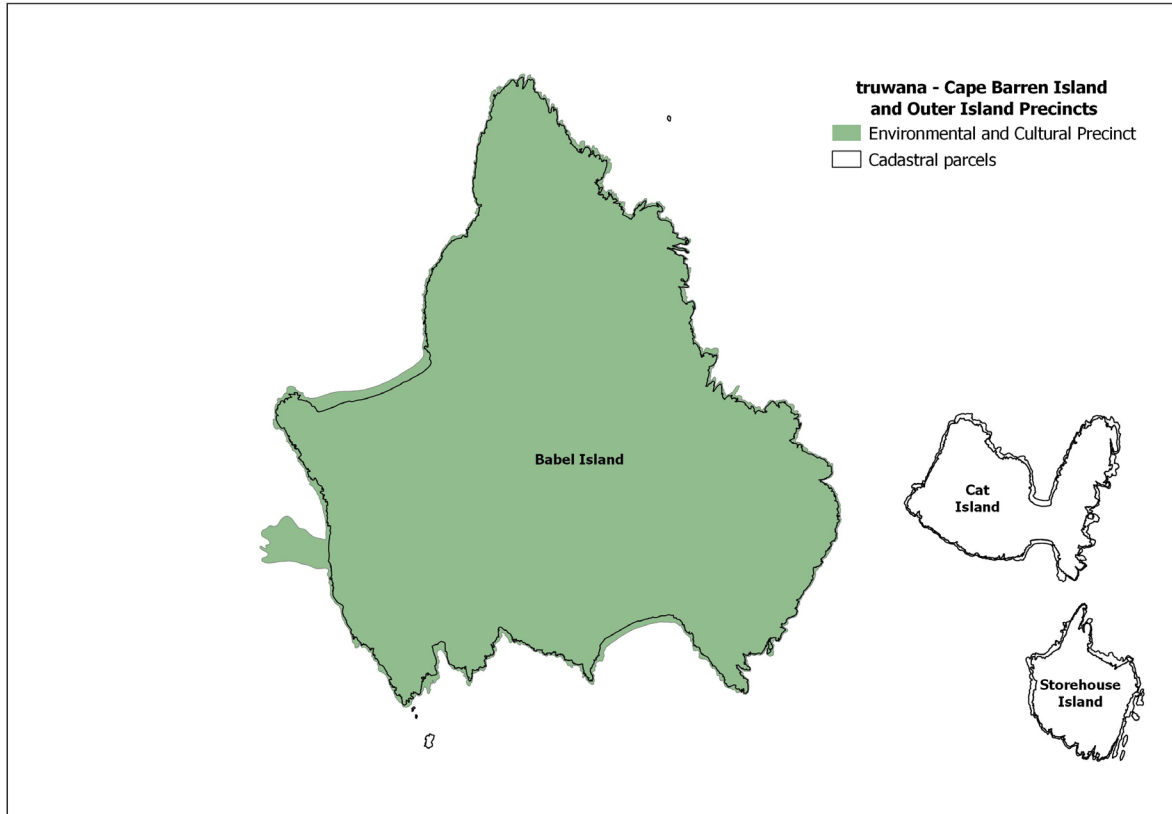


Figure FLI-P1.3.4 Precincts as referred to in clause FLI-P1.2, clause FLI-P1.5.1 P1, clause FLI-P1.6.1, clause FLI-P1.6.3, and clause FLI-P1.7.1 A2

## FLI-P1.4 Use Table

### FLI-P1.4.1 Use Table – The Corner Precinct

Use Class	Qualification
<b>No Permit Required</b>	
Business and Professional Services	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Community Meeting and Entertainment	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Educational and Occasional Care	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Emergency Services	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Food Services	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.

<b>Use Class</b>	<b>Qualification</b>
General Retail and Hire	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Natural and Cultural Values Management	
Passive Recreation	
Port and Shipping	If an authority under the <i>Marine and Safety Act 1997</i> is granted by the Marine Safety Authority.
Research and Development	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Residential	If: (a) for a single dwelling; or (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Sports and Recreation	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Storage	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Utilities	If for minor utilities.
Visitor Accommodation	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> .
<b>Permitted</b>	
No uses	
<b>Discretionary</b>	
Business and Professional Services	If not listed as No Permit Required.
Community Meeting and Entertainment	If not listed as No Permit Required.
Educational and Occasional Care	If not listed as No Permit Required.
Emergency Services	If not listed as No Permit Required.
Equipment and Machinery Sales and Hire	
Food Services	If not listed as No Permit Required.
General Retail and Hire	If not listed as No Permit Required.

Use Class	Qualification
Hospital Services	
Manufacturing and Processing	
Research and Development	If not listed as No Permit Required.
Residential	If not listed as No Permit Required.
Service Industry	
Sports and Recreation	If not listed as No Permit Required.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
<b>Prohibited</b>	
All other uses	

FLI-P1.4.2 Use Table – Environmental and Cultural Protection Precinct

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Passive Recreation	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Pleasure Boat Facility	If: (a) for a boat ramp or jetty; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Research and Development	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Residential	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Resource Development	If: (a) located on Clarke Island; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.

Use Class	Qualification
Transport Depot and Distribution	If: <ul style="list-style-type: none"> <li>(a) for an airstrip located on Clarke Island; and</li> <li>(b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.</li> </ul>
Utilities	If: <ul style="list-style-type: none"> <li>(a) for a water treatment plant or dam; and</li> <li>(b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.</li> </ul>
Visitor Accommodation	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
<b>Permitted</b>	
No uses	
<b>Discretionary</b>	
Utilities	If: <ul style="list-style-type: none"> <li>(a) not listed as No Permit Required; and</li> <li>(b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.</li> </ul>
<b>Prohibited</b>	
All other uses	

FLI-P1.4.3 Use Table – Rural Precinct

Use Class	Qualification
<b>No Permit Required</b>	
Community Meeting and Entertainment	If: <ul style="list-style-type: none"> <li>(a) for a function centre; and</li> <li>(b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.</li> </ul>
Crematoria and Cemeteries	If: <ul style="list-style-type: none"> <li>(a) for a cemetery; and</li> <li>(b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.</li> </ul>

<b>Use Class</b>	<b>Qualification</b>
Emergency Services	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Natural and Cultural Values Management	
Passive Recreation	
Residential	If: (a) for a single dwelling; or (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Resource Development	
Resource Processing	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Sport and Recreation	If: (a) for a golf course; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Storage	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Recycling and Waste Disposal	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Utilities	If for minor utilities.
<b>Permitted</b>	
No uses	
<b>Discretionary</b>	
Crematoria and Cemeteries	If not listed as No Permit Required.
Domestic Animal Breeding, Boarding or Training	
Equipment and Machinery Sales and Hire	
Manufacturing and Processing	
Recycling and Waste Disposal	If not listed as No Permit Required.
Research and Development	

Use Class	Qualification
Resource Processing	If not listed as No Permit Required.
Service Industry	
Sport and Recreation	If not listed as No Permit Required.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

FLI-P1.4.4 Use Table – Airport Precinct

Use Class	Qualification
<b>No Permit Required</b>	
Emergency Services	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Natural and Cultural Values Management	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Storage	If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.
Transport Depot and Distribution	If: <ul style="list-style-type: none"> <li>(a) for an airstrip; and</li> <li>(b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.</li> </ul>
Utilities	If: <ul style="list-style-type: none"> <li>(a) for minor utilities; and</li> <li>(b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.</li> </ul>
<b>Permitted</b>	
No uses	
<b>Discretionary</b>	
Utilities	If: <ul style="list-style-type: none"> <li>(a) not listed as No Permit Required; and</li> <li>(b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council.</li> </ul>

Use Class	Qualification
<b>Prohibited</b>	
All other uses	

## FLI-P1.5 Use Standards

### FLI- P1.5.1 Discretionary uses

Objective:	That Discretionary uses: <ul style="list-style-type: none"> <li>(a) are of an appropriate scale and location to support the Local Area Objectives for the islands; and</li> <li>(b) do not cause an unreasonable loss of amenity to adjacent sensitive uses.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>A use listed as Discretionary must be of a scale and intensity that is compatible with the character of the applicable precinct and must not cause an unreasonable impact on adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any relevant local area objectives;</li> <li>(b) a management plan for an island;</li> <li>(c) emissions generated by the use;</li> <li>(d) compatibility with the character of the area; and</li> <li>(e) the impact on residential amenity of adjacent properties.</li> </ul>



## FLI-P1.6 Development Standards for Buildings and Works

### FLI-P1.6.1 Building height

Objective:	That building height: <ul style="list-style-type: none"> <li>(a) is compatible with the character of the applicable precinct;</li> <li>(b) does not cause an unreasonable loss of amenity to adjacent uses; and</li> <li>(c) minimises the impact on the natural values of the applicable precinct.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height must be not more than 8m, excluding:</p> <ul style="list-style-type: none"> <li>(a) any development for residential use within the Corner Precinct where the building height must be not more than 6m; and</li> <li>(b) any development within the Environment and Cultural Protection Precinct where the building height must be not more than 4m.</li> </ul>	<p><b>P1</b></p> <p>Building height must be compatible with the character of the applicable precinct and not cause an unreasonable loss of amenity, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any relevant local area objectives;</li> <li>(b) any screening provided by the topography;</li> <li>(c) the height, bulk and form of an existing building on the same site and the adjoining property;</li> <li>(d) the height, bulk and form of the proposed building or buildings;</li> <li>(e) sunlight to habitable rooms and private open spaces of dwellings on the same site and adjoining properties; and</li> <li>(f) the visual prominence of buildings when viewed from public areas including roads and foreshores.</li> </ul>

### FLI-P1.6.2 Building setback

Objective:	That the setback, separation and siting of buildings: <ul style="list-style-type: none"> <li>(a) is compatible with the character of the applicable precinct;</li> <li>(b) does not cause an unreasonable loss of amenity to sensitive uses on the same site or an adjoining property;</li> <li>(c) makes efficient use of existing services, roads and tracks</li> <li>(d) provides for safe vehicle access; and</li> <li>(e) minimises impact on the natural values of the area.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Buildings must have a setback of 6m from any boundary.</p> <p><b>A1.2</b></p>	<p><b>P1</b></p> <p>Buildings must be sited to be compatible with the character of the applicable precinct and must not cause an unreasonable loss of amenity to a sensitive</p>

<p>Buildings in the Corner Precinct, excluding an outbuilding or a carport, must be separated a minimum distance of 10m from another building on the same site or adjoining property.</p> <p><b>A1.3</b></p> <p>Non-residential buildings in the Corner Precinct must be separated a minimum distance of 10m from an existing sensitive use.</p>	<p>use on the same site or the adjoining property, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any relevant local area objectives;</li> <li>(b) the size, shape and orientation of the site;</li> <li>(c) setbacks of an existing building;</li> <li>(d) the separation between existing buildings;</li> <li>(e) access to sunlight for habitable rooms and private open space of dwellings;</li> <li>(f) the visual prominence of buildings when viewed from public areas including roads and foreshores; and</li> <li>(g) the safety of the road network and its users.</li> </ul>
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FLI-P1.6.3 Building footprint and location in the Environmental and Cultural Protection Precinct

<p>Objective:</p>	<p>That building footprint and location provides for:</p> <ul style="list-style-type: none"> <li>(a) preservation of the natural character and areas of scenic importance; and</li> <li>(b) low impact development that supports the use of land for recreation and cultural activities.</li> </ul>
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1.1</b></p> <p>The gross floor area of a building must be not more than 20m<sup>2</sup>.</p> <p><b>A1.2</b></p> <p>Buildings must have a setback from the Mean High Water Mark of 100m.</p>	<p><b>P1</b></p> <p>Buildings must be sited and designed to minimise visual impact on the landscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any relevant local area objectives;</li> <li>(b) any management plan for the islands;</li> <li>(c) any screening provided by the topography;</li> <li>(d) the impact of the development on the natural and cultural values of the site and the adjacent areas;</li> <li>(e) the design, scale, siting and type of building proposed;</li> <li>(f) the visual prominence of buildings when viewed from public areas including roads and foreshores; and</li> <li>(g) any screening proposed.</li> </ul>

FLI-P1.6.4 Setback from the coastal title in the Rural Precinct

Objective:	That building setback from coastlines minimises the visual impact of development on the coastal landscape when viewed from public areas including roads and foreshores.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings must have a setback from the Mean High Water Mark of 100m.</p>	<p><b>P1</b></p> <p>Buildings must be sited and designed to minimise visual impact on the landscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any relevant local area objectives;</li> <li>(b) any screening provided by the topography;</li> <li>(c) the impact of the development on the natural and cultural values of the site and the adjacent areas;</li> <li>(d) the design, scale, siting and type of building proposed;</li> <li>(e) the visual prominence of buildings when viewed from public areas including roads and foreshores; and</li> <li>(f) any screening proposed.</li> </ul>

**FLI-P1.7 Development Standards for Subdivision**

FLI-P1.7.1 Subdivision

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone; and</li> <li>(b) is provided with appropriate access to a road.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision in the Corner Precinct, must:</p> <ul style="list-style-type: none"> <li>(a) be required for public use by a council or the Aboriginal Land Council of Tasmania;</li> <li>(b) be required for the provision of Utilities; or</li> <li>(c) be for the consolidation of a lot with another lot providing it is within the same precinct.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision in the Corner Precinct, must have sufficient useable area and dimensions suitable for its intended use or development, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any relevant local area objectives;</li> <li>(b) the relevant requirements for development of buildings on the lots;</li> <li>(c) the intended location of buildings on the lots;</li> <li>(d) the topography of the site;</li> <li>(e) adequate provision of infrastructures services;</li> </ul>

	<ul style="list-style-type: none"> <li>(f) adequate provision for storm water retention and drainage;</li> <li>(g) the pattern of existing lots or development existing on established properties in the area; and</li> <li>(h) any constraints to development.</li> </ul>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision in the Environmental and Cultural Precinct and the Airport Precinct, must:</p> <ul style="list-style-type: none"> <li>(a) be required for public use by a council or the Aboriginal Land Council of Tasmania;</li> <li>(b) be required for the provision of Utilities; or</li> <li>(c) be for the consolidation of a lot with another lot providing it is within the same precinct.</li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision in the Rural Precinct, must:</p> <ul style="list-style-type: none"> <li>(a) be required for public use by a council or the Aboriginal Land Council of Tasmania;</li> <li>(b) be required for the provision of Utilities; or</li> <li>(c) be for the consolidation of a lot with another lot providing it is within the same precinct.</li> </ul>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision in the Rural Precinct must have sufficient useable area and dimensions suitable for its intended use or development, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any relevant local area objectives;</li> <li>(b) the relevant requirements for development of buildings on the lots;</li> <li>(c) the intended location of buildings on the lots;</li> <li>(d) the topography of the site;</li> <li>(e) the capacity to be serviced by on-site wastewater management system;</li> <li>(f) adequate provision for storm water retention and drainage;</li> <li>(g) the pattern of existing lots or development existing on established properties in the area; and</li> <li>(h) any constraints to development.</li> </ul>
<p><b>A4</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral</p>	<p><b>P4</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable frontage, sufficient to accommodate development consistent with the</p>

<p>reserve or Utilities, must have a frontage not less than 20m.</p>	<p>zone purpose and the requirements of the Road Authority.</p>
<p><b>A5</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P5</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic;</li> <li>(d) the anticipated nature of vehicles likely to access the site; and</li> <li>(e) the ability for emergency services to access the site.</li> </ul>

## FLI-P1.8 Tables

This sub-clause is not used in this particular purpose zone.

## **FLI-S1.0 Coastal Settlement Specific Area Plan**

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

The purpose of the Coastal Settlement Specific Area Plan is:

FLI-S1.1.1 To provide for a subdivision density for the low density areas of Palana, Killiecrankie, Emita and Bluff Road.

FLI-S1.1.2 To minimise the visual bulk of buildings by providing for a site coverage for the low density areas of Palana, Killiecrankie, Emita and Bluff Road.

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

FLI-S1.2.1 The specific area plan applies to the area of land designated as Coastal Settlement Specific Area Plan on the overlay maps.

FLI-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

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

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

### **FLI-S1.4 Definition of Terms**

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

### **FLI-S1.5 Use Table**

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

### **FLI-S1.6 Use Standards**

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

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

### FLI-S1.7.1 Site coverage

This sub-clause is in substitution of the Low Density Residential Zone – clauses 10.4.4 Site coverage and 10.5.1 A4 and P4 Non-dwelling development.

Objective:	<p>That site coverage:</p> <ul style="list-style-type: none"> <li>(a) contributes to a minimisation of the visual bulk of buildings in the area;</li> <li>(b) is consistent with the character of existing development in the area;</li> <li>(c) provides sufficient area for private open space and landscaping; and</li> <li>(d) assists with the management of stormwater runoff; and</li> <li>(e) does not result in obtrusive impacts from buildings.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings must have a site coverage of not more than 15%.</p>	<p><b>P1.1</b></p> <p>The site coverage of buildings must be consistent with that existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the capacity of the site to absorb runoff;</li> <li>(c) the size and shape of the site;</li> <li>(d) any existing buildings and any constraints imposed by existing development;</li> <li>(e) the need to remove native vegetation; and</li> <li>(f) the impact of vegetation removal on the character of the area; and</li> <li>(g) minimising the visual impact and obtrusiveness of buildings.</li> </ul> <p><b>P1.2</b></p> <p>The site coverage of buildings must not be obtrusive to the landform, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the current layout and location of buildings in the area;</li> <li>(c) consistency with the existing character of the area; and</li> <li>(d) zone purpose statements.</li> </ul>

## FLI-S1.8 Development Standards for Subdivision

### FLI-S1.8.1 Lot design

This sub-clause is in substitution of the Low Density Residential Zone – clause 10.6.1 A1 and P1 Lot design.

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone that can accommodate associated on-site stormwater retention and drainage and wastewater requirements on land limited by local soil conditions;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(c) contains areas which are suitable for residential development; and</li> <li>(d) is of a density consistent with the character of the existing lot pattern and sizes in Palana, Killiecrankie, Bluff Road and Emita.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area not less than 4000m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) be able to contain a circle with a diameter of 40m with a gradient not steeper than 1 in 5; and</li> <li>(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</li> </ul> </li> <li>(b) be required for public use by the Crown, a council or a State authority;</li> <li>(c) be required for the provision of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1.1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) adequate provision of private open space;</li> <li>(e) adequate provision of storm water retention and drainage;</li> <li>(f) the pattern of existing lots or development existing on established properties in the area; and</li> <li>(g) any constraints to development, and</li> </ul> <p>must have an area not less than 2500m<sup>2</sup>.</p> <p><b>P1.2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, in Palana, Killiecrankie, Bluff Road and Emita, must have a density and lot layout that is consistent with the existing subdivision pattern and character, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the impact of the lot(s) and their development, including vegetation removal or destruction, on the landform;</li> </ul>



	<ul style="list-style-type: none"><li>(b) the likely impact of development on the lots to the privacy and amenity of nearby buildings in the settlements, and</li><li>(c) the ability of the area to accommodate additional lot yield without diminishing the current residential, low-density character of the settlement.</li></ul>
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**FLI-S1.9 Tables**

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

## FLI-S2.0 Whitemark Rural Living Specific Area Plan

### FLI-S2.1 Plan Purpose

The purpose of the Whitemark Rural Living Specific Area Plan is:

FLI-S2.1.1 To provide for a broader range of housing options in the rural living area near Whitemark.

FLI-S2.1.2 To increase dwelling density and to provide for a range of housing styles without diminishing the rural character of the land.

### FLI-S2.2 Application of this Plan

FLI-S2.2.1 The specific area plan applies to the area of land designated as Whitemark Rural Living Specific Area Plan on the overlay maps.

FLI-S2.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Rural Living Zone, as specified in the relevant provision.

### FLI-S2.3 Local Area Objectives

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

### FLI-S2.4 Definition of Terms

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

### FLI-S2.5 Use Table

This sub-clause is in substitution for Rural Living Zone – clause 11.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Resource Development	If for grazing.
Utilities	If for minor utilities.
<b>Permitted</b>	
Residential	If for a home-based business.
Visitor Accommodation	

Use Class	Qualification
<b>Discretionary</b>	
Business and Professional Services	If for a veterinary centre.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	
Education and Occasional Care	If for: (a) a childcare centre or primary school; or (b) an existing respite centre.
Emergency Service	
Food Services	If for a gross floor area of no more than 200m <sup>2</sup> .
General Retail and Hire	If for: (a) primary produce sales; (b) sales related to Resource Development; or (c) a local shop.
Manufacturing and Processing	
Residential	If for multiple dwellings.
Resource Development	If: (a) not for intensive animal husbandry or plantation forestry; or (b) not listed as No Permit Required.
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Sports and Recreation	If for an outdoor recreation facility.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
<b>Prohibited</b>	
All other uses	

## FLI-S2.6 Use Standards

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

## FLI-S2.7 Development Standards for Buildings and Works

### FLI-S2.7.1 Residential density for multiple dwellings

This sub-clause is in addition to the Rural Living Zone – clause 11.4 Site coverage.

Objective:	That the density of multiple dwellings is appropriate for the low density nature of the zone.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>Multiple dwellings must have a site area per dwelling of not less than:</p> <ul style="list-style-type: none"> <li>(a) 2500m<sup>2</sup> if within the Rural Living Zone A;</li> <li>(b) 5000m<sup>2</sup> if within the Rural Living Zone B; or</li> <li>(c) 10,000m<sup>2</sup> if within the Rural Living Zone C.</li> </ul>	<p><b>P1</b></p> <p>Multiple dwellings must have a site area consistent with the character and pattern of development in the area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) sufficient area for on-site wastewater and stormwater disposal;</li> <li>(b) access to a water supply;</li> <li>(c) screening service areas, including car parking and outside storage areas, from the main road frontage;</li> <li>(d) providing a range of housing styles and densities without obtrusive visual impacts on the open rural character of the land; and</li> <li>(e) the density being no more than 20% less than the applicable area required in A1.</li> </ul>	

## FLI-S2.8 Development Standards for Subdivision

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

## FLI-S2.9 Tables

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

## **FLI-S3.0 Coastal Areas Specific Area Plan**

### **FLI-S3.1 Plan Purpose**

The purpose of the Coastal Areas Specific Area Plan is:

- FLI-S3.1.1 To provide for development that is sympathetic to the coastal land and seascapes of Flinders Island.
- FLI-S3.1.2 To encourage the protection of the natural coastal environment, including coastal vegetation, dunes, shore and estuarine areas.
- FLI-S3.1.3 To maintain the visual amenity of coastal areas based on development that is subservient to the natural features of the landscape.
- FLI-S3.1.4 To encourage design that minimises vegetation clearance, disturbance to landform and disruption of ecological processes.

### **FLI-S3.2 Application of this Plan**

FLI-S3.2.1 The specific area plan applies to the area of land designated as Coastal Areas Specific Area Plan on the overlay maps.

FLI-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to provisions of:

- (a) Low Density Residential Zone;
- (b) Rural Living Zone;
- (c) Rural Zone;
- (d) Agriculture Zone;
- (e) Landscape Conservation Zone;
- (f) Environmental Management Zone;
- (g) Utilities Zone;
- (h) Recreation Zone;
- (i) Open Space Zone; and
- (j) Scenic Protection Code.

### **FLI-S3.3 Local Area Objectives**

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

### **FLI-S3.4 Definition of Terms**

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

### FLI-S3.5 Use Table

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

### FLI-S3.6 Use Standards

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

### FLI-S3.7 Development Standards for Buildings and Works

#### FLI-S3.7.1 Building height

This sub-clause is in substitution for:

- (a) Low Density Residential Zone – clause 10.4.2 Building height;
- (b) Rural Living Zone – clause 11.4.2 A1 and P1 Building height, setback and siting;
- (c) Rural Zone – clause 20.4.1 Building height;
- (d) Agriculture Zone – clause 21.41 Building height;
- (e) Landscape Conservation Zone – clause 22.4.2 A1 and P1 Building height, siting and exterior finishes;
- (f) Environmental Management Zone – clause 23.4.2 A1 and P1 Building height, setback and siting;
- (g) Utilities Zone – clause 26.4.1 Building height;
- (h) Recreation Zone – clause 28.4.1 A1 and P1 Building height, setback and siting; and
- (i) Open Space Zone – clause 29.4.1 A1 and P1 Building height, setback and siting.

Objective:	That building height minimises the visual impact of buildings.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Building height must be not more than 5m.	<b>P1</b> No Performance Criterion.	

#### FLI-S3.7.2 Site coverage

This sub-clause is in:

- substitution for:

- (a) Low Density Residential Zone – clause 10.4.4 Site coverage;
- (b) Rural Living Zone – clause 11.4.1 Site coverage;
- (c) Landscape Conservation Zone – clause 22.4.1 Site coverage; and

- addition to:

- (a) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (b) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (c) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (d) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (e) Recreation Zone – clause 28.4 Development Standards for Buildings and Works;
- (f) Open Space Zone – clause 29.4 Development Standards for Buildings and Works; and
- (g) Scenic Protection Code – clause C8.6.1 Development within a scenic protection area.

Objective:	To minimise the extent of development on sites adjacent to the Crown coastal reserve.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> The site coverage must be not more than 300m <sup>2</sup> .	<b>P1</b> No Performance Criterion.

FLI-S3.7.3 Building appearance

This sub-clause is in addition to:

- (a) Low Density Residential Zone – clause 10.4 Development Standards for Buildings and Works;
- (b) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works;
- (c) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (d) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (e) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works;
- (f) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (g) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (h) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (i) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That building design: <ul style="list-style-type: none"> <li>(a) minimises vegetation clearance, disturbance to landform and disruption of ecological processes;</li> <li>(b) minimises the prominence of flat expanses of walls;</li> <li>(c) features variations in wall and roof lines that complement the contours of the land; and</li> <li>(d) exhibits a character suitable for a coastal setting.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Buildings must be an alteration or extension to an existing building providing it is not more than the existing building height; or A habitable building must have: <ul style="list-style-type: none"> <li>(a) eaves that protrude with a width of not less than 1m located on the east, north or west face of the habitable building or</li> <li>(b) a pergola with an area of not less than 10m<sup>2</sup> located on the east, north or west face of the habitable building; or</li> <li>(c) a verandah with a width of not less than 2m and an area of not less than 40m<sup>2</sup> located on the east, north or west face of the habitable building.</li> </ul>	<b>P1</b> Buildings must be designed to not have obtrusive impacts on the visual amenity of the site and coastal areas, having regard to: <ul style="list-style-type: none"> <li>(a) the impact on the coastal landscape;</li> <li>(b) the location of the building on the site;</li> <li>(c) the use of design elements to reduce the bulk, such as articulated floor plans, staggering of facades, and inclusion of eaves, pergolas or verandahs;</li> <li>(d) any screening provided by topography or vegetation to be retained on the site;</li> <li>(e) the visual obtrusiveness of the building to the site when viewed from public areas including foreshores or roads; and</li> <li>(f) a preference for single-storey low-hipped roof construction.</li> </ul>

FLI-S3.7.4 Exterior finish

This sub-clause is in:

- substitution for:

- (a) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works A5 and P5, and Environmental Management Zone – clause 23.4.3 Exterior finish; and

- addition to

- (a) Low Density Residential Zone – clause 10.4 Development Standards for Buildings and Works;
- (b) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works;
- (c) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (d) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (e) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (f) Recreation Zone – clause 28.4 Development Standards for Buildings and Works;
- (g) Open Space Zone – clause 29.4 Development Standards for Buildings and Works; and
- (h) Scenic Protection Code – clause C8.6.1 Development within a scenic protection area.

Objective:	That exterior building finishes: <ul style="list-style-type: none"> <li>(a) are not prominent or reflective; and</li> <li>(b) maintain the visual amenity of coastal areas.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Exterior building finishes must be coloured using colours in tones of grey, green or brown.</p>	<p><b>P1</b></p> <p>Exterior building finishes must be designed to not have obtrusive impacts on the character and visual amenity of the site and surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the exterior finishes;</li> <li>(b) the topography of the site;</li> <li>(c) the dominant colours of the vegetation and surrounding area;</li> <li>(d) the appearance of the building when viewed from roads, foreshores and other public places;</li> <li>(e) the character of the surrounding area; and</li> <li>(f) any other measures to mitigate impacts to the character and visual amenity of the surrounding area.</li> </ul>
<p><b>A2</b></p> <p>Exterior building finishes must have a light reflectance value of not more than 40%.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

FLI-S3.7.5 Site excavation and fill

This sub-clause is in:



- substitution for:

- (a) Landscape Conservation Zone – clause 22.4.4 A2 and P2.1 and P2.2 Landscape protection and Scenic Protection Code – clause C8.6.1 Development within a scenic protection area.

- addition to:

- (a) Low Density Residential Zone – clause 10.4 Development Standards for Buildings and Works;
- (b) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works;
- (c) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (d) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (e) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (f) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (g) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (h) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That: <ul style="list-style-type: none"> <li>(a) the extent of alterations to the existing land form are minimised;</li> <li>(b) the visual prominence of buildings and structures is reduced;</li> <li>(c) building design responds to the particular shape, contours and slope of the land; and</li> <li>(d) design minimises vegetation clearance, disturbance to landform and disruption of ecological processes.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b> Buildings and works must not include cut and fill greater than 0.5m above or below existing ground level.	<b>P1</b> Buildings and works must be located to minimise alteration to existing ground level, having regard to: <ul style="list-style-type: none"> <li>(a) minimisation of vegetation clearance, disturbance to landform and disruption of ecological processes;</li> <li>(b) the topography of the site;</li> <li>(c) the size and shape of the site;</li> <li>(d) any constraints imposed by existing development;</li> <li>(e) location of buildings or works;</li> <li>(f) the extent of any required cut or fill; and</li> <li>(g) the location of driveways or access tracks, and</li> </ul> in any case, be only to minimise the visibility of buildings.

### **FLI-S3.8 Development Standards for Subdivision**

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

### **FLI-S3.9 Tables**

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

## FLI-S4.0 Lady Barron Port Specific Area Plan

### FLI-S4.1 Plan Purpose

The purpose of the Lady Barron Port Specific Area Plan is:

FLI-S4.1.1 To acknowledge the port as critical island infrastructure and to restrict uses that may establish potential conflict with transport of livestock and general freight.

FLI-S4.1.2 To maintain the core operation of freight and livestock movements as the principal activities at the port.

FLI-S4.1.3 To restrict uses and minimise opportunities for conflict with livestock yarding and transport.

### FLI-S4.2 Application of this Plan

FLI-S4.2.1 The specific area plan applies to the area of land designated as Lady Barron Port Specific Area Plan on the overlay maps.

FLI-S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Port and Marine Zone, as specified in the relevant provision.

### FLI-S4.3 Local Area Objectives

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

### FLI-S4.4 Definition of Terms

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

### FLI-S4.5 Use Table

This sub-clause is in substitution for Port and Marine Zone – clause 25.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Port and Shipping	
Utilities	If for minor utilities.
<b>Permitted</b>	
Business and Professional Services	If for marine, port, shipping and transport purposes.
Educational and Occasional Care	If for training for marine, port, shipping and transport purposes.

Emergency Services	
Equipment and Machinery Sales and Hire	If for marine, port, shipping and transport equipment.
General Retail and Hire	If for chandlers and other shipping and transport related goods.
Manufacturing and Processing	If associated with maritime purposes.
Passive Recreation	
Pleasure Boat Facility	
Research and Development	If associated with Port and Shipping or marine and transport purposes.
Service Industry	If for marine, port, shipping or transport purposes.
Storage	If for marine, port, shipping or transport purposes.
Transport Depot and Distribution	If for marine, port, shipping or transport purposes.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
<b>Discretionary</b>	
Food Services	If the gross floor area is no greater than 100m <sup>2</sup> .
Resource Processing	If for: (a) marine, port, shipping and transport purposes; or (b) aquaculture or fish processing.
Sports and Recreation	If for marine or aquatic based activities.
Tourist Operation	If the gross floor area is no greater than 100m <sup>2</sup> .
Vehicle Parking	
<b>Prohibited</b>	
All other uses	

## FLI-S4.6 Use Standards

### FLI-S4.6.1 Discretionary uses

This sub-clause is in substitution of the Port and Marine Zone – clause 25.3.1 Discretionary uses.

Objective:	That discretionary uses: (a) do not prejudice the continued operation of the port facilities; (b) maintain the core operation of freight and livestock movements as the principal activities at the port; and
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	(c) are located and managed having regard to the potential environmental impact arising from the operation of port facilities and the extended operation of activities.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>A use listed as Discretionary must not compromise the core operations of the port, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size and scale of the proposed use;</li> <li>(b) the sensitivity of the proposed use and the potential for conflict with core operations of the port;</li> <li>(c) proximity to livestock handling areas;</li> <li>(d) proximity to vehicle movement areas;</li> <li>(e) the need to encourage pedestrian activity outside the boundaries of land within the port managed by the Tasmanian Ports Corporation Pty Ltd; and</li> <li>(f) the need for the use to establish within the port area.</li> </ul>
<p><b>A2.1</b></p> <p>Hours of operation must be within the hours of:</p> <ul style="list-style-type: none"> <li>(a) 8.00am to 6.00pm Monday to Friday; and</li> <li>(b) 8:00am to 8.00pm Saturday, Sunday and Public Holidays; or</li> </ul> <p><b>A2.2</b></p> <p>Hours of operation must be for the expansion of an existing use.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>Where it currently exists, safe public access must be maintained to:</p> <ul style="list-style-type: none"> <li>(a) the waterfront; and</li> <li>(b) wharves.</li> </ul>	<p><b>P3</b></p> <p>No Performance Criterion.</p>

## **FLI-S4.7 Development Standards for Buildings and Works**

### **FLI-S4.7.1 Setback**

This sub-clause is in addition to Port and Marine Zone – clause 25.4.

Objective:	<p>That building setback:</p> <ul style="list-style-type: none"> <li>(a) provides appropriate separation between new buildings, and existing stockyards and freight operations;</li> <li>(b) minimises the potential for conflict with the core operations of freight and livestock movements at the port; and</li> <li>(c) restricts uses that are not integral to freight and livestock transportation.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings must have a minimum setback of 15m from the boundary of land managed by the Tasmanian Ports Corporation Pty. Ltd.</p>	<p><b>P1</b></p> <p>Buildings must be sited to minimise the potential for conflict with core operations of the port, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any emissions, such as odour and noise, associated with freight and livestock movements; and</li> <li>(b) any measures to minimise potential conflicts.</li> </ul>

#### **FLI-S4.8 Development Standards for Subdivision**

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

#### **FLI-S4.9 Tables**

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

## **FLI-S5.0 Whitemark and Lady Barron Urban Development Specific Area Plan**

### **FLI-S5.1 Plan Purpose**

The purpose of the Whitemark and Lady Barron Urban Development Specific Area Plan is:

- FLI-S5.1.1 To provide for multiple dwellings and subdivision at a density that is appropriate to the urban settlements at Whitemark and Lady Barron where there are environmental constraints and no reticulated sewer services.

### **FLI-S5.2 Application of this Plan**

- FLI-S5.2.1 The specific area plan applies to the area of land designated as Urban Development Specific Area Plan on the overlay maps.

- FLI-S5.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

### **FLI-S5.3 Local Area Objectives**

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

### **FLI-S5.4 Definition of Terms**

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

### **FLI-S5.5 Use Table**

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

### **FLI-S5.6 Use Standards**

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

### **FLI-S5.7 Development Standards for Buildings and Works**

FLI-S5.7.1 Residential density for multiple dwellings

This clause is in substitution for Low Density Residential Zone – clause 10.4.1 Residential density for multiple dwellings A1 and P1.1 and P1.2.

Objective:	That the density of multiple dwellings: <ul style="list-style-type: none"> <li>(a) is appropriate to the urban development patterns of Whitemark and Lady Barron; and</li> <li>(b) is consistent with the availability of infrastructure services and any other constraints to development.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>

<p><b>A1</b></p> <p>Multiple dwellings must have a site area per dwelling of not less than 600m<sup>2</sup>.</p>	<p><b>P1</b></p> <p>Multiple dwellings must only have a site area per dwelling that is less than 600m<sup>2</sup>, if the site has a connection to or is capable of being connected to a reticulated stormwater and full water supply service, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the capacity of the reticulated infrastructure services; and</li> <li>(b) sufficient area being available for on-site wastewater and stormwater disposal and water supply; and</li> <li>(c) the number of dwellings being consistent with the pattern of development on established properties in the area; or</li> <li>(d) the development addressing a specific accommodation need with significant social or community benefit; or</li> <li>(e) the development making adequate provision of private open space,</li> </ul> <p>and must have a minimum site area per dwelling of 400m<sup>2</sup>.</p>
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## FLI-S5.8 Development Standards for Subdivision

### FLI-S5.8.1 Lot Design

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1.

<p>Objective:</p>	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development within the urban settlements at Whitemark and Lady Barron; and</li> <li>(b) contains areas which are suitable for residential development.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision must:</p> <ul style="list-style-type: none"> <li>(a) have an area not less than 1500m<sup>2</sup>, and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</li> </ul> </li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> </ul>

<ul style="list-style-type: none"> <li>a. all setbacks required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> <p>(ii) existing buildings are consistent with the setback required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2;</p> <ul style="list-style-type: none"> <li>(b) be required for public use by the Crown, a council or a State authority;</li> <li>(c) be required for the provision of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<ul style="list-style-type: none"> <li>(d) the presence of any natural hazards;</li> <li>(e) adequate provision of private open space; and</li> <li>(f) the pattern of development existing on established properties in the area.</li> </ul>
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## FLI-S5.9 Tables

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



## FLI-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
FLI-10.1	17 Patrick Street, Whitemark	145116/2	An additional Permitted Use Class for this site is:  Storage.	Low Density Residential Zone – clause 10.2 Use Table
FLI-11.1	Palana Road, Palana	44146/1	An additional Acceptable Solution and Performance Criterion for this site is:  <b>A3</b> No Acceptable Solution.  <b>P3</b> Subdivision of this site must be provided with a stormwater disposal system adequate for the future use and development of the whole site, having regard to:  (a) the ability for each lot, or a lot in a proposed plan of subdivision, to retain stormwater;  (b) any requirements for a combined stormwater system for all lots in the subdivision or all the lots in a proposed plan of subdivision, including any roadways;  (c) topography of the site;  (d) soil conditions;  (e) any potential impacts to adjoining properties that may occur as a result of stormwater run-off;  (f) any area of the site covered by impervious surfaces; and  (g) any watercourses on the land.	Rural Living Zone – clause 11.5.3 Services
FLI-11.2	180 Badger Corner Road, Lady Barron	177522/2	An additional Discretionary Use for this site is:	Rural Living Zone – clause 11.2 Use Table

			Community Meeting and Entertainment if for function centre.	
FLI-11.3	Part of 57 Franklin Parade, Lady Barron	Part of 250865/1	<p>An additional Acceptable Solution and Performance Criterion for this site is:</p> <p><b>A3</b> No Acceptable Solution.</p> <p><b>P3</b> Subdivision of this site must be provided with a stormwater disposal system adequate for the future use and development of the whole site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the ability for each lot, or a lot in a proposed plan of subdivision, to retain stormwater;</li> <li>(b) any requirements for a combined storm water system for all lots in the subdivision or all the lots in a proposed plan of subdivision, including any roadways,</li> <li>(c) topography of the site;</li> <li>(d) soil conditions;</li> <li>(e) any potential impacts to adjoining properties that may occur as a result of stormwater run-off;</li> <li>(f) any area of the site covered by impervious surfaces; and</li> <li>(g) any watercourses on the land.</li> </ul>	Rural Living Zone – clause 11.5.3 Services
FLI-11.4	Part of Pot Boil Road, Lady Barron	Part of 156090/1	<p>An additional Acceptable Solution and Performance Criterion for this site is:</p> <p><b>A3</b> No Acceptable Solution.</p> <p><b>P3</b> Subdivision of this site must be provided with a stormwater disposal system adequate for the future use and</p>	Rural Living Zone – clause 11.5.3 Services

			<p>development of the whole site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the ability for each lot, or a lot in a proposed plan of subdivision, to retain stormwater;</li> <li>(b) any requirements for a combined storm water system for all lots in the subdivision or all the lots in a proposed plan of subdivision, including any roadways,</li> <li>(c) topography of the site;</li> <li>(d) soil conditions;</li> <li>(e) any potential impacts to adjoining properties that may occur as a result of stormwater run-off;</li> <li>(f) any area of the site covered by impervious surfaces; and</li> <li>(g) any watercourses on the land.</li> </ul>	
FLI-22.1	154 Big River Road, Loccota	202756/1	<p>A substitution for Acceptable Solution A1 and Performance Criterion P1 of clause 22.5.1 Lot design for this site is:</p> <p><b>A1</b> No Acceptable Solution.</p> <p><b>P1</b> No Performance Criterion.</p>	Landscape Conservation Zone – clause 22.5.1 Lot design
FLI-25.1	Part of 16 Esplanade, Whitemark shown on an overlay map as FLI-25.1	Part of 129006/1	<p>An additional Zone Purpose statement for this site is:</p> <p>To provide for use or development for tourism/hospitality related purposes in association with Whitemark Wharf.</p>	Port and Marine Zone – clause 25.1 Zone Purpose
FLI-25.2	Part of 16 Esplanade, Whitemark shown on an overlay map as FLI-25.2	Part of 129006/1	<p>Additional Discretionary Use Classes for this site are:</p> <ul style="list-style-type: none"> <li>(a) Food Services with the qualification if not for a Take-away food premises;</li> <li>(b) Community Meeting and Entertainment; and</li> </ul>	Port and Marine Zone – clause 25.2 Use Table

			(c) General Retail and Hire with the qualification if for a shop where the gross floor area does not exceed 250m <sup>2</sup> .	
FLI-26.1	Flinders Island Airport – 351-355 Palana Road, Whitemark	Part of 227191/1	An additional Discretionary Use Class for this site is:  Vehicle Fuel Sales and Service.	Utilities Zone – clause 26.2 Use Table

## FLI-Code Lists

### FLI-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule		

### FLI-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
FLI-C6.1.1		Babel Island				Muttonbird Reserve
FLI-C6.1.2		Badger Island				Cave at northern point of Badger Island – Prehistoric archaeological site
FLI-C6.1.3		Badger Island				Grave and headstone of Lucy Beedon
FLI-C6.1.4		Badger Island				Site of Lucy Beedon's Cottage (1860-1880s)
FLI-C6.1.5		Badger Island				Stone hut for Goose Island lightkeepers (ruin), Western Beach, 1840s
FLI-C6.1.6		Big Dog Island				Site and ways of S.S. Linda, Linda Beach, 1885-87
FLI-C6.1.7		Big Dog Island				Water Rock, south of farm house
FLI-C6.1.8		Big Dog Island				William Taylor's muttonbird digester and its bed of stones, foreshore in front of farmhouse, 1890s
FLI-C6.1.9		Cape Barren Island				Miss Madge Mansell's cottage, probably 1860s
FLI-C6.1.10		Cape Barren Island				Old Township Boatharbour, Old Township Cove, probably pre 1860s
FLI-C6.1.11		Cape Barren Island				Site of Captain Charles Bishop's sealing camp, Kents Bay, 1798
FLI-C6.1.12		Cape Barren Island				Site of victualling office, south-eastern inlet of Whittling Office Point, probably 1820s
FLI-C6.1.13		Curtis Island				Sealer William Day's hut (ruin), 1820s

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
FLI-C6.1.14		Deal Island				Browns Bay, whim, 1891
FLI-C6.1.15		Deal Island				Barn site, Barn Hill, 1840s
FLI-C6.1.16		Deal Island				Convict lightkeeper's quarters (ruin), 1846-47
FLI-C6.1.17		Deal Island				Grave site of Aboriginal woman Murrernighge, garden of Farm Cove, murdered in 1820s
FLI-C6.1.18		Deal Island				Lighthouse, Lighthouse Hill, 1847-48 and 1891
FLI-C6.1.19		Deal Island				Lighthouse Store
FLI-C6.1.20		Deal Island				Lighthouse keeper's house
FLI-C6.1.21		Deal Island				Married quarters, (stone foundations), 1875
FLI-C6.1.22		Deal Island				Married quarters, (foundations), 1885
FLI-C6.1.23		Deal Island				Oilstore, 1846 and 1890s
FLI-C6.1.24		Deal Island				Superintendent's cottage with two stores and privy, 1846-47
FLI-C6.1.25		Deal Island				Site of grave of J. Steward (ship's passenger), 1839
FLI-C6.1.26		Deal Island				Site of sealing settlement, 1820s and 1830s
FLI-C6.1.27		Deal Island				Top whim (ruin), 1891
FLI-C6.1.28		East Kangaroo Island				Grave site of three murdered Aboriginal women, behind eastern inlet, probably 1820s
FLI-C6.1.29		Flinders Island				Aboriginal ettlement, The Lagoons
FLI-C6.1.30		Flinders Island				Badger Corner (Mr. W. Riddle)
FLI-C6.1.31		Flinders Island				Cottage, (A Eden)
FLI-C6.1.32		Flinders Island				Cottage, (Miss M Eden)
FLI-C6.1.33		Flinders Island				Cottage, "The Hermitage", Blyth's Bay, pre-1898
FLI-C6.1.34		Flinders Island				George Blyth's Boatharbour, western end Blyth Bay, 1935
FLI-C6.1.35		Flinders Island				Homestead "Palana"

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
FLI-C6.1.36		Flinders Island				Wybalenna Historic Site, Settlement Point including: <ul style="list-style-type: none"> <li>- Burial ground, 1830s;</li> <li>- Burial ground, 1830s and 40s;</li> <li>- Chapel, 1836, 1970s and 1980s;</li> <li>- Commandants House;</li> <li>- Farmhouse, 1920s and 1920s;</li> <li>- Foundations of – <ul style="list-style-type: none"> <li>- Aborigine's Terrace;</li> <li>- Chaplain's Residence;</li> <li>- Convict quarters;</li> <li>- Coxswain's Residence;</li> <li>- Gaol;</li> <li>- Guardhouse;</li> <li>- Hospital;</li> <li>- Military quarters;</li> <li>- Storekeeper's Residence;</li> <li>- Superintendent's Residence;</li> <li>- Surgeon's House;</li> <li>- Site of original Aborigine's huts; and</li> <li>- T. Morton's House.</li> </ul> </li> </ul>
FLI-C6.1.37	10684	Goose Island				Cemetery
FLI-C6.1.38		Goose Island				Convict lightkeeper's quarters (probable), (ruin)
FLI-C6.1.39		Goose Island				Lighthouse, 1846
FLI-C6.1.40		Goose Island				Oilstore
FLI-C6.1.41		Goose Island				Sites of assistant lightkeeper's cottages
FLI-C6.1.42		Goose Island				Superintendent's cottage (ruin) circa 1851
FLI-C6.1.43		Long Island				Cottage, 1853-63
FLI-C6.1.44		Mount Chappell Island				Shag Boatharbour anchorage and birding sites

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
FLI-C6.1.45		Mount Chappell Island				Water-rock, north of Shag Boathoarbour
FLI-C6.1.46		Outer Sister Island				Water-rock, western side of Hut Point's knoll, probably 1920s
FLI-C6.1.47		Preservation Island				Site of James Munro's settlement
FLI-C6.1.48		Prime Seal Island				Mannalargenna Cave – prehistoric archaeological site
FLI-C6.1.49		Sydney Cove				Historic Site
FLI-C6.1.50		South West Island				Hut (of outcrops and boulders), probably 1820s
FLI-C6.1.51		Tin Kettle Island				Site of birders/graziers settlement, behind main northern inlet
FLI-C6.1.52		Vansittart Island				Graves with headstones of graziers
FLI-C6.1.53		Vansittart Island				Keepers residence
FLI-C6.1.54		Vansittart Island				Shearing shed
FLI-C6.1.55		Vansittart Island				Site of Aboriginal settlement
FLI-C6.1.56		Vansittart Island				Site of sealing settlement, behind western end of Guncarriage Bay, 1820s – 1860s
FLI-C6.1.57		Vansittart Island				Unmarked Aboriginal graves (about nine)
FLI-C6.1.58		Woody Island				Gravesite of Worethmaleyerpodeyer (Aboriginal woman murdered by sealer James Everett), 1820s
FLI-C6.1.59		Wybalenna Island				



**FLI-Table C6.2 Local Heritage Precincts**

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule			

**FLI-Table C6.3 Local Historic Landscape Precincts**

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
FLI-C6.3.1	Emita	Wybalenna	Wybalenna is one of the most significant Aboriginal historical places in Tasmania. The settlement was established in 1831 and closed in 1847 when the remaining 14 men 23 women and 10 children were removed from Wybalenna to Oyster Cove. During the intervening time approximately 130 people had died. In April 1999 the State government handed the land title of Wybalenna to the Aboriginal Land Council of Tasmania.

**FLI-Table C6.4 Places or Precincts of Archaeological Potential**

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
This table is not used in this Local Provisions Schedule				

**FLI-Table C6.5 Significant Trees**

Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provisions Schedule							

**FLI-Table C8.1 Scenic Protection Areas**

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
FLI-C8.1.1	North East River	The landform rises steeply from the road and river estuary to vegetated slopes offering expansive views of the estuary and river mouth.	<p>The natural appearance of the river, the coast and the steeply rising headlands.</p> <p>The lack of visible development.</p> <p>The extensive native vegetation cover.</p>	<p>To:</p> <p>(a) retain the sense of remoteness by encouraging development to be subservient to the landscape elements, in particular the intact vegetation and undisturbed land form;</p> <p>(b) minimise the visual impact of development and works when viewed from public roads, foreshore areas and coastal waters; and</p> <p>(c) retain and restore (where possible) the natural vegetation cover.</p>
FLI-C8.1.2	Palana	The wider Palana area includes uncompromised coastal expanses of white sandy beach, rocky shorelines and headlands at Blyth Point and Sheoak Point rising to 160m from the rocky shorelines. Vegetation is largely intact and landform is undulating to steep and generally undisturbed.	<p>The uncompromised coastal expanses of white sandy beach, rocky shorelines and headlands and native vegetation, when viewed from the road at Palana settlement, from Palana Beach, and from the foreshore and coastal waters.</p> <p>The natural appearance of the landscape and native vegetation cover, outside the Palana settlement.</p>	<p>To:</p> <p>(a) retain the natural appearance generated by vegetation and undisturbed landform, which is evident when viewed from public roads, the foreshore and coastal waters;</p> <p>(b) to minimise the impact of development and works on native vegetation, the landform and the scenic values of the area; and</p> <p>(c) retain and restore (where possible) the natural vegetation cover.</p>
FLI-C8.1.3	Limestone Bay	<p>The area is visually prominent from the foreshore and coastal waters. The area has a natural appearance evident through the intact coastal threatened vegetation communities and pristine shorelines.</p> <p>There is no evidence of human activity in the form of buildings and structures or access roads.</p>	<p>Intact coastal vegetation and undisturbed land forms combined with rocky coastal shoreline, interspersed with sandy pocket beaches.</p> <p>The natural appearance of the area and lack of visible impacts from development.</p>	<p>To:</p> <p>(a) retain the natural appearance of the area by minimising vegetation clearance and modification to the natural landform;</p> <p>(b) to minimise the impact of development and works on native vegetation, the landform and the scenic values of the area; and</p> <p>(c) retain and restore (where possible) the natural vegetation cover.</p>

<p>FLI-C8.1.4</p>	<p>Killiecrankie</p>	<p>The area is particularly prominent due to views from the settlement and the coast but also from higher vantage points available from walking tracks within the Mount Killiecrankie Nature Recreation Reserve and Killiecrankie Bluff.</p>	<p>The scenic value is closely related to the unimpeded views from public walking tracks on Mount Killiecrankie, from the settlement, Killiecrankie Bluff, and from the foreshore and coastal waters. The granite plutons as a backdrop to the coastal vegetation and sweep of sandy beach offers a wide variety of spectacular natural vistas.</p> <p>The natural appearance of the area and lack of visible impacts of development outside Killiecrankie settlement.</p>	<p>To:</p> <ul style="list-style-type: none"> <li>(a) retain the natural appearance of the landscape when viewed from public roads, the foreshore and coastal waters;</li> <li>(b) to minimise vegetation clearance along the coast and on the sloping foothills of Mount Killiecrankie;</li> <li>(c) to minimise the impact of development and works on the landform and the scenic values of the area; and</li> <li>(d) retain and restore (where possible) the natural vegetation cover.</li> </ul>
<p>FLI-C8.1.5</p>	<p>Boat Harbour, West End Beach and Leeka</p>	<p>The area south of Killiecrankie settlement is comprised of steep granite hills sloping towards the rocky coastal shoreline with intact native vegetation linking the Mount Tanner Conservation Area.</p> <p>The area is prominent from vantage points on Mount Tanner and from the foreshore and coastal waters. The area provides distant panoramas from Emita lookout and from Palana Road south of Killiecrankie.</p>	<p>The scenic value lies in the expansiveness of the native vegetation connected to, and contiguous with, the rocky coast and the natural values of the vista.</p> <p>Scenic interest is also derived from the pocket beaches and rocky coves when viewed from the coast and coastal waters.</p> <p>The natural appearance of the area and lack of visible impacts of development.</p>	<p>To:</p> <ul style="list-style-type: none"> <li>(a) retain the natural appearance of native vegetation and undisturbed landform in the area when viewed from public roads, the foreshore and coastal waters;</li> <li>(b) minimise clearance of vegetation and disturbance to land form; and</li> <li>(c) minimise the extent and visual impact of development and works and to reduce the visibility of buildings, structures and access tracks.</li> </ul>
<p>FLI-C8.1.6</p>	<p>Marshall Bay</p>	<p>The area is prominent from the Emita lookout, from Port Davies Road at Emita, and from allotments at Leeka and West End.</p> <p>The area is a thin strip of ancient dune system running at right angles to the coast overlain with a later parallel system of mobile dunes. The entire area is exceptionally prone to wind erosion.</p> <p>There are several significant wetlands and only one public</p>	<p>The undeveloped nature of the vista.</p> <p>The largely intact native vegetation across the entire expanse links directly to the foreshore. This vegetation provides an uninterrupted panorama of the horseshoe-shaped bay, which has exceptional scenic qualities particularly when the tide is out and the vast expanse of sandy beach contrasts with the turquoise waters of the bay.</p>	<p>To:</p> <ul style="list-style-type: none"> <li>(a) retain the natural appearance of native vegetation and undisturbed landform, when viewed from public roads, the foreshore and coastal waters;</li> <li>(b) minimise visual the impact of development and works on native vegetation, the landform and the scenic values of the area, particularly by use of external building materials of a colour and reflectivity that minimise contrast with</li> </ul>

		access to Marshall Bay beach.		<p>the natural environment;</p> <p>(c) minimise the extent of the footprint of development and works, and impacts to the integrity of the wider landscape; and</p> <p>(d) retain and restore (where possible) the natural vegetation cover.</p>
FLI-C8.1.7	Emita	<p>The coastal reserve and adjoining land at Emita, from Hays Creek through to Cave Beach, including the landform sitting above Marshall Bay and rising up to Port Davies Road.</p> <p>Part of the Wybalenna site and headland rising up to Pea Jacket Hill above Port Davies, Settlement Point through to Settlement Beach.</p> <p>Land adjacent to the eastern extent of Settlement Beach, rising up to the western face of Wireless Hill contains low grasses and patches of remnant vegetation.</p>	<p>The values of the Emita coastal reserve are:</p> <ul style="list-style-type: none"> <li>scenic quality when viewed from the recreational beaches of the area;</li> <li>the orange-coloured rocky headlands, cliffs and sandy beaches surrounding Cave Beach, which are preserved in a natural state by the complete absence of visible development;</li> <li>the geological interest, depth of view created by the interaction of the interaction between the landform and foreshore/seascape; and</li> <li>the undeveloped nature of the area.</li> </ul> <p>The values of Wybalenna site are:</p> <ul style="list-style-type: none"> <li>the landscape composition of the area, scattered patches of remnant vegetation, rising up to Pea Jacket Hill.</li> </ul>	<p>To:</p> <p>(a) retain the natural appearance of native vegetation and undisturbed landform, when seen from public roads, foreshores, coastal waters and Wybalenna;</p> <p>(b) minimise the impact of development and works on native vegetation, the landform and the scenic values of the area; and</p> <p>(c) retain and restore (where possible) the natural vegetation cover.</p>
FLI-C8.1.8	Trousers Point	<p>The area encompasses forested land on the eastern side of Trousers Point Road and forms the foothills of the Strzelecki Ranges in the Strzelecki National Park.</p> <p>The ranges feature dramatic granite outcrops with isolated patches of vegetation</p>	<p>The values of the Trousers Point Scenic Protection Area are:</p> <ul style="list-style-type: none"> <li>the drama created by the play of sunlight, clouds and shadows on the landform, and waterfalls associated with rain events;</li> <li>the close proximity and steepness of</li> </ul>	<p>To:</p> <p>(a) provide for development and works do not have detrimental visual impact on the appearance of the Strzelecki National Park;</p> <p>(b) retain the natural appearance of native vegetation and undisturbed landform, when viewed from public roads, the</p>

		among the rocky slopes making a striking play of shadows and light.	<p>the mountains is a key contributing factor to visual amenity; and</p> <ul style="list-style-type: none"> <li>the scale and drama of the mountains in the National Park.</li> </ul>	<p>foreshore and coastal waters;</p> <p>(c) to minimise the impact of development and works on native vegetation, the landform and the scenic values of the area;</p> <p>(d) retain and restore (where possible) the natural vegetation cover and</p> <p>(e) provide for development and works that are subservient to the identified scenic values.</p>
FLI-C8.1.9	Big River	<p>The area is bounded by the steep slopes of the Strzelecki Range with prominent granite outcrops and large areas of native vegetation, which is intact to the road verge and coast.</p> <p>On the western side, glimpses of the Strzelecki Range are afforded through infrequent gaps in the vegetation to the coast and truwana/Cape Barren Island.</p>	The sense of enclosure created by the vegetation and to the glimpses of dramatic mountains and middle distant offshore islands.	<p>To:</p> <p>(a) retain the natural appearance of native vegetation and undisturbed landform, when seen from public roads, foreshores and coastal waters;</p> <p>(b) to minimise the visual impact of development and works on native vegetation, the landform and the scenic values of the area;</p> <p>(c) minimise the clearance of vegetation;</p> <p>(d) retain the sense of enclosure that is created by the infrequent and irregular gaps in vegetation; and</p> <p>(e) maintain the dramatic glimpses afforded to mountains and offshore islands.</p>
FLI-C8.1.10	Vinegar Hill	<p>Vinegar Hill is distantly visible at Martins Hill heading south-eastwards on Lady Barron Road and is intermittently visible when traversing Lady Barron Road towards Lady Barron township. It can also be viewed intermittently from Coast Road when travelling to Lady Barron from Cooma and Ranga.</p> <p>Vinegar Hill is visible from Adelaide Bay and Franklin Sound as a backdrop to the Lady Barron township. Vegetation covers most of the hill and the</p>	The vegetated upper slopes and ridgeline of the Vinegar Hill landform create visual interest in an otherwise relatively flat landscape near the Lady Barron township. The ridgeline is a prominent feature of the skyline when viewed from distant locations, such as Adelaide Bay, Ranga, Cooma, and Lackrana.	<p>To:</p> <p>(a) Retain the natural appearance of native vegetation and a largely undisturbed landform, when seen from public roads, foreshores and coastal waters;</p> <p>(b) minimise the disturbance of vegetation on the elevated parts of the hill that provides scenic value; and</p> <p>(c) provide for development that has appropriate scale, bulk, and external material design to enable it to be subservient to the overall natural character and scenic values of the area.</p>

		<p>ridgeline vegetation is prominent.</p> <p>Existing infrastructure in the viewfield, depending upon where the landform is viewed, includes houses, quarry, powerlines, roads/tracks and water tank infrastructure.</p>		
<p>FLI-C8.1.11</p>	<p>White Beach</p>	<p>The area provides the backdrop to White Beach, which comprises the 1.5km foreshore stretch of sand and shoals at the eastern end of the Lady Barron locality.</p> <p>The beach and bay are used for recreation, including for walking and watercraft use, by locals and visitors.</p> <p>The area extends from Adelaide Bay up to the low inland peak and saddle.</p>	<p>The values of the White Beach Scenic Protection Area are:</p> <ul style="list-style-type: none"> <li>• the integrity of the area as the south western corner of the island when viewed from Lady Barron and the coastal waters;</li> <li>• the contrast with Strzelecki on the south eastern corner of the Island;</li> <li>• the visual integrity of the natural landscape and lack of development within the panorama across this landscape;</li> <li>• the contrast of the bright white beach against the turquoise waters and darker vegetation within the wider landscape; and</li> <li>• the lack of visible development within this area.</li> </ul>	<p>To:</p> <p>(a) retain the natural appearance of the area when seen from public roads, foreshores and coastal waters;</p> <p>(b) minimise the visual impacts of works and development on native vegetation, the landform and the scenic values of the area;</p> <p>(c) provide for development and works that have appropriate scale, bulk and external material design to enable it to be subservient to the natural character and scenic values of the area; and</p> <p>(d) retain and restore (where possible) the natural vegetation cover.</p>
<p>FLI-C8.1.12</p>	<p>Darling Range</p>	<p>The landform is comprised of mountains with distinctive granite peaks and gorges, strongly contrasting with broad grazing land of the eastern coastal plain and the narrow plain of the west coast.</p> <p>The Darling Range Conservation Area forms a strong visual anchor for large sections of the island.</p> <p>The area features dense patches of remnant vegetation and creek systems.</p>	<p>The values of the Darling Range Scenic Protection Area are:</p> <ul style="list-style-type: none"> <li>• the contrast of the granite range and conservation reserve with the surrounding coastal plains;</li> <li>• the formation as part of the granite spine of the island;</li> <li>• the contrast between the dense patches of remnant vegetation and cleared areas/waterways; and</li> <li>• the spectacular play of light on the</li> </ul>	<p>To:</p> <p>(a) retain the natural appearance of native vegetation and undisturbed landform, when seen from public roads, foreshores and coastal waters;</p> <p>(b) provide for development and works that have appropriate scale, bulk and external material design to enable it to be subservient to the landform and its natural visual character;</p> <p>(c) minimise the impact of development and works on the landform and</p>

			granite, which residents associate with sense of place.	vegetation patterns; and (d) retain and restore (where possible) the natural vegetation cover.
FLI-C8.1.13	Brougham Sugarloaf and Mulligans Hill	<p>The area is contiguous with the Darling Range and is integral to the spine of granite ranging between Emita/Melrose Road in the north and Thule Road in the south.</p> <p>The area forms a strong visual anchor for large sections of the island.</p> <p>The landform provides visually prominent mountains with distinctive granite peaks and gorges that strongly contrast with broad grazing land of the eastern coastal plain and the narrow plain of the west coast.</p> <p>The area features dense patches of remnant vegetation and creek systems.</p>	<p>The values of the Brougham Sugarloaf and Mulligans Hill Scenic Protection Area are:</p> <ul style="list-style-type: none"> <li>the contrast of the landform against the mountains with distinctive granite peaks and gorges, against the broad grazing land of the eastern coastal plain and the narrow plain of the west coast; and</li> <li>the dramatic and spectacular play of light on the granite, which residents associate with sense of place.</li> </ul>	<p>To:</p> <ol style="list-style-type: none"> <li>retain the natural appearance of the area when seen from public roads, foreshores and coastal waters;</li> <li>minimise the visual impacts of development and works;</li> <li>provide for development and works that have appropriate scale, bulk and external material design to enable it to be subservient to the landform and its natural visual character; and</li> <li>retain and restore (where possible) the natural vegetation cover.</li> </ol>
FLI C8.1.14	Other Areas	<p>Visually prominent land at Palana, North East River, Outer Islands mapped within the overlay, and Big River Road, which are visible from public roads, foreshores and coastal waters.</p>	<p>The visual prominence of areas when seen from public roads, foreshores and coastal waters.</p> <p>The undisturbed landforms and natural vegetation.</p> <p>The minimal visible evidence of human activity in the form of buildings, structures or works.</p>	<p>To:</p> <ol style="list-style-type: none"> <li>retain the natural appearance of the area when seen from public roads, foreshores and coastal waters;</li> <li>minimise the visual impacts of development and works;</li> <li>provide for development and works that has appropriate scale, bulk and external material design, which minimises visual impacts on the natural appearance of the areas; and retain and restore (where possible) the natural vegetation cover to encourage restoration of the native vegetation cover.</li> <li>to encourage restoration of the native vegetation cover.</li> </ol>

**FLI-Table C8.2 Scenic Road Corridors**

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule.			

**FLI-Table C11.1 Coastal Inundation Hazard Bands AHD Levels**

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Cape Barren Island	1.8	2.4	3	2.7
Emita	1.7	2.4	3	2.7
Killiecrankie	1.5	2.4	3	2.7
Lady Barron	1.3	1.8	2.5	2.2
Palana	1.4	2.4	3	2.7
Whitemark	1.8	2.4	3	2.7
All other locations	1.8	2.4	3	2.7

**FLI-Applied, Adopted or Incorporated Documents**

Document Title	Publication Details	Relevant Clause in the LPS
This table is not used in this Local Provisions Schedule.		