



28 Suncrest Avenue
Lenah Valley, TAS 7008
mark@ecotas.com.au
www.ecotas.com.au
0407 008 685
ABN 83 464 107 291

Glenn & Georgina Kirkpatrick

[REDACTED]
Cygnet TAS 7112

19 April 2026

Dear Glenn & Georgina

**RE: [REDACTED] Gordon (PID [REDACTED] C.T. [REDACTED])
Proposed Development/Use – Single Residential Dwelling
Pre-emptive Consideration of Biodiversity Code, Scenic Landscape Code &
Environmental Living Zone Provisions of *Kingborough Interim Planning
Scheme 2015***

Preamble

Environmental Consulting Options Tasmania (ECOtas) was engaged by Glenn & Georgina Kirkpatrick (owners and applicants) to provide information on the management of natural values associated with a proposed planning application for a single residential dwelling at [REDACTED] (PID [REDACTED] C.T. [REDACTED] Gordon, Tasmania (Figures 1-3), with particular reference to addressing the provisions of the Biodiversity Code, Scenic Landscape Code and Environmental Living Zone (as these relate to "natural values") of the *Kingborough Interim Planning Scheme 2015*.

I was first engaged to assess the natural values of this site in 2015, at which time I undertook an assessment of the then proposed access and house site on 27 Apr. 2015, which resulted in the following report:

ECOtas (Mark Wapstra) (2015). *Interim Planning Advice (Ecological Values): [REDACTED] Gordon*. Statement by Environmental Consulting Options Tasmania (ECOtas) for Georgina & Glenn Kirkpatrick, 21 May 2015.

That report formed the basis of a planning application, which resulted in the construction of the now completed access to the now cleared part of the title. Irrespective of any works between that period and the present, the present application is for a single residential dwelling and associated hazard management area, wholly within the existing cleared part of the title and wholly utilising the existing formed access (Figure 4).

The title is zoned as Environmental Living pursuant to the *Kingborough Interim Planning Scheme 2015* (Figure 5). The title is wholly subject to the Biodiversity Protection Area overlay (Figure 6a), partially subject to the Waterway and Coastal Protection Area overlay – but not within any part of the site proposed for development (Figure 6b) and partially subject to the Scenic Landscape Area overlay – including wholly within the part of the title proposed for development (Figure 6c).





Figure 1. General location of subject title



Figure 2. Detailed location of subject title: overview



Figure 3. Detailed location of subject title: aerial imagery

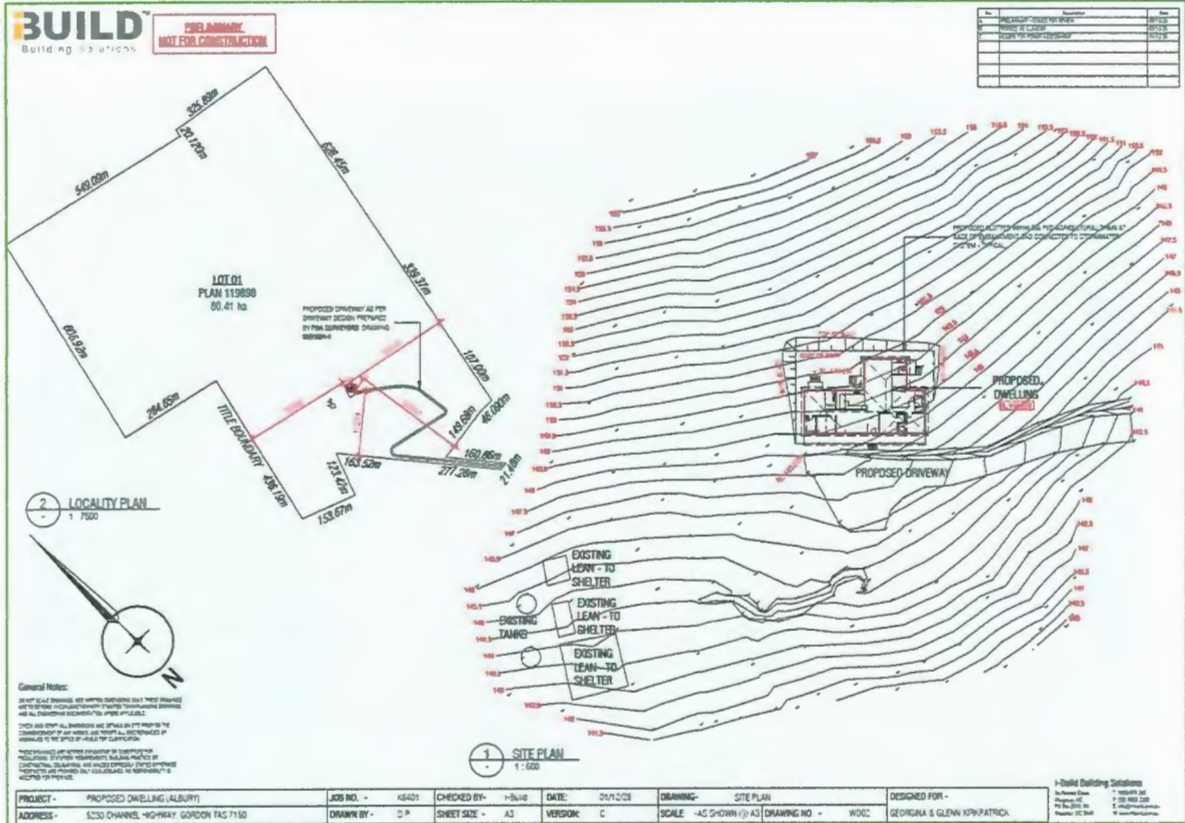


Figure 4a. Site plan [source: client], included for indicative purposes only

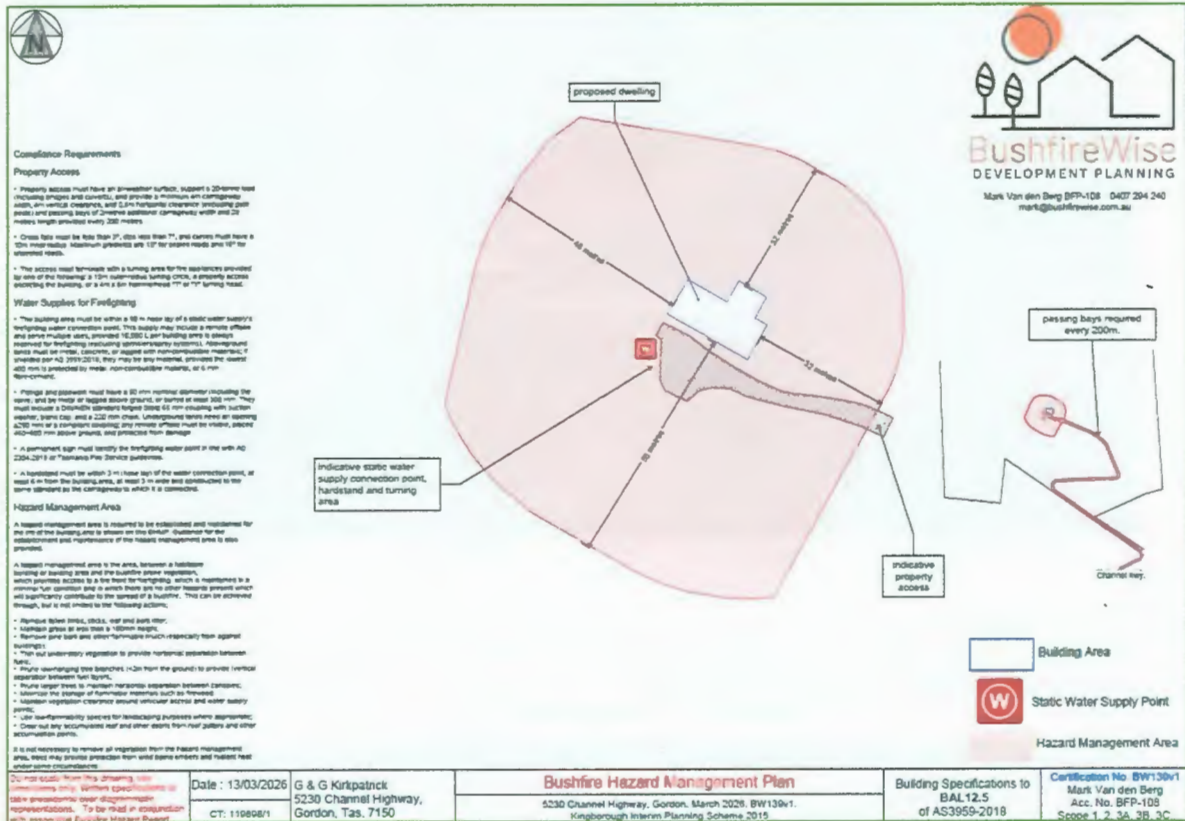


Figure 4b. Hazard management area [source: BushfireWise], included for indicative purposes only



Figure 5. Current zoning of subject title pursuant to Kingborough Interim Planning Scheme 2015

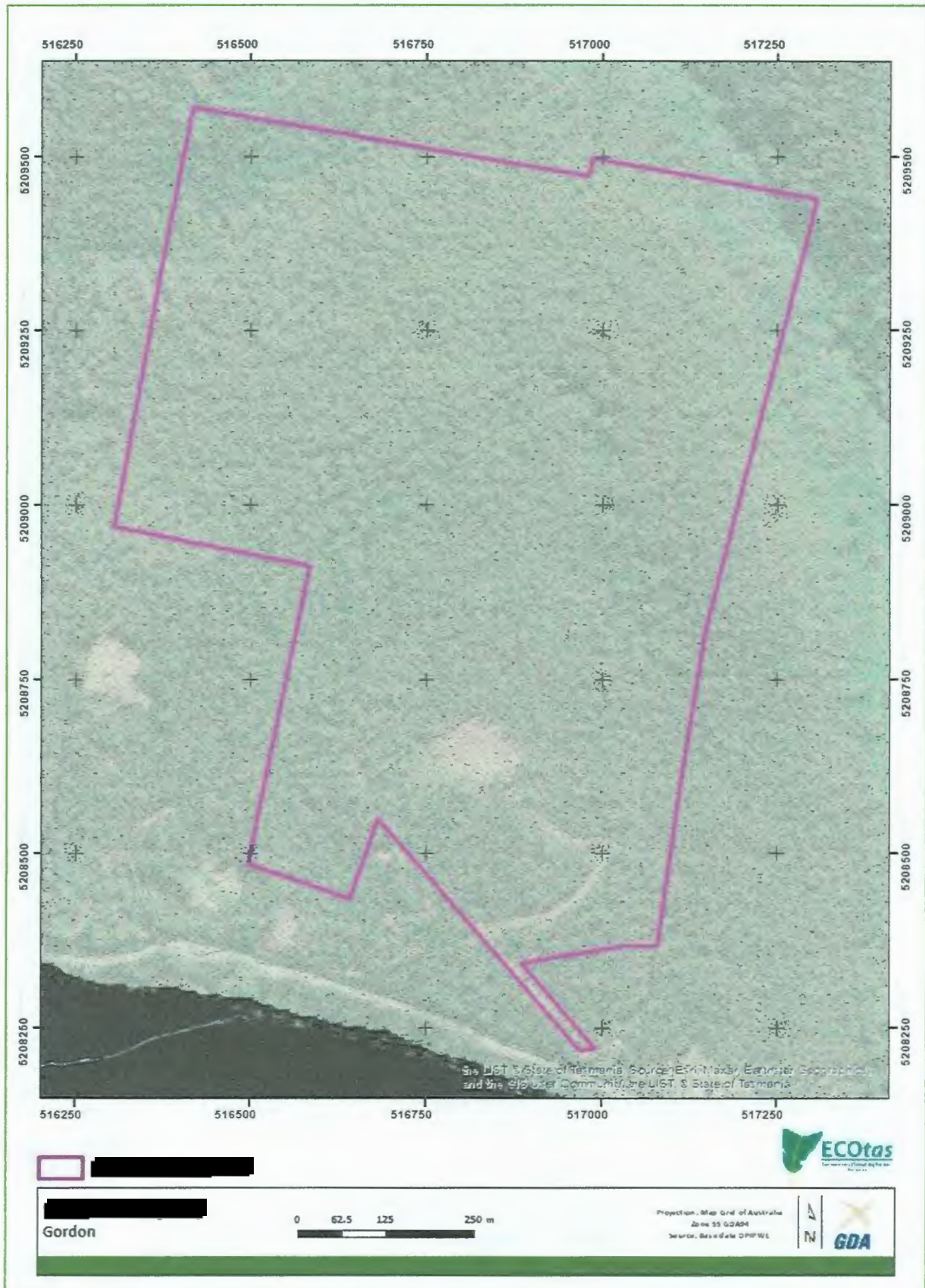


Figure 6a. Current extent of Biodiversity Protection Area overlay within subject title and surrounds pursuant to *Kingborough Interim Planning Scheme 2015*



Figure 6b. Current extent of Waterway and Coastal Protection Area overlay within subject title and surrounds pursuant to *Kingborough Interim Planning Scheme 2015*



Figure 6c. Current extent of Scenic Landscape Area overlay within subject title and surrounds pursuant to *Kingborough Interim Planning Scheme 2015*

Status of part of title proposed for developmentVegetation classification

The part of the title proposed for development is wholly within what is now best classified as a form of modified land within the concept of TASVEG and as presented in *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation* (Kitchener & Harris 2013+, updated Nov. 2025). While this part of the title was previously mapped as *Eucalyptus obliqua* dry forest (TASVEG code: DOB) under TASVEG versions 3.0 & 4.0 (Figures 7a & 7b), the latest version of TASVEG (5.0/Live) recognises the now cleared part of the title as regenerating cleared land (TASVEG code: FRG), which is a reasonable reflection of its current status (Figure 7c). For the record, ECOTas (2015) classified the part of the title now proposed for development (and its surrounds) as *Eucalyptus pulchella* forest and woodland (TASVEG code: DPU), which was also reflected in the available Council-managed vegetation mapping at that time – refer to figures in ECOTas (2015) for this now historical information.

The part of the title proposed for development was regrowth-dominated dry eucalypt-dominated forest (ECOTas 2015) that was subsequently cleared under a previous planning permit. The site now proposed for a residential dwelling including an associated hazard management area (Figure 4) is effectively wholly within this now managed cleared part of the title. I have examined this area on at least three occasions since my initial 2015 assessment (including in 2021, 2022 & 2024) and now refer to the four images in the bushfire hazard management plan that confirms the continued cleared status of this part of the title. In terms of the TASVEG classification system, this part of the title is confirmed as regenerating cleared land (TASVEG code: FRG) (Figure 7d). Technically, the now installed and well-maintained access could be excised as extra-urban miscellaneous (TASVEG code: FUM) or urban areas (TASVEG code: FUR). Ultimately, once development is complete, the whole of the developed part of the title would be best classified as either FUM (which tends to be used for these larger "rural" titles) or FUR (which would also be acceptable).

It is understood that the existing drive does not require any works that will result in material and measurable impact to "native vegetation", noting a requirement to install and maintain passing bays every ca. 200 m along the length of the drive. At most, it is my understanding that this will require minor works to create the passing bay, utilising the existing already wider points at the main curves of the drive.

That the part of the title proposed for development supports "native vegetation" as intended by the *Kingborough Interim Planning Scheme 2015* is open to some interpretation. The definition is as follows: "plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes". This is an almost all-encompassing definition and means that sites that are not domestic gardens, commercial wood plantations, crops or very clearly intensively-managed pasture grass are all "native vegetation". Technically, this would include most road verges with scattered trees, shrubs and native grasses, but it could also be extended to "rough pasture" i.e. sites clearly used for primary production such as cropping, grazing, hay-making, etc. but that periodically revert to disused land and some native plant species occurring once again (most notably some native grasses, herbs like buzzies, a scattered teatree or wattle seedling, perhaps a patch of bracken). The present site supports a suite of native plant species but does not qualify as any TASVEG native mapping unit, either forest or non-forest.

The Statewide vegetation mapping system of TASVEG deals with such sites under the super-category of "modified land" that includes the following relevant mapping units: agricultural land (FAG), regenerating cleared land (FRG), extra-urban miscellaneous (FUM), weed infestation (FWU) and *Pteridium esculentum* (bracken) fernland (FPF). As noted above, the part of the title proposed for development is very clearly now classifiable as FRG. As an aside, this definition of "native vegetation" was in most interim schemes and has been transferred to the *State Planning Provisions*. It creates a nonsensical situation in some municipalities where a farmer ploughing a paddock may technically need a permit. There is no conceivable manner in which this could have

been the intent of the definition. Now that we have TASVEG classifications, there is no reason that the definition should not be modified to acknowledge that F-coded mapping units under TASVEG are not ecologically “native vegetation”. On this basis, in no reasonable classification of vegetation should the present site be regarded as “native vegetation”. For the record, I believe that council have previously accepted the concept of TASVEG’s modified land mapping units as not comprising “native vegetation” within the intent of the *Scheme*. In this case, TASVEG 5.0 & Live have already “caught up” and re-coded the part of the title proposed for development from DOB to FRG.

Further to this particular site, I can only reasonably assess the site “as is” not “as was”. In this case, I am well aware of the “as was” situation, which was that the site supported regrowth-dominated dry eucalypt-dominated forest classified as *Eucalyptus pulchella* forest and woodland (TASVEG code: DPU) – refer ECOTas (2015) but this is no longer particularly relevant. This is supported by *Benjamin Luke & Samantha Anne Woodhouse v Kingborough Council [2022] TASCAT 45*. In part, a relevant finding from that matter was in relation to “regrowth of vegetation on [a] site that includes indigenous Tasmanian plants” and that “the native vegetation in question is native vegetation that has regrown upon the site after it was initially cleared” such that “the relevant performance criteria associated with this clause [cl. 14.4.3] is triggered”. That is, the finding was that this type of cleared native vegetation with native plants naturally regenerating can be construed as “native vegetation”. This has relevance to my present review of the provisions of the Environmental Living Zone and Biodiversity Code.

Occurrences of the TASVEG mapping unit regenerating cleared land (TASVEG code: FRG) do not equate to a native vegetation community listed as threatened under Schedule 3A of the *Tasmanian Nature Conservation Act 2002* not to a threatened ecological community under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*. As a non-native mapping unit (i.e. not a native vegetation community), occurrences of FRG cannot qualify as any particular priority biodiversity value under Table E10.1 of the Biodiversity Code of the *Kingborough Interim Planning Scheme 2015* because the only component of low priority biodiversity values is “all other native vegetation communities”.

All this said, if the 2026 BAL-12.5 hazard management area (HMA) is overlaid with both recent aerial imagery and the latest TASVEG vegetation mapping, both of which show the extent of previous clearing, it is noted that the HMA extends marginally into adjacent vegetation that is not reasonably F-coded i.e. it extends into “native vegetation” (Figure 7e). As described in ECOTas (2015) and reiterated herein, this fringe of native vegetation is classified as *Eucalyptus pulchella* forest and woodland (TASVEG code: DPU). This mapping unit does not equate to a native vegetation community listed as threatened under Schedule 3A of the *Tasmanian Nature Conservation Act 2002* or to a threatened ecological community listed under *Commonwealth Environment Protection and Biodiversity Protection Act 1999*. As a vegetation community, DPU qualifies as low priority biodiversity value under Table E10.1 of the Biodiversity Code of the *Kingborough Interim Planning Scheme 2015*. By my estimate there is ca. 600-620 m² of fringing DPU that may need to be considered for some form of fuel management: it is understood that this can involve only understorey manipulation with no tree removal required (M. van den Berg, pers. comm.).

Threatened flora

Database information (Figure 8) indicates that the part of the title proposed for development does not support known populations of flora listed as threatened on the *Tasmanian Threatened Species Protection Act 1995* and/or the *Commonwealth Environment Protection and Biodiversity Protection Act 1999*. Site assessment did not detect any such species (ECOTas 2015 and subsequent assessments).

In the absence of threatened flora (or significant potential habitat of such species), the part of the title proposed for development does not qualify as a particular priority biodiversity value under Table E10.1 of the Biodiversity Code of the *Kingborough Interim Planning Scheme 2015*.



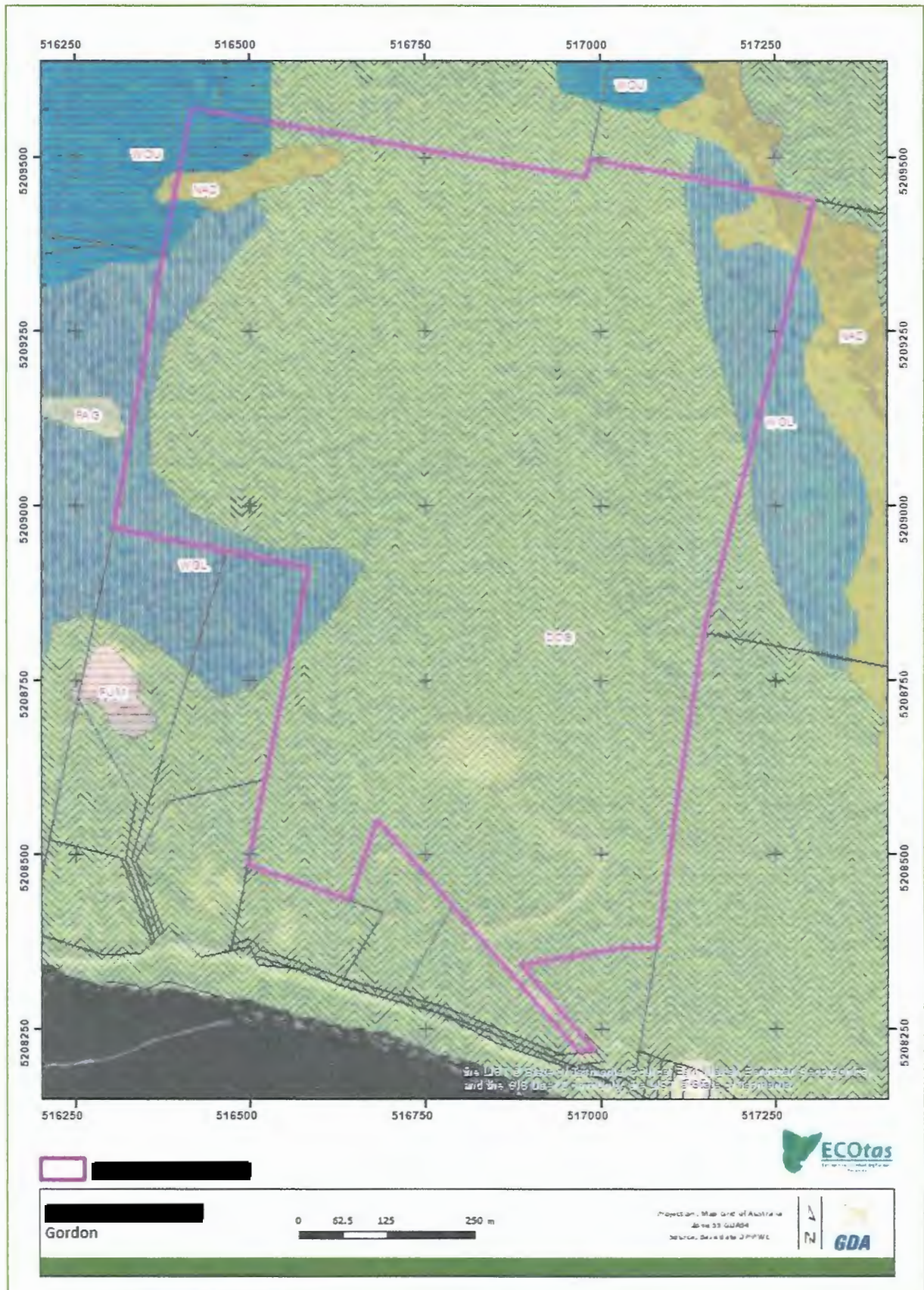


Figure 7a. Classification of subject title under TASVEG 3.0 (refer to text for codes)

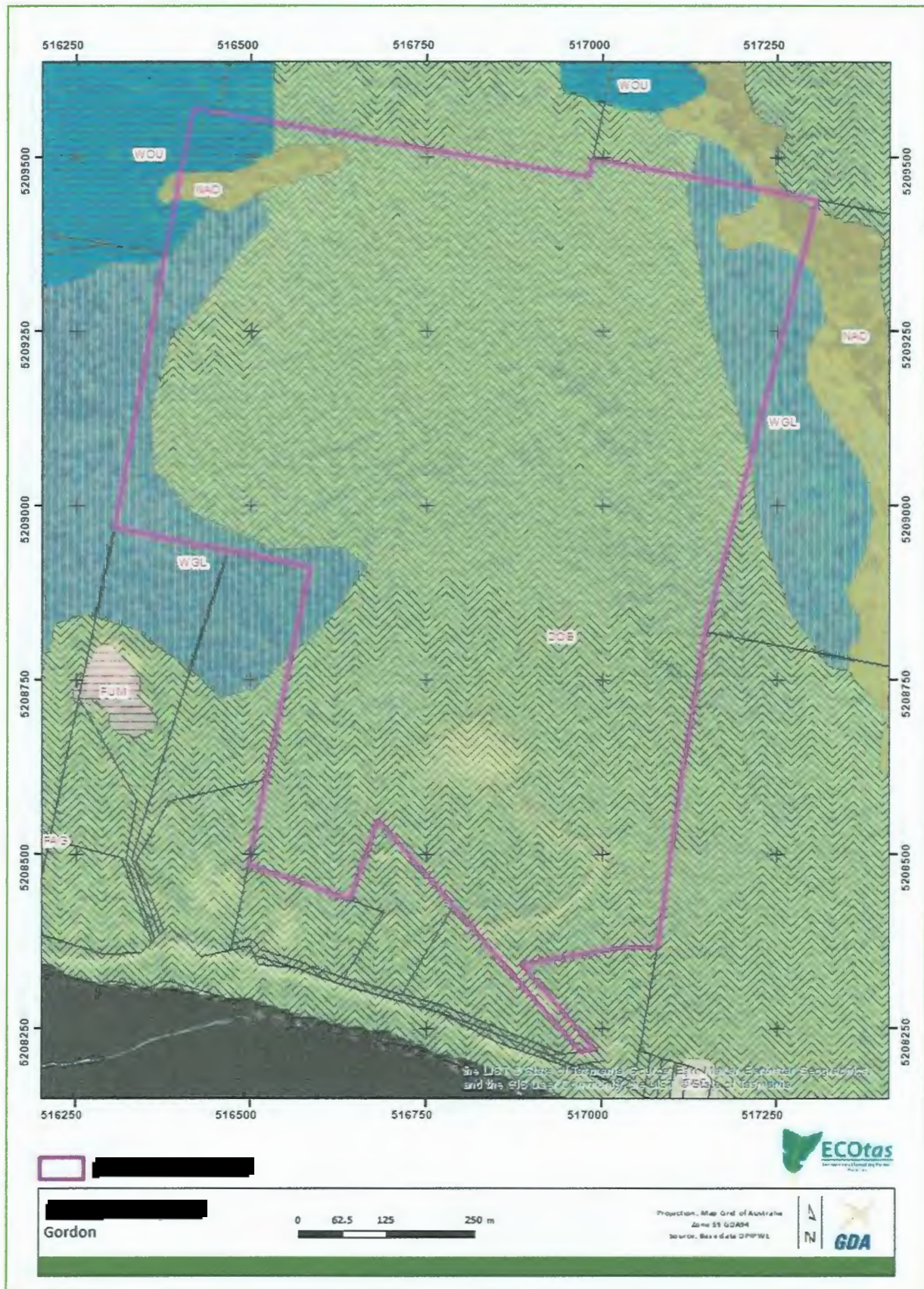


Figure 7b. Classification of subject title under TASVEG 4.0 (refer to text for codes)

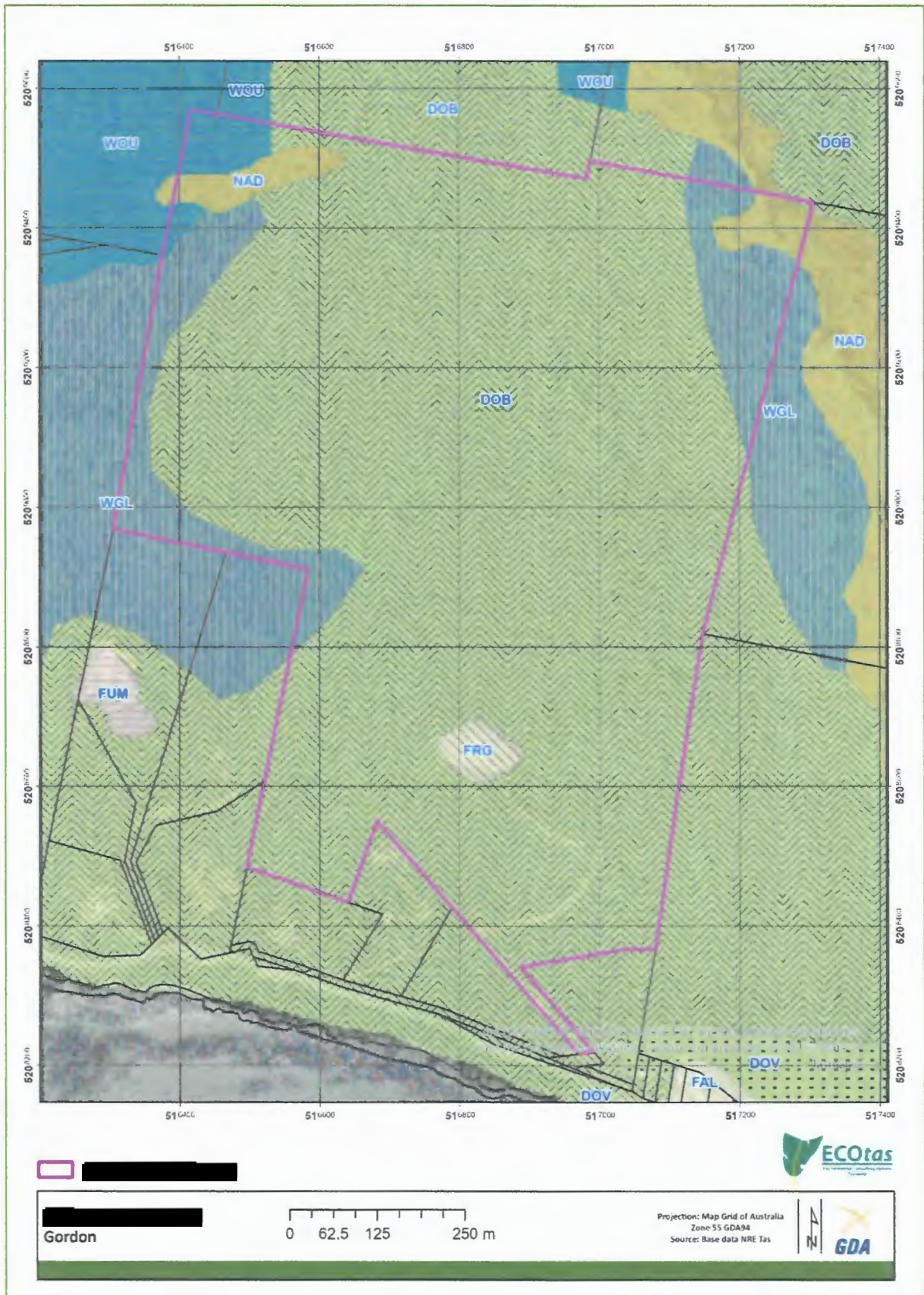


Figure 7c. Classification of subject title under TASVEG 5.0/Live (refer to text for codes)

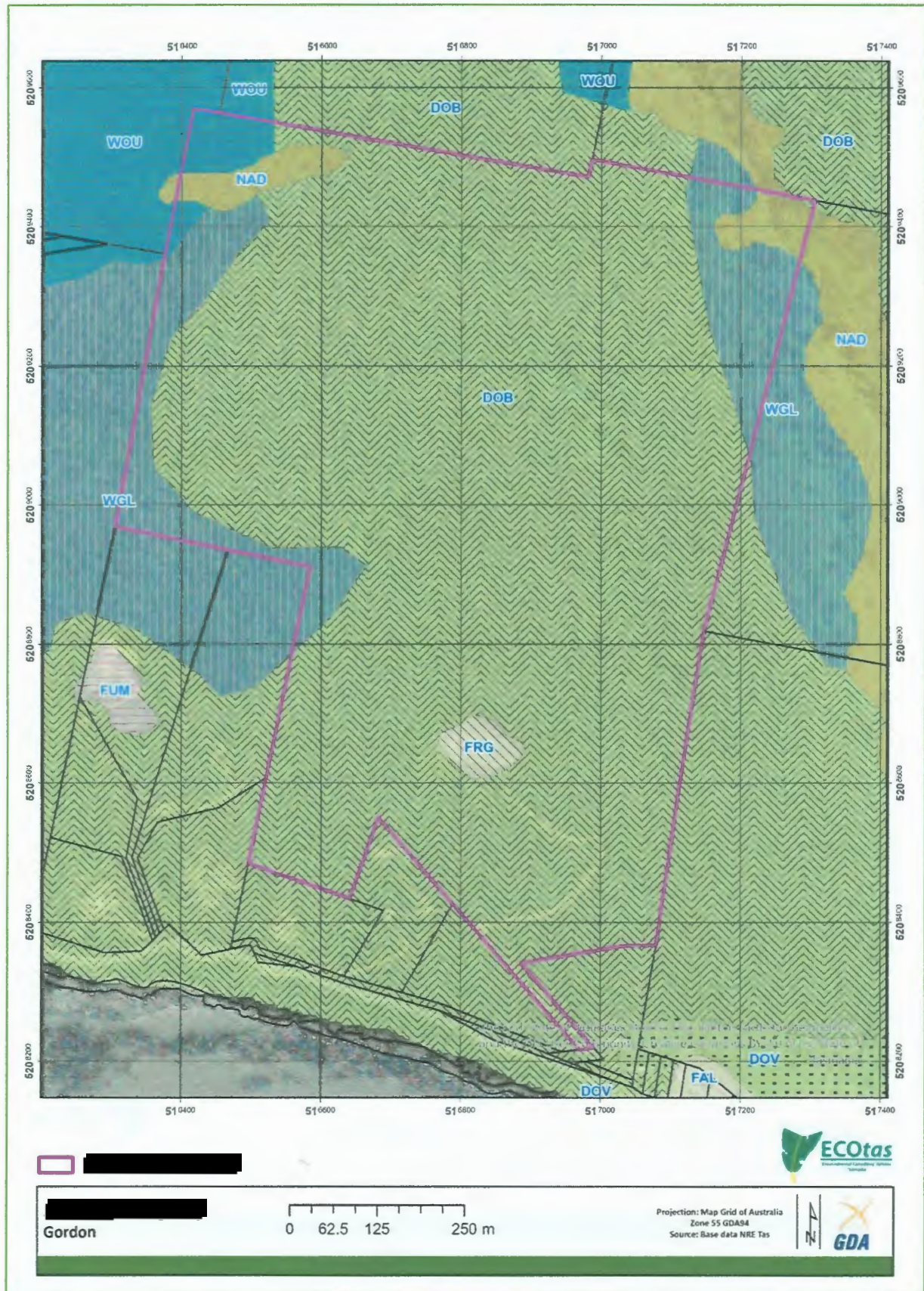


Figure 7d. Classification of part of site proposed for development (i.e. existing cleared area), this effectively defined by the extent of the proposed BAL-12.5 rated HMA (but see also Figure 7e)

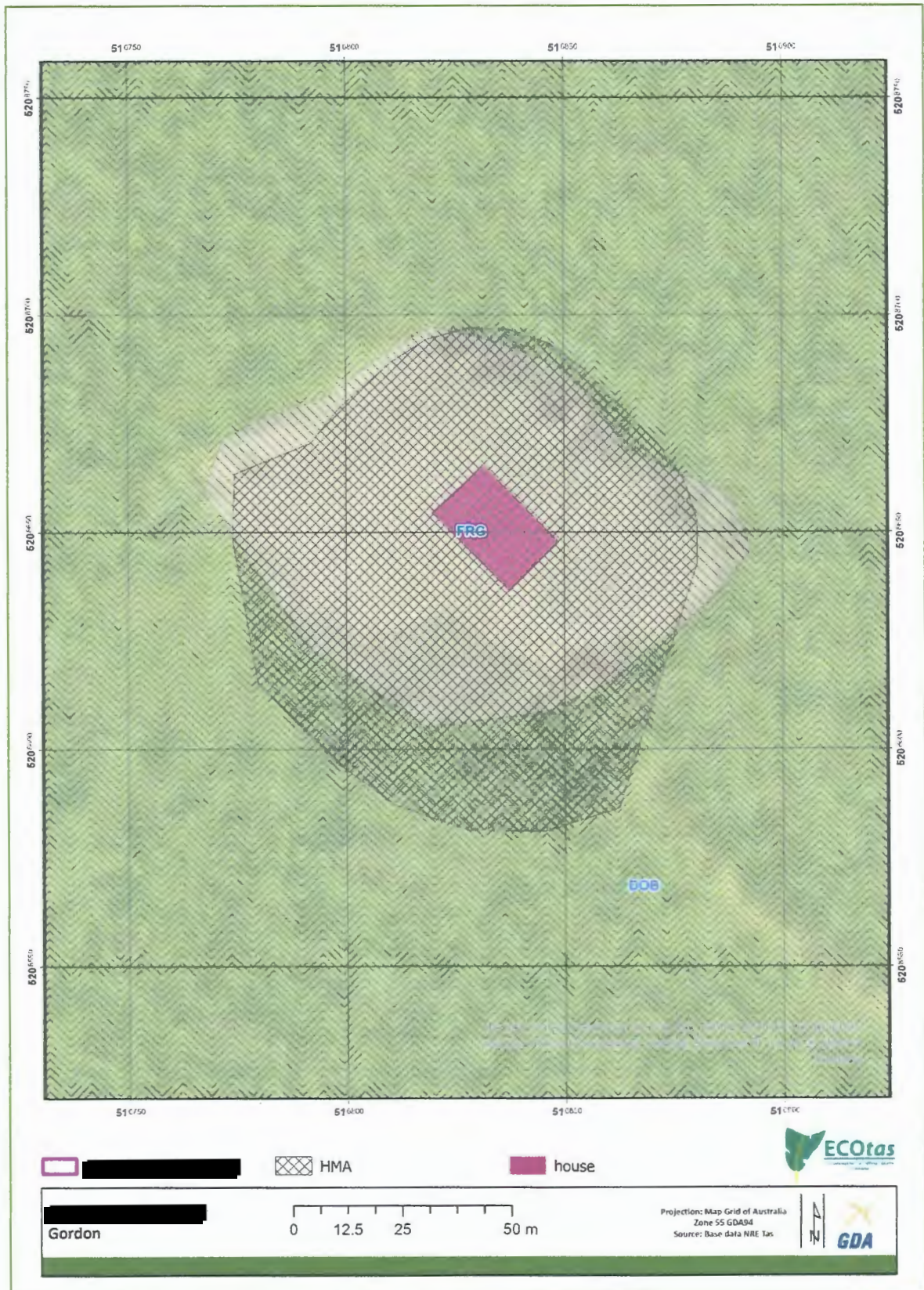


Figure 7e. Overlay of proposed BAL-12.5 rated hazard management area with TASVEG 5.0 vegetation mapping (shows the extent of FRG correctly but surrounding area should be classified as DPU) showing limited extent of fringing native vegetation within the proposed HMA (estimated at ca. 600-620 m² but noting it may be less than this due to the oblique aerial imagery)

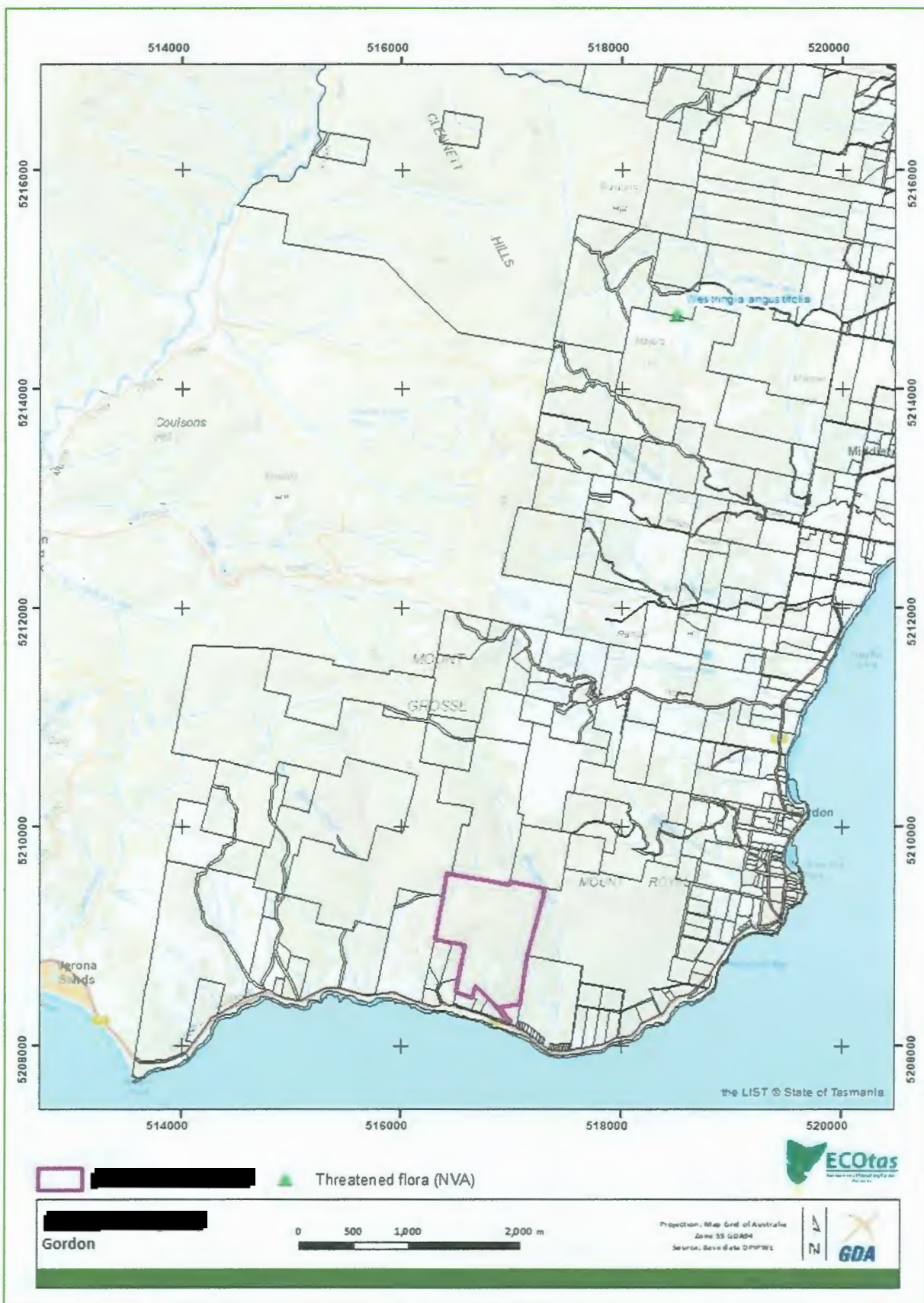


Figure 8. *Natural Values Atlas* records of threatened flora from vicinity of subject title



Figure 9. Natural Values Atlas records of threatened fauna from vicinity of subject title

Threatened fauna

Database information (Figure 9) indicates that the part of the title proposed for development does not support known populations of fauna listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*. Site assessment did not detect any such species (ECOtas 2015 and subsequent assessments).

In the absence of threatened fauna (or significant potential habitat of such species), the part of the title proposed for development does not qualify as a particular priority biodiversity value under Table E10.1 of the Biodiversity Code of the *Kingborough Interim Planning Scheme 2015*.

Consideration of Scenic Landscapes Code provisions

The part of the title proposed for development is subject to the Scenic Landscape Area overlay (Figure 6c).

With respect to "natural values", the most relevant clause is cl. E14.7.1, which is stated as:

E14.7.1 Removal of Bushland within Scenic Landscape Areas

Objective: To ensure that removal or disturbance of bushland does not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Areas.

Acceptable Solutions

A1

Removal or disturbance of bushland must comply with both of the following:

- (a) be on land no less than 50 m (in elevation) from a skyline;
- (b) be no more than 500 m² in extent.

Examination of topographic maps and simple site assessment confirms that the part of the title proposed for development cannot be construed as being "less than 50 m (in elevation) from a skyline" such that A1(a) is considered satisfied.

A1(b) is not considered wholly relevant by reference to *Benjamin Luke & Samantha Anne Woodhouse v Kingborough Council [2022] TASCAT 45*. In part, a relevant finding from that matter was in relation to cl. E14.7.1, which also dealt with a "cleared site", which stated "the site of the proposed development, as it is found currently, cannot in the Tribunal's opinion be described as "dominated by native vegetation" for the purpose of being "bushland". At best, it is native vegetation which has been very significantly disturbed at some time in the relative recent past leaving now what could be described as the very early signs of recolonization of some species of native fauna [sic – flora]", relying on the definition of "bushland" at E14.3, which is stated as "land which is dominated by native vegetation".

On this basis, E14.7.1 A1 is considered satisfied. In the event that this is not the interpretation by the planning authority, the following further information is provided. The fringing area of DPU within the proposed BAL-12.5 rated hazard management area (HMA) is reasonably classified as "bushland". No part of this will need to be subject to "removal" (M. van den Berg, pers. comm.). The degree to which minor understorey management comprises "disturbance" is open to interpretation. The concept is defined in this Code to mean "the alteration of the appearance of bushland through actions including cutting down, felling, thinning, logging, removing, destroying, poisoning, ringbarking, uprooting, slashing or burning". To that end, by a literal interpretation, virtually all activities in "bushland" comprises "disturbance" to some degree. In this case, if the maximum estimated extent of possible disturbance within the HMA is subject to "disturbance", the threshold at A1(b), viz. 500 m², will be exceeded, meaning the Performance Criteria need to be examined.



E14.7.1 Removal of Bushland within Scenic Landscape Areas

Objective: To ensure that removal or disturbance of bushland does not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Areas.

Performance Criteria

P1

Removal or disturbance of bushland must be minimised and must satisfy both of the following:

- (a) result in only negligible change to the silhouette of skylines;
- (b) maintain scenic landscape value.

It has already been established that the site is not on a skyline and that any works are well below the nominal "no less than 50 m (in elevation) from a skyline" such that P1(a) is not considered relevant. It is challenging to anticipate that minor understorey management on this part of the slope will be "seen" from anywhere at all, and if so, certainly not in a manner that would not be consistent with maintaining scenic landscape value".

Consideration of Biodiversity Code provisions

The part of the title proposed for development is subject to the Biodiversity Protection Area overlay (Figure 6a).

The application of the Biodiversity Code is as follows:

E10.2 Application

E10.2.1 This code applies to development involving clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area.

While the definition and application of the term "native vegetation" has been previously discussed and it is considered tenuous to describe the part of the title proposed for development as supporting such, for the purposes of reviewing the Biodiversity Code, a conservative approach will be taken (noting the proposed BAL-12.5 rate hazard management area extends marginally into fringing DPU i.e. native vegetation). That is, at least part of the site is considered to support "native vegetation". It is then necessary to determine if the proposal will result in the "clearance and conversion or disturbance" of such "native vegetation". By reference to the definition of these terms, in my interpretation, if the proposed hazard management area is maintained as intended by the bushfire hazard management plan, the site will be reasonably subject to "clearance and conversion or disturbance of native vegetation" such that the Code has application.

For the sake of completeness, I will now review the classification of high, moderate and low priority biodiversity values under Table E10.1 of the Biodiversity Code (Table 1 below).

Table 1. Review of criteria for high, moderate and low priority biodiversity values under Table E10.1 of the Biodiversity Code

Value	Comment
High priority biodiversity values	
Native vegetation communities listed as threatened under the <i>Nature Conservation Act 2002</i>	The proposed development site cannot be reasonably mapped as a native vegetation community such that it becomes impossible for it to be classified as a threatened version thereof.
Significant habitat for and/or areas known to contain threatened species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment</i>	In no reasonable sense can any part of the development area be construed as "significant"

Value	Comment
<i>Protection and Biodiversity Conservation Act 1999</i> that are: (a) recognised as endangered or vulnerable; or (b) largely confined in their total distribution to the municipal area; or (c) have most of their range within the municipal area where "significant habitat" is defined as: "native vegetation determined from published scientific literature and/or agreed by the Threatened Species Section (DPIPWE) in consultation with species specialists, and/or endorsed by the Threatened Species Scientific Advisory Committee (TSSAC) as habitat within the known range of a threatened or vulnerable flora or fauna species that: (i) is known to be of high priority for the maintenance of breeding populations throughout the species' range; and/or (ii) if converted to non-native vegetation is considered to result in a long term negative impact on breeding populations of the species. It may include areas that do not currently support breeding populations of the species but that need to be maintained to ensure the long-term future of the species".	habitat" for any of the species in categories (a) through (c).
Native vegetation communities with a distribution on a bioregional basis having contracted to less than 10% of its former area.	As an F-coded TASVEG mapping unit (viz. FRG), most of the site is not classified as a "native vegetation community", i.e. this category is not relevant to the area of FRG. DPU is widespread and well-reserved at a Statewide and bioregional level with no notion that it has "a distribution on a bioregional basis having contracted to less than 10% of its former area".
Native vegetation communities with a total area on a bio-regional basis generally being less than 1,000 ha.	Data available from NRE Tas indicates 126,300 ha mapped in the bioregion.
Remnants occurring on land systems components which have been more than 90% cleared of their native vegetation.	Examination of aerial imagery indicates that the site is in no manner a "remnant", being part of a large expanse of forested slopes.
Moderate priority biodiversity values	
Significant habitat for and/or areas known to contain threatened species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> that are: (a) recognised as rare; and (b) are not specific to the municipal area.	In no reasonable sense can any part of the development area be construed as "significant habitat" for any of the species in categories (a) or (b), noting that the two are actually connected by "and" meaning both criteria must be present.
Potential habitat for threatened species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> where "potential habitat" is defined as: "all habitat types within the potential range of a threatened flora or fauna species that are likely to support that species in the short and/or long term. It may not include habitats known to be occupied	In relation to threatened flora, the proposed development area does support potential habitat (in a marginal sense) but no populations were identified, so this is reasonably regarded as not being applicable. This definition of "potential habitat" now includes the extremely nebulous concept of "...likely to support that species in the short and/or long term", it becomes almost impossible to discount any area of "habitat

Value	Comment
intermittently. Potential habitat is determined from published and unpublished scientific literature and/or via expert opinion, is agreed by the Threatened Species Section, DPIPWE in consultation with species specialists, and endorsed by the Scientific Advisory Committee under the <i>Threatened Species Protection Act 1995</i> ".	types" (however modified, noting the definition is no longer linked to concepts such as "native vegetation" or "native vegetation communities"), or even many patches of modified land such as pasture, regenerating cleared land, plantations, etc., within the municipality as not being "moderate priority biodiversity value", which is clearly not the intent. The definition does, however, include the concept of "may not include habitats known to be occupied intermittently", which means species such as the Tasmanian devil, spotted-tailed quoll, eastern quoll, eastern barred bandicoot, wedge-tailed eagle, masked owl, grey goshawk, forty-spotted pardalote and swift parrot that may "pass through" (but not permanently occupy) the site would not qualify the site as "moderate priority biodiversity value".
Native vegetation communities approaching a reduction in areal extent of 70% within a bioregional context.	As an F-coded TASVEG mapping unit (viz. FRG), most of the site is not classified as a "native vegetation community", i.e. this category is not relevant to the area of FRG. DPU is widespread and well-reserved at a Statewide and bioregional level with no notion that it has "a distribution on a bioregional basis having contracted to less than 10% of its former area".
Other priority species that are not listed but are considered of conservation significance in the municipal area where "priority species" are defined as: "non-listed taxa identified in the Tasmanian RFA (Commonwealth of Australia and State of Tasmania 1997, as amended) as requiring some form of protection or further research, non-listed species identified as poorly reserved in Tasmania, type localities and edge-of-range populations".	The proposed development area does not support such values. None of the RFA-listed non-listed taxa are present (note that the RFA has essentially been updated such that the list of priority species is now consistent with formally legislated lists). It is recognised that this municipal authority also now recognises <i>Eucalyptus rubida</i> (candlebark) as a "priority species" due to its highly localised distribution in the municipality. This species is not present within or adjacent to the subject title. Poorly-reserved species have attempted to be defined and described at various times by NRE Tas but the lists are of limited value because they lack rigour and rely on out-of-date data. This means that "poorly-reserved" taxa are best considered on a case-by-case basis by a suitably qualified person in relation to a specific development proposal and/or site. The proposed development area does not include any species that could reasonably be categorised as poorly-reserved. The proposed development area does not support any type locations of any taxa. The proposed development area does not include any edge-of range populations of any taxa.
High conservation value trees.	The <i>Scheme</i> defines a "high conservation value tree" to mean "a tree that is of a species that is listed in the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i> and/or provide potential or significant habitat for a threatened species listed in either of those acts".

Value	Comment
	The proposed development site does not include any such trees, noting the fringing native vegetation is regrowth-dominated forest with no trees in excess of 70 cm DBH.
Low priority biodiversity values	
All other native vegetation communities.	See main discussion. This category, while obviously attempting to capture parts of the municipality that are not classifiable as high or moderate priority biodiversity value, relies (quite logically) on the presence of "native vegetation communities". Most of the site is classified as FRG, which is not therefore possible to qualify as this category of priority biodiversity value as it is not a native vegetation community. The fringing area of DPU qualifies as this category of priority biodiversity value.

The review in Table 1 clearly shows that the proposed development site cannot qualify as high or moderate priority biodiversity value. At most, the fringing area of DPU qualifies as low priority biodiversity value. On this basis, the relevant Acceptable Solution (E10.7.1) is stated as:

Acceptable Solutions

A1

Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.

This is clearly not satisfied, meaning the relevant performance criteria must be examined, which are stated as:

P1

Clearance and conversion or disturbance must satisfy the following:

(a) if low priority biodiversity values:

- (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;
- (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;

I cannot conceive how the works within an existing cleared area and its immediate fringes cannot meet the intent of "minimise impacts", meaning that P1(a)(i) is satisfied. I accept a bushfire hazard management plan from a suitably qualified bushfire practitioner to satisfy P1(a)(ii). On this basis, E10.7.1 P1 is satisfied without the need for any conditions to be applied beyond endorsing the bushfire hazard management plan.

Consideration of Environmental Living Zone provisions

The title is zoned as Environmental Living (Figure 5).

Under 14.2 Use Table, Residential is a permitted use class with the qualification "only if a single dwelling or home-based business".



While several provisions of the zone may have application, below the two that have greatest relevance to the findings are explored.

14.4 Development Standards for Buildings and Works

14.4.3 Design

Objective:

To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.

Acceptable Solutions

A1

The location of buildings and works must comply with any of the following:

- (a) be located within a building area, if provided on the title;
- (b) be an addition or alteration to an existing building;
- (c) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline.

A1(a) and A1(b) are not relevant to the present project. As only one of the sub-clauses of A1 need to be satisfied, A1(c) is further explored. This has two components, ambiguously linked by "and" but presumed to be separate matters (in this case, whether the link was supposed to be "and" or "or" is moot as both are satisfied. The second element is "not on a skyline or ridgeline". This is clearly the case. The first element is "...not require the clearing of native vegetation...". That there is "native vegetation" present is not questioned at this juncture (see previous commentary on this), meaning that A1(c) cannot be satisfied.

The Performance Criteria are stated as follows:

Performance Criteria

P1

The location of buildings and works must satisfy all of the following:

- (a) be located in an area requiring the clearing of native vegetation only if:
 - (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;
 - (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;
 - (iii) the location of clearing has the least environmental impact;
- (b) be located on a skyline or ridgeline only if:
 - (i) there are no other sites suitable for development due to access difficulties or excessive slope;
 - (ii) there is no significant impact on the rural landscape;
 - (iii) building height is minimised;
 - (iv) any screening vegetation is maintained.
- (c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.

Of the Performance Criteria P1 clauses, P1(b) & P1(c) do not appear to have application because the site is not "located on a skyline or ridgeline" – P1(b) is therefore redundant. There are no Desired Future Characters Statements provided for the area such that P1(c) relies on the concept of having "regard to the landscape". Logically, in this case, this has already been satisfied by reference to the Scenic Landscapes Code (see previous).

In specific relation to P1(a), the title presents as a generally moderately steep to steep slope that limits the practical positioning of a residential dwelling, such that the selected location is

considered to be the most appropriate balance between site constraints and the identified natural values. That is, P1(a)(i) appears to be satisfied, even if the site is treated “as was” rather than “as is”. A bushfire hazard management plan certified by an accredited practitioner should satisfy P1(a)(ii): the final BAL rating should be determined by bushfire requirements not natural values per se but a BAL-12.5 rating is acknowledged. With respect to P1(a)(iii), this is considered satisfied because the project takes complete advantage of the existing access and cleared area such that the site presents as having the “least environmental impact”.

14.4 Development Standards for Buildings and Works

14.4.5 Environmental Values

Objective:

To ensure development maintains and enhances environmental values.

Acceptable Solutions

A1

Development must be located within a building area on a plan of subdivision.

Performance Criteria

P1

The application is accompanied by an environmental management plan for the whole site, setting out measures to be put in place to protect flora and fauna habitats, riparian areas, any environmental values identified as part of a site analysis, and identify measures to be used to mitigate and offset adverse environmental impacts.

The objective statement uses the phrase “maintains **and** enhances” [emphasis added]. In literal terms, this can be challenging to meet because any development that results in the loss of some natural values cannot be regarded as “enhancing environmental values”. In a more practical sense, meeting the intent of this objective usually requires demonstration that impacts of natural values have been minimised as far as practicable. In real terms for this site, this should be achieved because the project does not propose any new roading (existing well-formed access to be utilised) and takes complete advantage of the existing cleared area for the dwelling and associated hazard management area (with only minor understorey management required in fringing forest).

As the title does not include a “building area on a plan of subdivision”, A1 cannot be met and P1 must be satisfied. This calls for an “environmental management plan”. P1 does not specify the format of such a plan, nor who can produce the plan. The planning authority issues some guidelines for such plans for “simple” cases (e.g. where impact to natural values will be limited). In this case, in noting that the planning application cannot be valid unless it “is accompanied by an environmental management plan for the whole site”, it is recommended that an environmental management plan be produced with the following inclusions.

It is suggested that a composite site plan be produced and re-labelled as “Environmental Management Plan”. Because 14.4.5 refers to the “whole site”, this should be in two pages. Page 1 will show the whole title, the indicative development area, existing access and associated hazard management area. Page 2 will include the detailed site plans that also includes the extent of the hazard management area. It is suggested that the following be added to this page (as text boxes or one box with all statements included):

- vegetation management: all native vegetation within the title outside the defined hazard management area and existing access (i.e. beyond the width required to reasonably manage the existing drive including provision of passing bays) will be managed in accordance with prevailing zone and code provisions of the applicable planning scheme.
- weed and hygiene protocols: no weed and hygiene management protocols are required because the site is accessed of the fully sealed Channel Highway and then via an internal weed-free drive to a site that is cleared and does not support any declared or environmental weeds.



- bushfire hazard management: maintenance of a BAL-12.5 rated hazard management area and construction/maintenance of passing bays along the existing access will be required in accordance with the endorsed bushfire hazard management plan.
- wastewater management: wastewater will be wholly managed within the limits of the defined BAL-12.5 rated hazard management area.

Note that this statement does not constitute legal advice, and provides my interpretation of the provisions of the *Kingborough Interim Planning Scheme 2015*, which may not represent the views of Kingborough Council. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this report.

Please do not hesitate to contact me further if additional information is required.

Kind regards



Mark Wapstra
Senior Scientist/Manager



[REDACTED]

From: [REDACTED]
Sent: Monday, 15 November 2021 5:11 PM
To: [REDACTED]
Subject: [REDACTED] - Part 5 Agreement suggested area

Flag Status: Flagged

Dear Georgina & Glenn

Further to our phone call this afternoon and your email that included a map showing the suggested extent of the area of [REDACTED] proposed to be subject to a Part 5 Agreement, I offer the following commentary.

In my opinion, the suggested reserve is highly appropriate from both an ecological and a management perspective. It is also wholly in accordance with general offset principles.

General offset principles usually apply some notional ratio for the extent of an offset site, usually somewhere between 3:1 to 5:1. This is also in accordance with Kingborough Council's Biodiversity Offset Policy (Nov. 2016) that sets a minimum 5:1 ratio for offsetting loss of high priority biodiversity values (noting in this case the offset is mainly for low, perhaps moderate, but not necessarily high, priority biodiversity values). The extent of disturbance within the title is ca. 1.5 ha so an offset area based on a 5:1 ratio would be in the order of 7.5 ha. The offered site is ca. 20 ha, a ratio of 13:1, obviously far in excess of a notional 5:1.

From a management perspective, the suggested location is highly practical in that the boundaries are well-defined by direct reference to existing cadastral points (or by a straight line between a cadastral corner and an opposite straight line cadastral boundary). All too often I see small reserve areas with unnecessarily complex boundaries that are impractical to define on a title or by reference to existing survey points. The area will require no long-term management intervention to maintain it "as is" – the more remote, the better.

From an ecological perspective, the suggested location is "as good as it gets" – rarely does an opportunity such as this arise. The proposed site provides a direct permanent link between two existing formal reserves, Mount Royal Conservation Area to the east and Mountain Creek Conservation Area to the west (Figure 1). This is strong accordance with general reserve design principles around concepts such as connectivity, contiguity and consolidation. In this case, the proposed location also captures sections of Mountain Creek and Bacons Creek, further adding to the value of the site in protecting riparian habitat with steep slopes – this is simply good catchment management at work.



Figure 1. Map showing proposed Part 5 reserve area linking Mount Royal Conservation Area to the east and Mountain Creek Conservation Area to the west [source: LISTmap, 15 Nov. 2021]

I am quite happy if this email is provided in support of your planning application and Part 5 Agreement documentation.

Kindest regards

Mark

Mark Wapstra
 Senior Scientist/Manager
 Environmental Consulting Options Tasmania (ECOTas)
 28 Suncrest Avenue, Lenah Valley, TAS 7008
 phone (03) 62 283 220
 mobile 0407 008 685
mark@ecotas.com.au; www.ecotas.com.au
 ECOTas - providing options in environmental consulting

TPC HEARING SPEAKING NOTES – GEORGINA KIRKPATRICK

Thank you for the opportunity to speak today.

I appear in support of Georgina Kirkpatrick's representation regarding her approximately 100-hectare property at Gordon.

This matter is not about opposing conservation outcomes.

It is about ensuring that the zoning applied to this property is based on objective evidence, is proportionate to the actual characteristics of the land, and is consistent with the planning principles that have been applied elsewhere.

A key concern is that the proposed Landscape Conservation Zone appears to treat the entire property as though it possesses uniform conservation values, despite evidence to the contrary.

Georgina has obtained independent ecological advice which indicates that the majority of the property is not comprised of high-value vegetation or biodiversity values.

In addition, approximately 2 hectares of land has already been cleared and established as a building area.

The question therefore becomes:

If independent ecological evidence demonstrates that much of the property does not possess high conservation values, and a building area already exists, on what basis is the entire 100-hectare title being treated as though it is a single, uniform conservation landscape?

I acknowledge that the Huon Valley Rural Living Densification Study was prepared for a different purpose than the Kingborough zoning review and that the two exercises are not directly comparable in every respect.

However, both studies were prepared by Irene Inc and both involve the application of professional judgement, interpretation of environmental information, mapping analysis and decision-making frameworks to determine appropriate planning outcomes.

The reason I refer to the Huon study is not because the projects are identical, but because it provides a useful insight into how similar environmental characteristics have been assessed elsewhere by the same consultant.

Importantly, the Huon study demonstrates that the existence of Priority Vegetation, threatened vegetation potential, bushfire risk, watercourses and adjoining Landscape Conservation land does not automatically result in Landscape Conservation zoning.

That indicates that planning outcomes are influenced not only by mapping and environmental constraints, but also by the judgement exercised in balancing competing planning considerations.

It is therefore reasonable to ask whether a consistent approach has been applied in assessing this property.

In that document, Irene Inc expressly acknowledges that planning mapping may not always be consistent.

The report states that mapping outcomes may have been influenced by historical planning schemes and that mapping may not have been consistently applied across all areas.

Irene Inc also acknowledges that determining the characteristics of land may require site-specific assessment in addition to desktop mapping.

Those acknowledgements are important.

They recognise that mapping is a tool, not an outcome.

They recognise that planning decisions should not rely solely on desktop mapping where site-specific evidence exists.

If Irene Inc accepts that mapping may not always be consistent and that site assessment is required, then I respectfully ask:

What weight has been given to the independent ecological evidence prepared for this property?

Has that evidence been preferred over desktop mapping?

If not, why not?

The Huon study also makes a clear distinction between:

- previously cleared land;
- primarily cleared land;
- forested land; and
- land containing high-priority vegetation.

That distinction is important because it demonstrates that not all vegetation carries the same planning significance.

The existence of vegetation alone should not automatically result in Landscape Conservation zoning.

The Huon study further acknowledges that Rural Living outcomes can occur where natural and landscape values are present.

Indeed, the purpose of the Rural Living Zone specifically contemplates residential use in rural settings where natural and landscape values are retained.

That raises a further question:

Why is the presence of natural values on this property being treated as justification for Landscape Conservation zoning when the planning framework itself recognises that residential use and natural values can coexist?

There is also an issue of proportionality.

This is a 100-hectare property.

The evidence suggests that conservation values, where present, are not necessarily uniform across the entire title.

The property contains a cleared building area and significant variation in land characteristics.

I therefore question whether it is appropriate to apply a zoning response to the entire title based on the most environmentally sensitive portions of the land.

A planning response should recognise the actual characteristics of the property as a whole rather than assume every hectare possesses identical values.

I would also ask the Commission to consider the planning history of this property.

This land is not currently zoned Rural, nor is it currently zoned Landscape Conservation.

It is currently zoned Environmental Living with a minimum lot size of 10 hectares.

The Environmental Living Zone was applied because the planning system historically recognised that residential use, environmental values and low-density development could coexist on this land.

Importantly, the planning framework already contemplated future development opportunities consistent with a 10-hectare minimum lot size.

What concerns the landowner is that the proposed Landscape Conservation Zone fundamentally changes that planning outcome.

The practical effect is not simply a change of zone name.

The practical effect is the removal of development opportunities that have existed under the planning framework for many years.

I respectfully submit that where a landowner has existing planning rights and reasonable expectations under a long-standing zone, there should be a clear strategic and evidentiary basis before those rights are removed.

The question for the Commission is:

What has changed about the land itself that now justifies a substantially more restrictive zoning outcome?

Has there been a significant change in vegetation?

Has there been a significant change in biodiversity values?

Has there been a significant change in land capability?

Or is this primarily a change in planning policy preference?

Because if the physical characteristics of the land have not materially changed, it is difficult to understand why a landowner who could reasonably pursue development opportunities yesterday should lose those opportunities tomorrow.

A principle that has been raised throughout these hearings is that planning should provide certainty and fairness.

Landowners should be able to rely on the reasonable expectations created by long-standing planning controls.

What a landowner can reasonably do today, they should ordinarily be able to do tomorrow unless there is compelling evidence that circumstances have fundamentally changed.

I also wish to briefly address the planning history surrounding the property.

Council previously sought a Part 5 Agreement affecting approximately 55 hectares of the property.

That proposal was not accepted by the landowner.

I make no allegation regarding Council's intentions.

However, the chronology highlights why it is important that the Commission carefully considers whether the proposed zoning outcome is supported by objective evidence regarding the land itself.

In this case, the evidence suggests the opposite.

Independent ecological advice indicates that the majority of the property is not high conservation value vegetation.

The property already contains a cleared building area.

The property has historically been recognised as suitable for Environmental Living outcomes, including a minimum lot size of 10 hectares.

Against that background, it is difficult to identify any material change in the characteristics of the land that would justify such a significant reduction in the development opportunities previously recognised under the planning framework.

The Commission is not being asked to create new development rights for this land.

Rather, the Commission is being asked to consider whether it is fair and justified to remove rights and opportunities that have existed under the planning scheme for many years when the evidence does not demonstrate a corresponding change in the characteristics of the land.

The Huon Valley study demonstrates that Irene Inc considered Priority Vegetation, threatened vegetation potential, bushfire risk, watercourses and adjoining Landscape Conservation land to be compatible with Rural Living D outcomes in numerous locations.

Therefore, the existence of those characteristics alone cannot logically be the justification for applying Landscape Conservation Zone to this property.

Ultimately, the question before the Commission is not whether this land contains environmental values.

The question is whether the evidence supports treating the entirety of this 100-hectare property as Landscape Conservation land when independent assessments indicate that the majority of the property does not possess the level of conservation significance being asserted.

I respectfully submit that it does not, and that a more balanced and proportionate planning outcome is warranted.

Thank you.

All people want is a reasonable outcome. !!

FINAL VERBAL PRESENTATION SCRIPT (COMPLETE – WITH SUMMARY)

Opening

"Good morning, and thank you for the opportunity to speak.

My name is [Name], and I'm here regarding [REDACTED], Gordon."

Fairness tone

"I'd like to say at the outset that this process has been quite difficult.

I do have concerns about how my property has been treated compared to others, and I admit I feel somewhat vulnerable speaking here today — but I do appreciate the Commission providing a fair and independent forum."

Key personal point

"I also want to say — we are finding ourselves asking:

why are we here having to justify being able to use our own property?

When we purchased this property, we undertook our due diligence and made that decision in good faith, on the basis that:

- a dwelling was permitted, and
- the land could be used as a rural residential lifestyle property

To now be moved into a more restrictive zone places us in a very difficult and unfair position."

Planning fairness

"This creates what I believe is an unreasonable burden on a property owner, where the rules are effectively being changed after purchase, despite no change in the land itself."

Core anchor

"My understanding is that this process is meant to be a **translation of existing planning controls — not a rezoning exercise.**

So what I can reasonably do with my land today, I should be able to do tomorrow."

Like-for-like

"My property is currently subject to a **10 hectare minimum lot size**, which aligns directly with **Rural Living Zone Schedule D**.

Applying the Landscape Conservation Zone would place the property in a significantly more restrictive position — and that is not a like-for-like outcome."

Discretionary vs Permitted (certainty argument)

"I also want to raise a concern about the difference between **permitted and discretionary use**.

Under the current framework, there is a clear level of certainty around what can be done on the land.

Moving to a zone where use becomes discretionary means that:

- we are required to **seek permission** for activities that are currently expected or allowed, and
- outcomes become **uncertain and subject to future interpretation**

We have had informal discussions where it has been suggested that, for example, a dwelling or rebuild 'would likely be supported'.

But with respect, that is not the same as certainty.

What we need — and what I believe the planning framework should provide — is:

a clear position that an application could not reasonably be refused, not simply an indication that it 'probably wouldn't be'.

That distinction is very important.

A discretionary pathway introduces:

- risk
- delay
- cost
- and uncertainty for landowners

And it places us in a position where we are effectively asking permission to do what the current zoning already anticipates.

For that reason, we believe it is essential that the property remains within a **zone where the primary use is permitted**, not discretionary."

Surrounding context

"The property sits within a clear **rural residential settlement pattern** along Channel Highway.

I am surrounded by properties that are:

- used for rural living
- developed for residential purposes
- similar in character and access

So applying a conservation zone to my land creates a clear inconsistency within the same locality."

TPC vegetation clarification

"I also want to refer to what was discussed over the past two days of hearings.

It was acknowledged that:

the Landscape Conservation Zone is not intended to function as a vegetation covenant,
and that **vegetation protection is managed through overlays and codes within the scheme.**

In that context, applying the LCZ to land as a way of controlling vegetation is not consistent with its intended purpose."

Vegetation reality

"In addition to that, even the land behind my property — which is identified as conservation — consists of **low-density vegetation**, not dense or pristine bushland.

So the broader landscape is already **modified and mixed-use**, rather than a continuous conservation area."

Current overlays	Proposed Code overlays
E1.0 Bushfire prone areas code	→ C13.0 Bushfire - Prone Areas.
E3.0 Landslide Code	→ C15.0 Landslip Hazard.
E10.0 Biodiversity Code	
E11.0 Waterway & Coastal Protection Code.	→ C7.0 Waterway & Coastal Protection Area.
E14.0 Sensic landscapes Code.	→ C8.0 Sensic Protection Area.
E25.0 Local development Code.	C7.0 Priority Vegetation

Clearing

"I also want to briefly address the clearing issue.

It is reasonable that a landowner would need to clear a small area to build a home on a large property.

That is a **compliance matter**, and should not determine the zoning of the entire property."

Part 5 / proportionality

"There was also a request made in relation to a Part 5 Agreement, which included a proposed monetary contribution of approximately \$144,000.

We did not agree to that request.

However, we did try to work constructively and indicated that we would be willing, in lieu of that payment, to consider allowing approximately 20 hectares of the property to be included within a Part 5 Agreement.

That was not accepted, and instead a significantly larger area of approximately 55 hectares was sought.

Given that the clearing in question was only around 2 hectares, that outcome appeared disproportionate, and it is not something we have agreed to.

I raise this only to highlight that these matters are separate to zoning, and it is important that zoning decisions are based on planning merit and not influenced by the outcome of those discussions."

Split zoning (solution-focused)

"I also want to emphasise that we are not opposed to appropriate environmental consideration.

We have previously proposed a **split zoning approach**, where:

- approximately 20 hectares of the property — being the upper portion — could be considered for Landscape Conservation Zone, and
- the balance of the property would be zoned Rural Living

This represents a **balanced and practical outcome** that reflects both environmental considerations and the established use of the land."

Landowner responsibility

"I think it's also important to recognise that most property owners genuinely want to do the right thing.

We are not developers — we are simply trying to live on and care for our land.

We chose this property because we wanted a **peaceful, green, rural lifestyle**, and we have every intention of maintaining and respecting that environment."

Impact

"However, the process to date has been very challenging, and it has left us feeling uncertain about what the future of our property looks like.

We are simply seeking a fair and reasonable outcome that reflects the land as it exists."

Future use

"I'm not here trying to overdevelop the land.

I have no immediate intention to subdivide, but I do have a large family, and I would like the flexibility in the future to use the land for them — in line with what the current zoning allows."

FINAL SUMMARY + REQUEST (STRONG CLOSE)

"So just to summarise:

- this process is intended to be a **translation, not a rezoning**,
- my property already aligns with **Rural Living Zone Schedule D through its 10 hectare minimum**,
- moving to LCZ would place the property in a **more restrictive position**,
- it would shift us from a **permitted pathway to a discretionary one**, creating uncertainty and risk,
- the property sits within a **clear rural residential settlement pattern**,
- the surrounding landscape is **modified with low-density vegetation**, not continuous high-value conservation land,
- and we have already demonstrated a willingness to be reasonable through a **split zoning proposal**

Taking all of that into account, we believe the application of the Landscape Conservation Zone across the property is not justified.

So respectfully, we are asking the Commission to:

- apply the **Rural Living Zone Schedule D** to the majority of the property, and
- consider a **split zoning outcome** for the upper portion if environmental zoning is considered necessary

as the most fair, consistent, and appropriate planning outcome.

Thank you for your time."

Amy Robertson

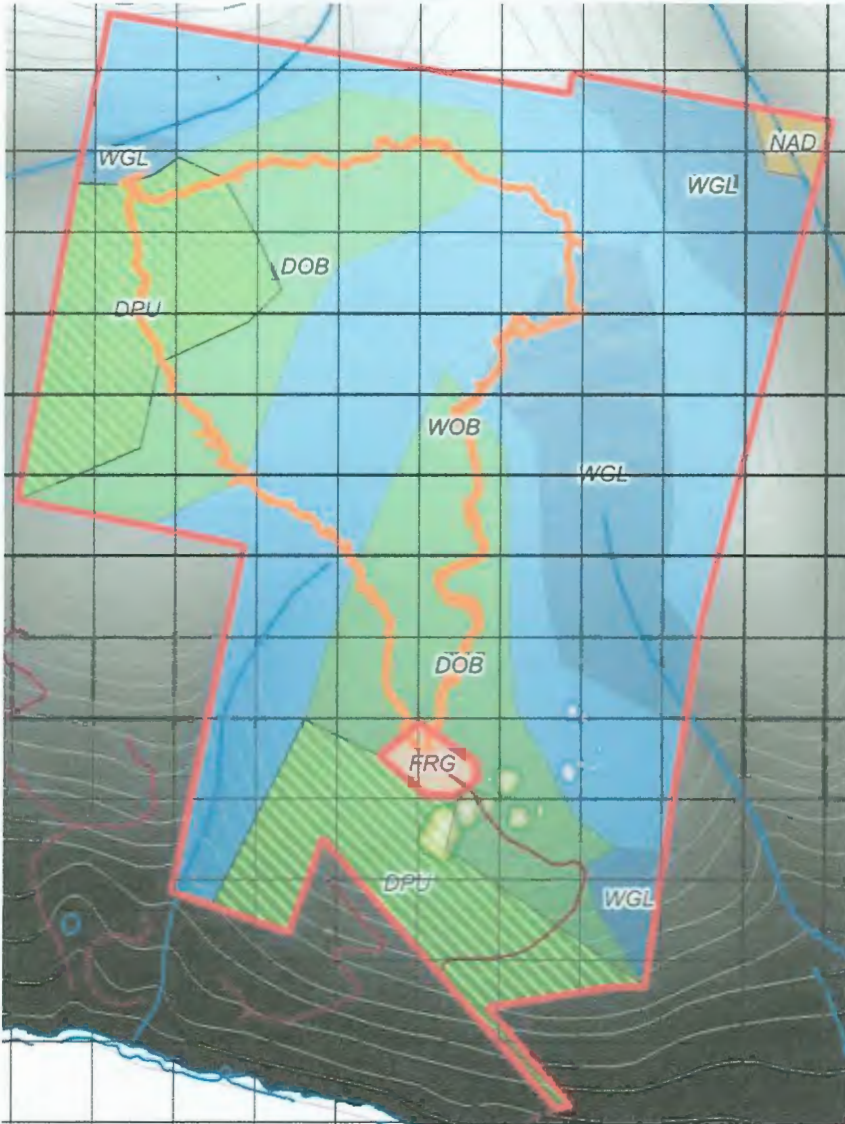
Gordon & forest practices advice

From Amy Robertson
To
Date 2024-12-08 19:17

Hi Georgina and Glenn,

Thankyou for seeking my advice on the management of forest on your property at Gordon. I visited the site on Friday 6 December 2024 and spent about 4 hours surveying the forest on foot.

I've mapped the route I followed and the vegetation communities I've interpreted from field and aerial information, as per the diagram below.



The greens and light blue are communities that are generally ok to harvest timber from, while the grey WGL and brown NAD are both more important to keep for conservation reasons. When I add up these areas and the central clearing, I get 80% of the title remaining available for harvest - a little more of that would be unavailable due to stream reserves on the two western streams, but it meets the 75% guideline. So I'd consider this feasible for a full-title PTR (less a small rectangle covering most of the clearing area).

There would still be conservation issues to be addressed across the harvestable area:

- retention of scattered Blue Gums would be important for swift parrot foraging resource (in addition to the more valuable WGL, Blue Gum dominated communities)
- mature trees with likely hollow features would generally need to be retained: these are scattered at low density across most of the site, with some patches having a greater density of very large/old trees containing excellent hollow features. There would need to be some negotiation from standard prescriptions if any selective harvest were undertaken in the vicinity of these, but I think this might be possible.

A note on timber quality: most trees in the harvest area are quite "peggy" - lots of branch stubs up the trunk, making them relatively unsuitable for sawn construction or appearance-grade uses. These usually develop when there's been occasional fires, and between '67 and the fire you reported from 8-years ago, this makes sense. These trees would however be quite suitable for firewood supply, and thinning selected stems

from some of the denser areas to use with the flexibility and value of the local firewood market, makes great sense. It also allows the remaining trees to grow better - adding a greater width of "clean" wood over those bumps to improve value as sawlogs.



I've discussed with you that at present, the Environmental Living Zone in Kingborough's Interim Planning Scheme 2015 prohibits resource development uses including timber harvest. (Huon Valley's IPS 2015 calls it Discretionary.) That prevents a PTR application from being successful. Interestingly under the SPPs which will apply to a new LPS, both LCZ (timber harvest = discretionary) and Rural Zone (timber harvest = no permit required) would enable a PTR application. And, under the exemption in 5.4.1 of the current KIPS 2015, an FPP would allow vegetation removal.

I advised that preparation of an FPP for your whole property would be quite an expensive task. I'd need to undertake more fieldwork (I didn't check those western stream channels, would probably need to walk more of those veg community boundaries on the eastern side to map more accurately, and would need to accurately map those denser hollow-tree areas also tapping their boundaries). Plus the FPP application fee is \$30/ha for selective harvest (adds up over many tens of hectares, vs \$654.50 for an unending PTR).

However I wonder if there would be value in creating a small, short-term FPP? This might demonstrate the intent to produce timber, allow you harvest some firewood during late summer/autumn months, and with a minimum application fee of \$143.99 could cover about 5ha - say for a couple of hundred metres uphill of your clearing. I could prepare this without more fieldwork (though FPA would likely do a field inspection of biodiversity values - you could accompany them), and estimate I could prepare the document for under \$1k.

Current balance for this work is \$1,498.38 - I haven't received payment of the deposit yet. I'll stay tuned, let me know your thoughts on where to take this.

Kind regards,

Amy Robertson

Independent forester

[BEnvSci](#), [DipNRM](#), [GAICD](#), [MFA](#), [FPO \(Planning\)](#)

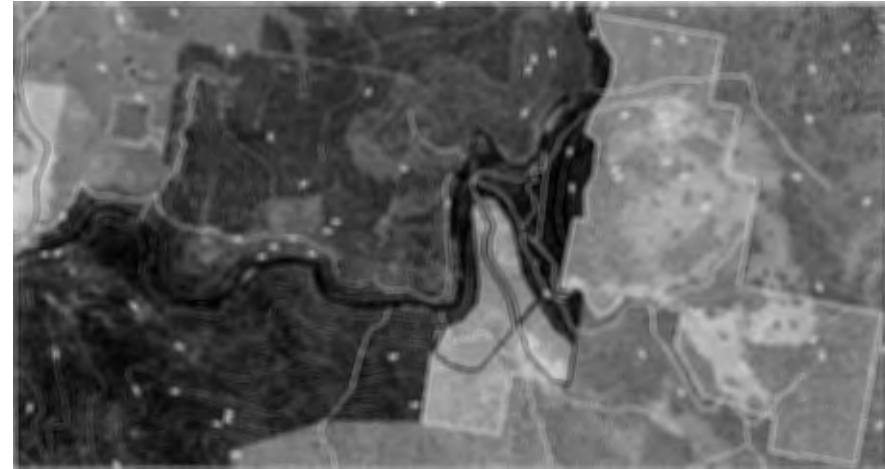
Phone 0407 651 200 / Email amyware@yahoo.com / Mailing PO Box 177 Geeveston TAS 7116

UN Intergovernmental Panel on Climate Change (IPCC): "a sustainable forest management strategy aimed at maintaining or increasing forest carbon stocks while producing timber, fibre, or energy, generates the largest sustained benefit to mitigate climate change."

7.1 Example 1

The subject land in this example is three lots with a total area of 18ha, that is part of a larger 145ha cluster of Rural Living Zone Area D.

The assessment looks at the potential of change to Area A.



The following table includes the assumptions that the cluster score has been ranked on.

Criteria		Ranking				Sub-Criteria Score	Criteria Theme Score %	Assumptions
Criteria Theme	Sub-criteria	High suitability (4 point)	Medium suitability (3 point)	Lower suitability (2 point)	Low to no suitability (1 Point)			
Location, Community and Land Use	Area of land proposed to be reclassified	Land includes entire cluster	N/A	Land is comprised of more than 3 properties, and has an area not less than 20ha	Land includes less than 4 properties or is less than 20ha	1	47	3 lots with total area of 18ha, part of a larger cluster
	Existing classification of subject cluster/subcluster	Potential average density of cluster will remain at the per lot or greater	N/A	Potential average density of cluster will be less than the per lot	N/A	4		Proposed density is 'A'
	Number of potential additional subdivision lots created by the proposed classification	The number of potential subdivision lots in the cluster will increase by less than 20%	The number of potential subdivision lots in the cluster will increase by more than 20% but less than 50%	The number of potential subdivision lots in the cluster will increase by more than 50% but less than 100%	The number of potential subdivision lots in the cluster will increase by more than 100%	1		Ave lot size for the cluster will remain more than 1ha
	Is land located within or adjoining an identified future growth area for a town	Land is separated from the nearest town	Land is adjoining or within 800m of a town growth boundary	Land is adjoining to a town urban growth boundary and strategically identified for potential further development at urban densities	Land is within a town growth boundary	4		Current 5 lots in cluster - proposed density may increase by 15 lots
	Will reclassification fetter existing or potential permitted agricultural uses	Land is not within 200m of the nearest area of Agriculture Zone or Rural Zone land used for agriculture	Land is not within 200m of the nearest area of Agriculture Zone or Rural Zone land used for agriculture, except if only used for grazing	Land is within 200m of land used for grazing, but is not within 200m of the nearest area of Agriculture Zone land used for agriculture, other than grazing	Land is within 200m of Agriculture Zone or Rural Zone land used for agriculture other than grazing	2		The land is separated from nearby townships.
	Will reclassification impact on existing or potential permitted rural resource or industrial uses	Land is not adjacent to existing or potential permitted rural resource or industrial uses, or within the Attenuation distance of an activity relevant to the Attenuation Code, or Land is not within 200m of existing or potential permitted forestry uses	N/A	Land is adjacent to existing or potential permitted rural resource or industrial uses, or within the Attenuation distance of an activity relevant to the Attenuation Code, or Land is within 200m of existing or potential permitted potential permitted forestry uses	N/A	2		Land is within 200m of Agriculture zoned land land to the north
	Is land close to or adjoining the Tasmanian Reserve Estate	Land is not within 200m of nearest reserve	Land within 200m but does not adjoin a reserve	Land adjoins reserve	Land adjoins reserve that is sensitive and/or of high conservation value	1		Land is within 200m of existing forestry uses which occur to the north of the land.
	Is the land within appropriate proximity of regional services in Huonville	Land is less than 10km travel distance from Huonville regional services	Land is more than 10km but less than 25km travel distance from Huonville regional services	Land is more than 25km but less than 40km travel distance from Huonville regional services	Land is 40km travel distance or more travel from Huonville regional services	1		Reserve land adjoins the cluster
Topography and Natural Values	Is the land within appropriate proximity of transport services	Land is within 800m walking distance of a bus stop (10 minutes)	Land is more than 800m but less than 1.6km walking distance of a bus stop (20 minutes)	Land is more than 1.6km but less than 2.4km walking distance of a bus stop (30 minutes)	Land is 2.4km or more walking distance of a bus stop (greater than 30 minutes)	1	60	Theoretical location is greater than 40km from regional town
	Slope of land proposed to be reclassified	Flat to gently sloping - 0 to 5 degrees	Gently to strongly sloping - 6 to 10 degrees	Gently to moderately steep - 11 to 20 degrees	Steep - greater than 20 degrees	1		There is no bus stop within proximity to the site.
	Natural Values - flora and fauna	Previously cleared land with no mapped Priority Vegetation Area, or identified threatened species or communities	Primarily cleared land with mapped Priority Vegetation Area, but no identified threatened species or communities	Primarily forested land with mapped Priority Vegetation, and/or impact on threatened species or communities can likely be avoided or mitigated	Land with identified or mapped Priority Vegetation, identified as high priority vegetation including threatened species or communities, and impacts are unlikely to be avoided	1		The site is identified as having significant slope greater than 20 degrees in many places.
	Watercourses	There are no waterway on the land and it is not mapped within the Waterway & Coastal Protection Area overlay	Less than 10% of the land is within a waterway or mapped within the Waterway & Coastal Protection Area overlay	More than 10% but less than 50% of the land is within a waterway or mapped within the Waterway & Coastal Protection Area overlay	50% or more of the land is within a waterway or mapped within the Waterway & Coastal Protection Area overlay	2		The land is largely mapped as a Priority Vegetation Area and significant vegetation is present. Onsite assessment would be required to clarify
	Land identified as coastal refugia area	The land is not subject to the Future Coastal Refugia overlay	Less than 10% of the land impacted by watercourses or Future Coastal Refugia overlay	More than 10% but less than 50% of the land impacted by watercourses or Future Coastal Refugia overlay	The land 50% or more impacted the Future Coastal Refugia overlay	4		A mapped waterway passes through the land affecting ~15%
	Any other significant natural values including biodiversity	There are no other significant natural values on the land	There are values present but they are unlikely to be effected by the proposed reclassification	There are values present but any impacts are likely to be able to be avoided or mitigated	There are values present and impacts are unlikely to be able to be avoided or mitigated	4		n/a
								No known other values

7 Appendix 2 Example Scenarios

Matrix table continued:

Natural Hazards and Risks	Subject to bushfire risk	The land is not bushfire prone land, mapped in the Bushfire-prone areas overlay	Land is subject to the Bushfire-prone areas overlay but is directly connected to a public road, that meets the design requirements of the Bushfire-Prone Areas Code, and that provides good emergency access through providing more than one evacuation route option	Land is subject to the Bushfire-prone areas overlay but is directly connected to a public road, is within 200m of a road that meets the design requirements of the Bushfire-Prone Areas Code, and that provides good emergency access through providing more than one evacuation route option	Land is subject to the Bushfire-prone areas overlay and is either not located on a public road or located on a public road: • greater than 200m from a road that meets the design requirements of the Bushfire-Prone Areas Code, or • that does not provide good emergency access by only providing one routes option	1	69	The site is identified as bushfire prone land and the access road is a narrow unsealed road which only provides one evacuation route.
	Subject to landslip risk	The land is not subject to the Landslip hazard overlay	Land is subject to Low Hazard Risk Landslip hazard area	Land is subject to Medium Hazard Risk Landslip hazard area	Land is subject to High Hazard Risk Landslip hazard area	2		Some of the land is identified with in the medium land slip hazard area.
	Subject to coastal overland and riverine flooding risk	The land is not subject to the 1.0 Percent AEP Hazard Riverine Flooding [Climate Change] or 1.0 Percent AEP Hazard Overland Flooding [Climate Change] (Tasmanian Strategic Flood Map (TSFM) Design Flood Event (DFE) outputs, revised 2025) or The land is not subject to the Coastal inundation area overlay or the Coastal erosion area - investigation area overlay	The land is subject to AIDR Hazard Category H1 (Generally safe for vehicles, people and buildings) in the 1.0 Percent AEP Hazard Riverine Flooding [Climate Change] or 1.0 Percent AEP Hazard Overland Flooding [Climate Change] (Tasmanian Strategic Flood Map (TSFM) Design Flood Event (DFE) outputs, revised 2025) or Land is subject to Low Hazard Risk Coastal Inundation hazard area	The land is subject to AIDR Hazard Category H2 (Unsafe for small vehicles) in the 1.0 Percent AEP Hazard Riverine Flooding [Climate Change] or 1.0 Percent AEP Hazard Overland Flooding [Climate Change] (Tasmanian Strategic Flood Map (TSFM) Design Flood Event (DFE) outputs, revised 2025), or Land is subject to Medium Hazard Risk Coastal Inundation hazard area	More than 10 percent of the land is subject to AIDR Hazard Category H3 to H5 in the 1.0 Percent AEP Hazard Riverine Flooding [Climate Change] or 1.0 Percent AEP Hazard Overland Flooding [Climate Change] (Tasmanian Strategic Flood Map (TSFM) Design Flood Event (DFE) outputs, revised 2025), or Land is subject to High Hazard Risk Coastal Inundation hazard area or the Coastal inundation hazard - investigation area	4		No coastal hazard area is identified on the land.
	Subject to coastal erosion risk	The land is not subject to the Coastal erosion area overlay or the Coastal erosion area - investigation area overlay	Land is subject to Low Hazard Risk Coastal erosion hazard area	Land is subject to Medium Hazard Risk Coastal erosion hazard area	Land is subject to High Hazard Risk Coastal erosion hazard area or the Coastal erosion hazard - investigation area	4		No coastal erosion hazard is identified on the land.
Landscape and Cultural Values	Aboriginal cultural heritage	No registered or potential Aboriginal cultural heritage on the land	Registered or potential Aboriginal cultural heritage on the land and the proposed classification is C	Registered or potential Aboriginal cultural heritage on the land and the proposed classification is B	Registered or potential Aboriginal cultural heritage on the land and the proposed classification is A	1	50	Initial searches undertaken indicate there may be potential Aboriginal cultural heritage on the land.
	Historic heritage	The land is not located within a Local Heritage Precinct, a Local Historic Landscape Precinct, or the Franklin Specific Area Plan	N/A	The land is located within a Local Heritage Precinct, a Local Historic Landscape Precinct, or the Franklin Specific Area Plan	N/A	4		No local heritage has been identified for the land in the planning scheme.
	Scenic landscapes	The land is not located within a Scenic protection overlay or a Scenic road corridor overlay	N/A	The land is located within a Scenic protection overlay or a Scenic road corridor overlay	N/A	2		The land is located within the Scenic Protection Overlay.
	Skylines and ridgelines	The land is not located within 50m vertically of a skyline or ridgeline	The land is not located within 30m vertically of a skyline or ridgeline	The land is not located within 20m vertically of a skyline or ridgeline	The land is located within 10m vertically of a skyline or ridgeline	1		The land is located 10m vertically of a skyline or ridgeline
Infrastructure	State Roads	The land is not with 50m of a State Road	The land adjoins or is within 50m of a State Road, but reclassification is unlikely to result in any new junction with, or access to, the State Road	The land adjoins or is within 50m of a State road and reclassification is unlikely to result in more than an increase in the annual average daily traffic of: • 10% or 10 vehicle movements a day on a category 1, 2 or 3 road; or • 20% or 40 vehicle movements a day on any other State road	The land adjoins or is within 50m of a State Road and reclassification is likely to result in more than an increase in the annual average daily traffic of: • 10% or 10 vehicle movements a day on a category 1, 2 or 3 road; or • 20% or 40 vehicle movements a day on any other category of State Road	4	71	No state road within proximity
	Local Roads	The land: • has a frontage or right of way to a sealed road which has a carriageway width exceeding 7m or an unsealed road with a pavement width exceeding 8m; and • the reclassification proposed is unlikely to result in more than an increase in the annual average daily traffic of 20% or 40 vehicle movements a day	The land: • has a frontage or right of way to a sealed road which has a carriageway width between 5-7m; and • the reclassification proposed is unlikely to result in more than an increase in the annual average daily traffic of 20% or 40 vehicle movements a day	The land: • has a frontage or right of way to an unsealed road which has a pavement width between 5-8m; and • the reclassification proposed will likely result in an increase in more than 20% or 40 vehicle movements a day	The land does not have frontage or right of way to a road which has a pavement or carriageway greater than 6m	1		Land is only accessible via an unsealed road.
	TasNetworks Transmission Infrastructure	The land does not contain any transmission infrastructure, TasNetworks easement and is not mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code	The land contains: • transmission infrastructure; • a TasNetworks easement; • is mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code; where the classification proposed is C or D and is likely to provide area for future development outside of these areas	The land contains: • transmission infrastructure; • a TasNetworks easement; • is mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code; where the classification proposed is A or B and is likely to provide area for future development outside of these areas	The land contains: • transmission infrastructure; • a TasNetworks easement; • is mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code; and the classification proposed is unlikely to provide area for future development outside of these areas	4		No transmission infrastructure identified.
	Electricity supply	The land is connected to an electricity supply and is in close proximity to Huonville or Kermandie and there is sufficient capacity within the network for the classification proposed	The land is or can be connected to an electricity supply and there is sufficient capacity within the network for the classification proposed	The land is or can be connected to an electricity supply but there is insufficient capacity within the network, for the classification proposed without augmentation of the network	The land is not able to be connected to, or sufficiently supplied with, electricity	2		Through engagement with TasNetworks it is understood there is limited capacity within the existing network to accommodate further density.
	Water supply	The land is not connected to a reticulated water supply and is suitable for onsite water collection and storage	The land is connected to a reticulated water supply and there is sufficient capacity in the network for the reclassification proposed for new lots with frontage within 30m to be connected to the existing infrastructure	The land is connected to a reticulated water supply but there is insufficient capacity in the network for new lots at the reclassification proposed with frontage within 30m to be connected to the existing infrastructure	The land is not connected to a reticulated water supply and is also not suitable for onsite water collection and storage	4		The land is not connected to a reticulated water supply and is suitable for onsite water collection and storage
	Sewer / wastewater	The land is not connected to a reticulated sewer, the classification proposed is B or C and the land is suitable for onsite wastewater disposal at the classification proposed	The land is not connected to a reticulated sewer, the classification proposed is A and the land is suitable for onsite wastewater disposal at the classification proposed	The land is connected to reticulated sewer service and there is sufficient capacity within the network for the proposed reclassification	The land is connected to reticulated sewer service and there is insufficient capacity within the network for the proposed reclassification and the land is unsuitable for onsite wastewater systems at the classification proposed	3		An onsite waste water study has been prepared which confirms the land would be suitable for onsite waste water disposal at the proposed density.
	Stormwater	The land is connected to reticulated stormwater and there is sufficient capacity within the network for the proposed reclassification	The classification proposed is B or C and the land is suitable for onsite retention and disposal for the reclassification proposed	The classification proposed is A and the land is suitable for onsite retention and disposal at the proposed classification	The land is unsuitable for onsite retention and disposal at the classification proposed	2		A study has been prepared which confirms the land would be not suitable for onsite stormwater retention and disposal at the proposed density.

6 Appendix 1 Cluster Review & Analysis

The following provides an overview of each of the clusters, with particular reference to the land within Rural Living Zone B, C and D classifications where reclassification through amendment to zoning may be possible.

The information is based on Planning Scheme zones and overlays as well as other information available on the State Government LISTmap.

6.1 Cluster Map 1 – Abels Bay

The locality of Abels Bay is approximately 32 kilometres south of Huonville.

This map area contains one cluster of Residential Living Zone, in Abels Bay. The cluster is zoned Rural Living B and is surrounded by low density residential in the west, agriculture in the south, rural land in the east and landscape conservation in the north.

Most of the cluster is impacted by the Priority Vegetation overlay with some areas identified as having the potential for threatened native vegetation.

Small areas of the cluster are subject to slope above 25 degrees. The area is impacted is mapped as a Bushfire-prone areas. Parts of the cluster have landslide potential.

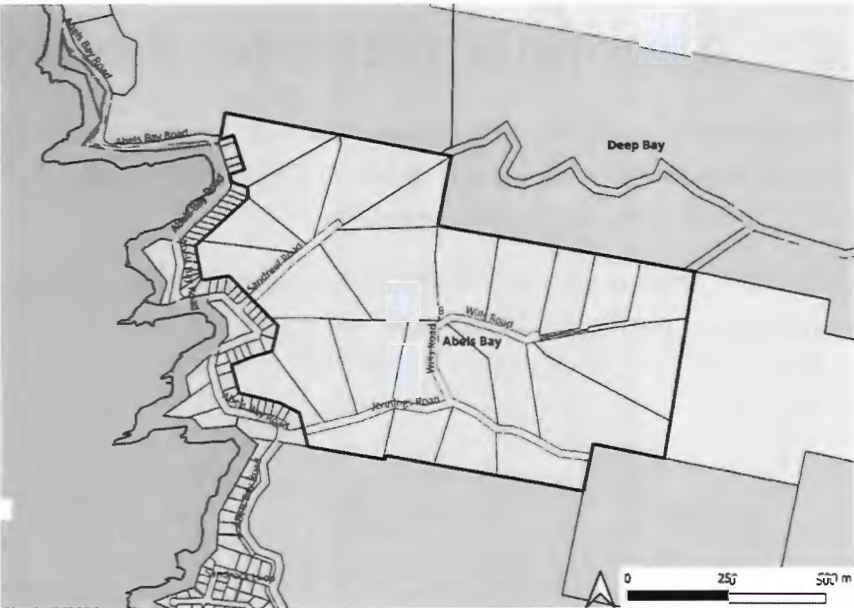


Figure 2: Location Plan with Zones

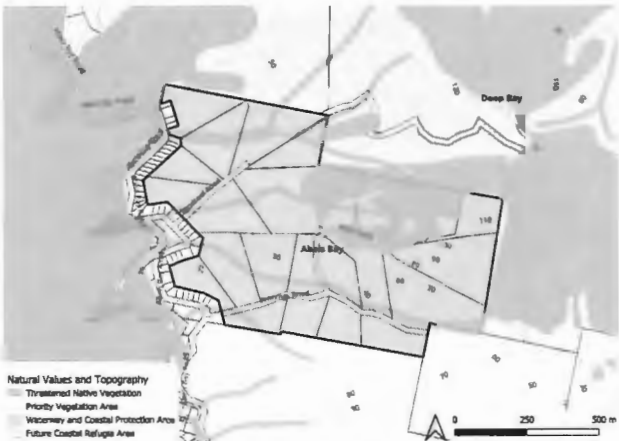


Figure 3: Natural Values and Topography Map

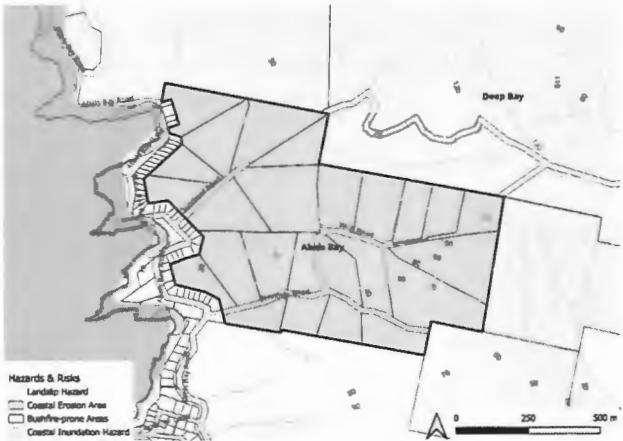


Figure 4: Risks and Hazards Map

6.2 Cluster Map 2 – Crabtree

The locality of Crabtree is approximately 15 kilometres north of Huonville. This map area contains one cluster of Residential Living Zone.

The cluster is zoned Rural Living C and it is surrounded by rural land to the north, east and south and landscape conservation to the west with a pocket to the northeast.

A private timber reserve is located to the east of the cluster. The cluster is impacted by slopes above 25 degrees mainly in the southwest and is Bushfire-prone area.

Parts of the cluster are connected to reticulated water.

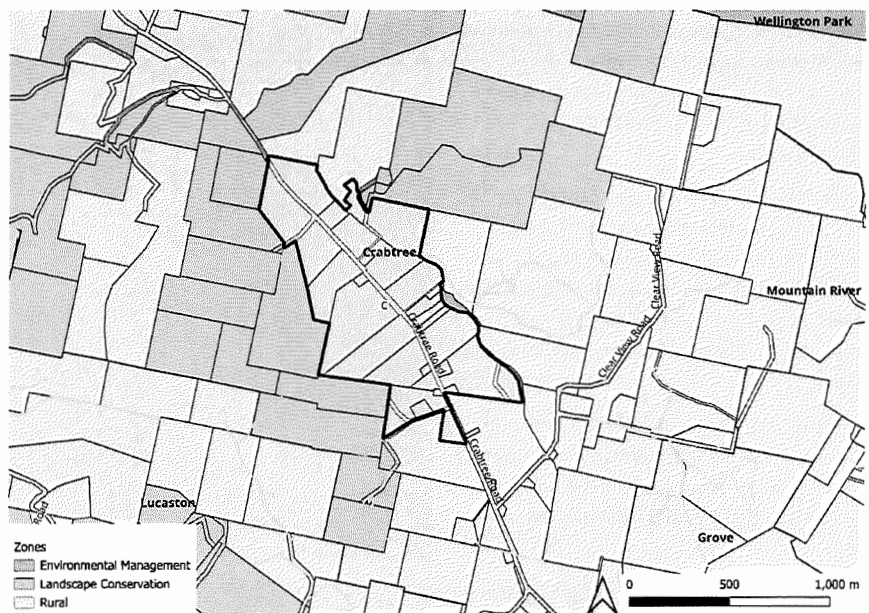


Figure 5: Location Plan with Zones

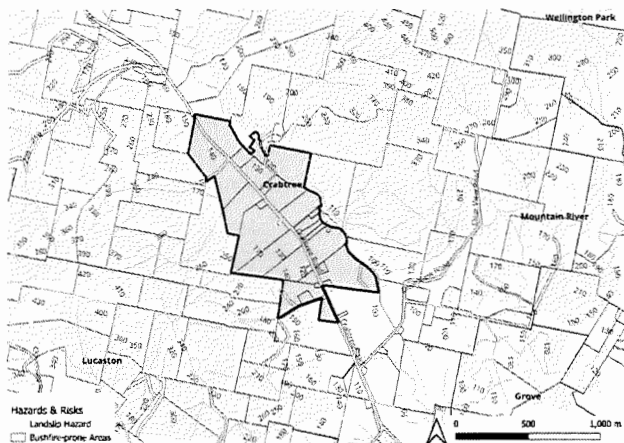


Figure 6: Risks and Hazards Map

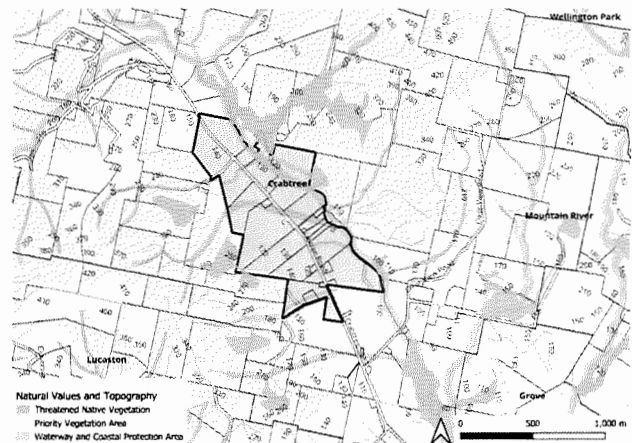


Figure 7: Natural Values and Topography Map

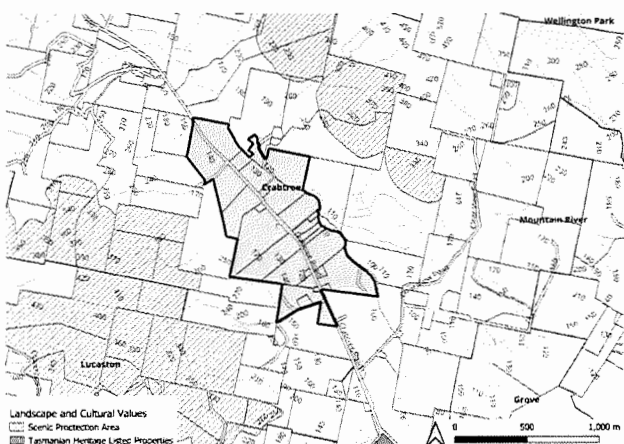


Figure 8: Landscape and Cultural Values Map

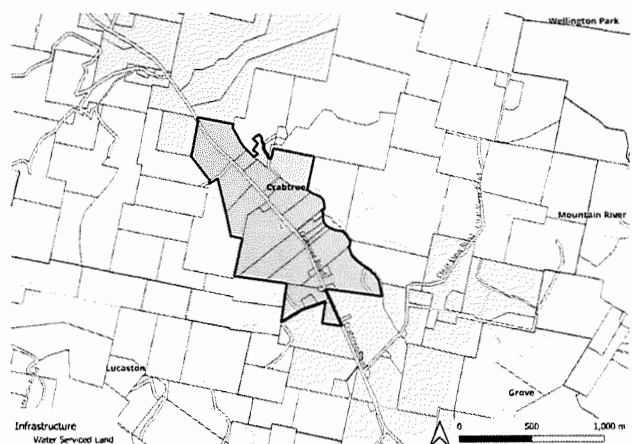


Figure 9: Infrastructure Map

6.3 Cluster Map 3 – Cradoc/ Glaziers Bay

The locality of Cradoc is located approximately 11 kilometres south of Huonville. The Cradoc/Glaziers Bay mapped area contains three clusters of Rural Living Zone, as described below:

Cradoc/Glaziers Bay western cluster

The Cradoc/Glaziers Bay western cluster is zoned Rural Living D. It is adjacent to land zoned Environmental Management to the west, Agriculture to the northeast, rural to east and south and one lot of landscape conservation to the east.

The cluster is Bushfire-prone and the cluster is also partially within the Waterway and Coastal protection areas in the south and a number of smaller watercourses are located within the cluster.

Small areas of the cluster are subject to slope above 25 degrees. Large parts of the cluster are mapped within the Priority vegetation overlay with the potential for threatened native vegetation.

The western edge of the cluster is impacted by the Scenic road corridor overlay.

Cradoc northern cluster

The Cradoc northern cluster is zoned Rural Living A. It is largely surrounded by Agricultural zoned land with some rural to the south. A property zoned Community purpose splits cluster.

The Channel Highway runs through the cluster in a north-south direction. Small areas of the cluster in the northwest are mapped within the Priority vegetation overlay. The southern part of the cluster is within the Waterway and coastal protection areas overlay.

The cluster is also mostly within the Scenic road corridor overlay along the highway.

Cradoc eastern cluster

The Cradoc eastern cluster is zoned Rural Living B. It is surrounded by Rural land to the northwest and east, Agricultural in the southwest and southeast and Landscape Conservation in the south.

The Channel Highway lies to the northeast corner of the cluster. Small areas of the cluster in the north are mapped as Priority vegetation. The cluster is also within the Waterway and coastal protection areas in the north, south and northwest.

Small parts of the northwest of the cluster are within by the Scenic road corridor along the highway.

The cluster is Bushfire-prone.

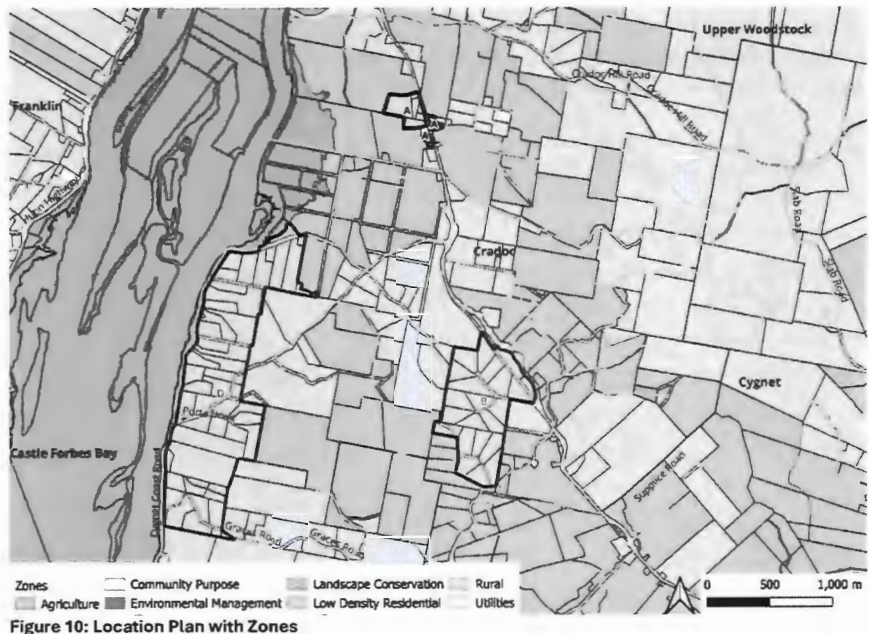


Figure 10: Location Plan with Zones

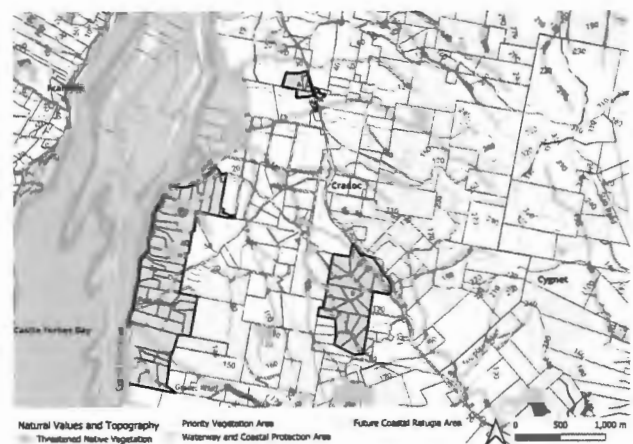


Figure 11: Natural Values and Topography Map

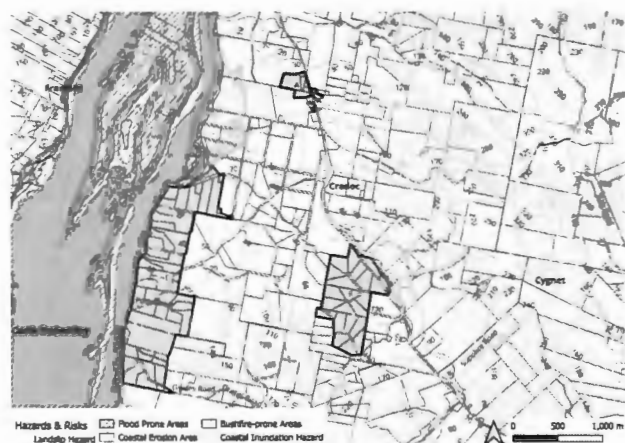


Figure 12: Risks and Hazards map

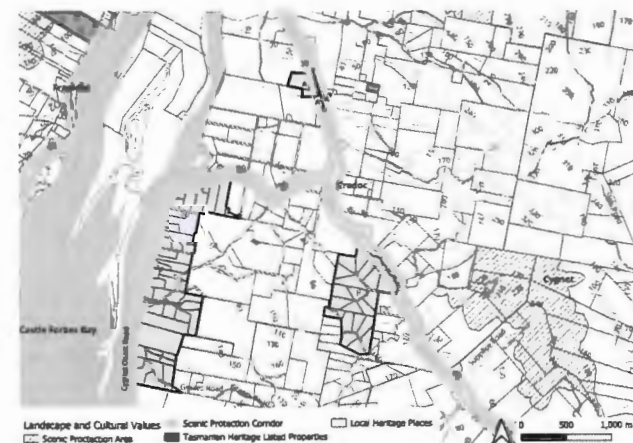


Figure 13: Landscape and Cultural Values Map

6.4 Cluster Map 4 – Cygnet

Cygnets is 17km south of Huonville and contains two clusters of Rural Living Zone, one to the north of the town and one to the south, as described below:

Cygnets north

The Cygnet north cluster is zoned Rural Living A; it is surrounded by General residential to the south, Rural to the east and northeast and Agriculture (improved pasture) in the southwest. All the lots are used for rural residential purposes. The Channel Highway runs along the eastern edge of the cluster. The cluster is Bushfire-prone and is almost completely within the Scenic road corridor overlay for the highway. The cluster is connected to reticulated water. The most southern lot in the cluster is connected to sewerage.

Cygnet south

The Cygnet south cluster is mainly zoned Rural Living A with some Rural Living B in the northwest corner. The surrounding land is zoned Rural. Lymington Road runs along the eastern edge of the cluster. The cluster is Bushfire-prone and the northeast corner of the cluster lies within the Coastal erosion area – investigation area overlay. The eastern edge of the cluster is within the Scenic road corridor overlay for Lymington Road. Most of the cluster is connected to reticulated water and sewerage.



Figure 14: Location Plan with Zones



Figure 15: Hazards and Risks Map

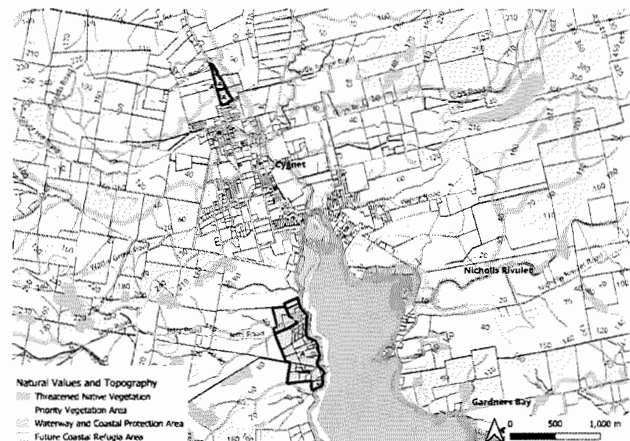


Figure 16: Natural Values and Topography

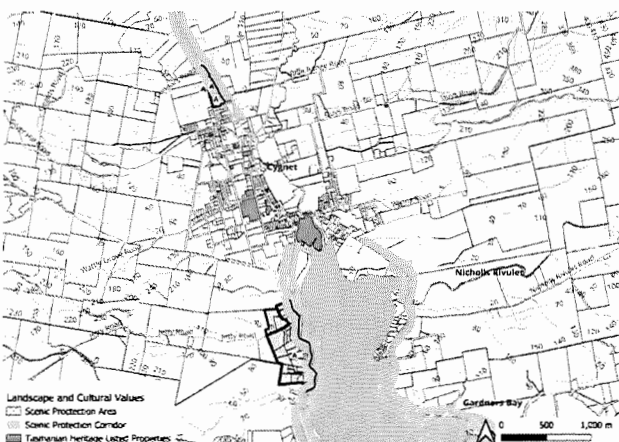


Figure 17: Landscape and Cultural Values Map



Figure 18: Infrastructure Map

6.5 Cluster Map 5 – Dover

Dover contains several clusters of Rural Living Zone, including areas to the north, east and west of the town, as described below:

Dover north

The cluster includes two areas north of Dover zoned Rural Living C, the long cluster located around Dover Rivulet and the Huon Highway are separated by the township. Small areas have slopes above 25 degrees. The north of the cluster is mapped within the Priority vegetation overlay with the eastern edge of the cluster mapped within the Landslip Hazard Area overlay. The cluster is also partially within the Waterway and coastal protection area and is mapped as a Bushfire-prone areas.

Dover east

This area includes two clusters east of Dover, centred around Kent Beach, zoned Rural Living B. The areas are surrounded by Rural land to the east, Landscape Conservation to the north, east and northwest and low density residential in the west. The two areas are separated by Low Density Residential zoning. A significant area within the cluster is within the Priority vegetation overlay. The two western most lots are mapped within the hazard areas for coastal erosion and coastal inundation. The clusters are Bushfire-prone and the north of the cluster is also within the Waterway and coastal protection area overlay.

Dover west

The are consists of three areas west of Dover, two along Francistown Road and one along the Huon Highway, all zoned Rural Living A. The three areas are separated by Agriculture zoned land much of which is perennial horticulture. To the west of the cluster is Rural zoned land. Small areas in the west are within the Priority vegetation overlay. The western part of the cluster is mapped within the Waterway and coastal protection area and the area is Bushfire-prone.

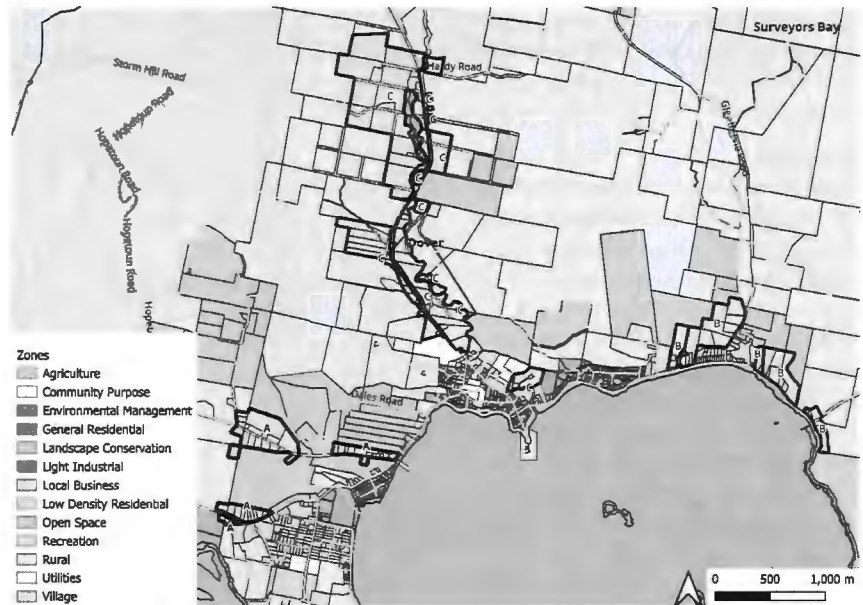


Figure 19: Location Plan with Zones

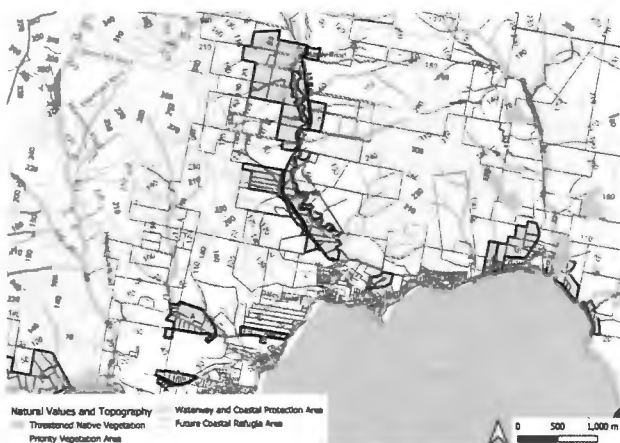


Figure 20: Hazards and Risks Map



Figure 21: Natural Values and Topography Map



Figure 22: Landscape and Cultural Values Map



Figure 23: Infrastructure Map

6.6 Cluster Map 6 – Franklin

Franklin is located 7km south of Huonville and is part Rural Living D in the west, and Rural Living B area in the northeast. The Cluster is surrounded by Rural land to the north and east and landscape conservation (forested) to the west and southeast.

Areas to the north of the cluster are subject to slope above 25 degrees. Large parts of the cluster subject to Priority vegetation overlay. The north of the corridor is subject to the Waterway and coastal protection area around Prices Creek. The cluster is mapped as a Bushfire prone area. Franklin is subject to the Franklin Heritage Specific Area Plan which seeks to:

- Recognise heritage and character values
- Provide for sympathetic subdivision design
- Recognise and protect vistas to and from Franklin foreshore

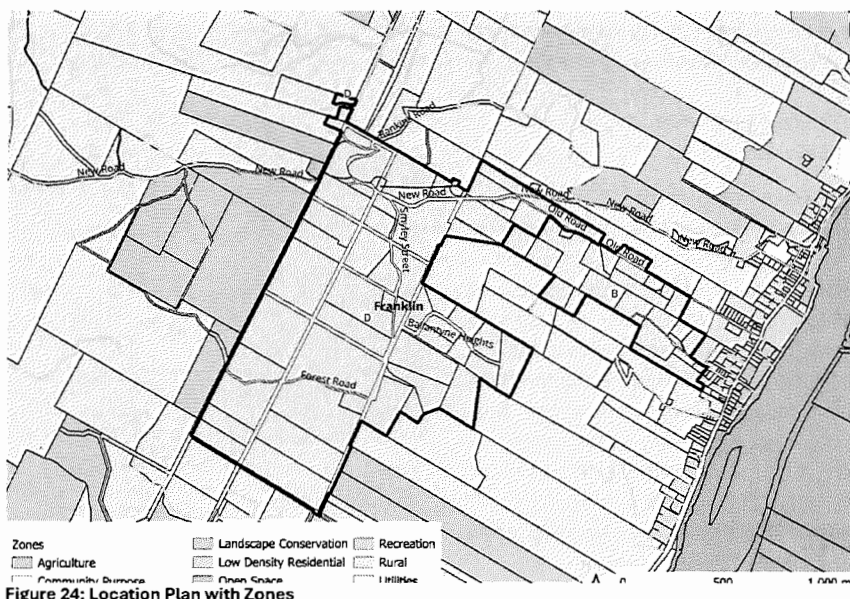


Figure 24: Location Plan with Zones

Five lots in the east are connected to reticulated water, four lots have access to sewerage.

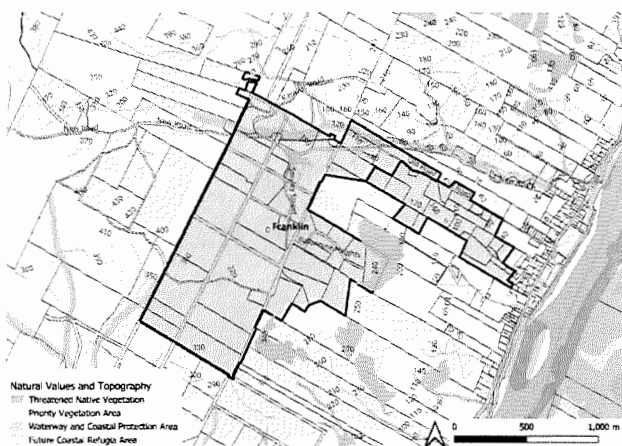


Figure 25: Natural Values and Topography Map

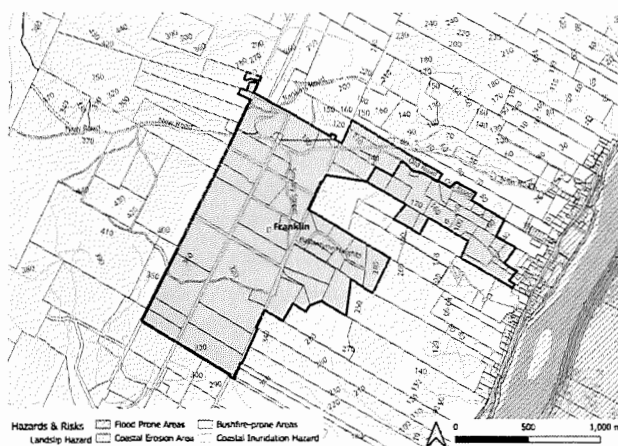


Figure 26: Hazards and Risks Map

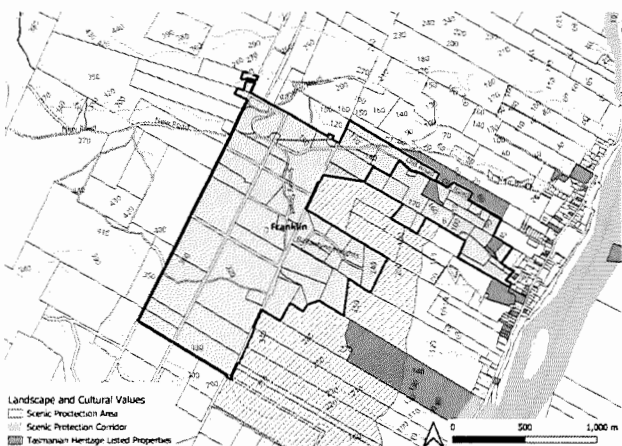


Figure 27: Landscape and Cultural Values Map

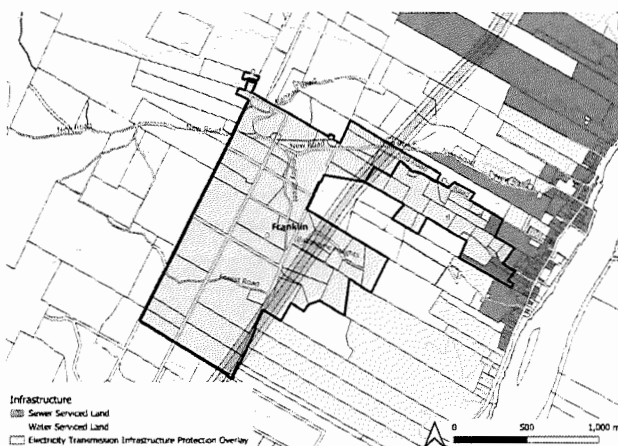


Figure 28: Infrastructure Map

6.7 Cluster Map 7 – Garden Island Creek

Garden Island Creek is approximately 15km south of Cygnet. This area contains three clusters of Rural Living Zone, of which none are water and sewer serviced. The following describes the clusters

Garden Island Creek East

Located east of Garden Island Creek, this cluster is zoned Rural Living D. It is impacted by both overland and riverine flooding. There are significant areas of threatened vegetation communities, and the entirety of the cluster is protected under the Priority Vegetation Overlay. Consequently, it is also bushfire-prone. The area is subject to both low and medium landslip hazard risks. The edge of the cluster abutting the Channel Highway is mapped within the scenic corridor and is also located within a coastal erosion investigation area.

Lowes Road Cluster, Garden Island Creek West

This cluster comprises areas zoned Rural Living C, B, and D, and is accessed via Lowes Road from the Channel Highway. It is in close proximity to Garden Island Creek's Low Density Zone, but is surrounded by Landscape Conservation, Environmental Management, and the Utilities Zone that applies to the Channel Highway.

The Rural Living B area is the most constrained, with risks of riverine flooding, erosion, and coastal inundation.

The Rural Living D and C areas are predominantly gently to strongly sloping, with a tributary running through the site that connects to Garden Island Creek and is subject to overland flooding.

There are some remnant patches of threatened vegetation communities throughout the cluster, and the Priority Vegetation Overlay mapping is consistent with this. However, the entire site is bushfire-prone. Additionally, the edge abutting the Channel Highway falls within the Scenic Corridor Overlay.

Scarrs Road Cluster (south)

Located south of Garden Island Creek, the cluster is zoned Rural Living C. It is surrounded by Rural and Landscape Conservation Zones and is accessed via Scarrs Road. The entire cluster is bushfire-prone and covered by the Priority Vegetation Overlay, but it is largely not mapped with any threatened vegetation communities other than a small portion adjoining the Landscape Conservation Zone. There is some localised overland flooding associated with the tributary that affects two titles in the cluster, and the steeper areas are impacted by a low landslip hazard risk. Much of the western half of the cluster, as well as parts of the east, consists of moderately steep areas with slopes exceeding 16 degrees. The cluster is not serviced and does not contain any listed landscape or cultural values.

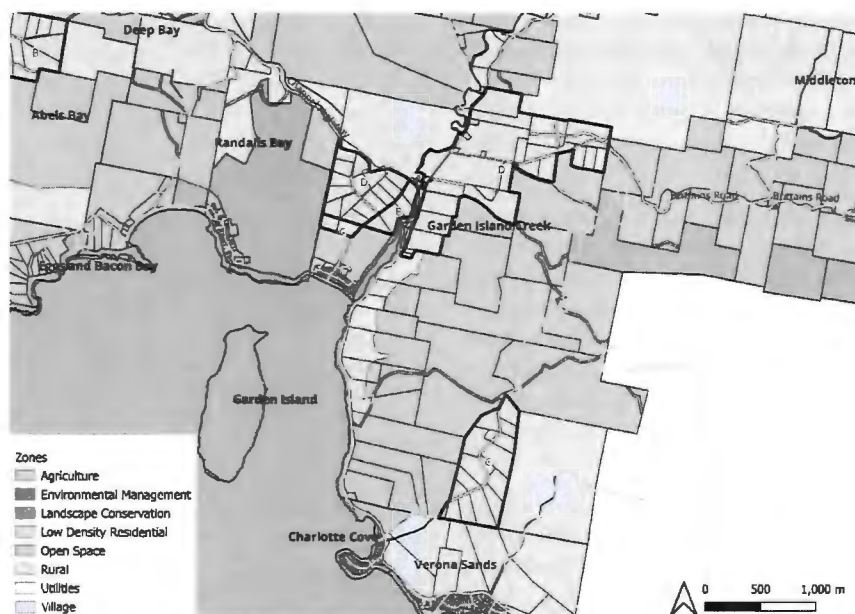


Figure 29: Location Plan with Zones



Figure 30: Natural Values and Topography Map

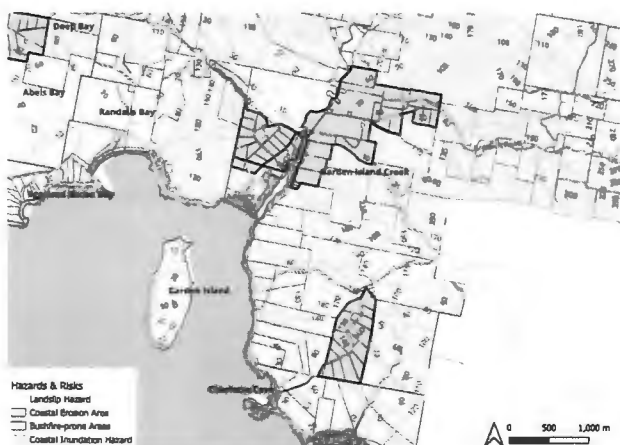


Figure 31: Hazards and Risks Map



Figure 32: Landscape and Cultural Values Map

6.8 Cluster Map 8 – Gardners Bay / Deep Bay

Gardners Bay is located approximately 24 kilometers south of Huonville. The cluster includes one property in Deep Bay and covers an extensive cluster consisting of land Zoned Rural Living B, located on both sides of the Channel Highway. The surrounding land is zoned Rural, Environmental Management and Landscape Conservation

The cluster is significantly covered by the Priority vegetation overlay; some areas have the potential for threatened native vegetation. Areas adjacent to Gardners Bay are subject to the Waterway and coastal protection overlay.

Most of the cluster is Bushfire-prone and areas within the centre of the cluster are within the Landslip hazard overlay. Small areas in the north and northwest of the cluster lie within the Coastal erosion hazard area overlay some are identified as having the potential for Coastal inundation.

Areas adjacent to the Channel Highway are within the Scenic protection area overlay.



Figure 33: Location Plan with Zones

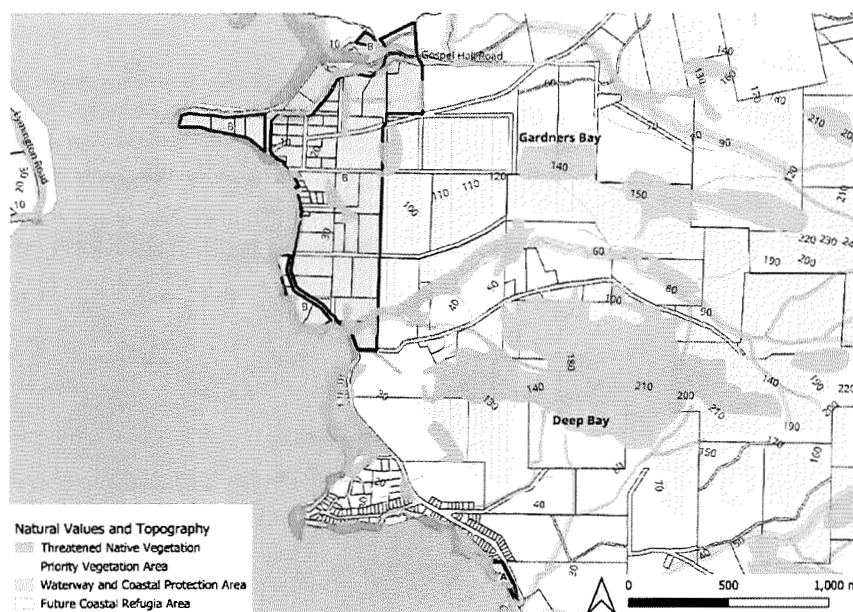


Figure 34: Natural Values and Topographic Map

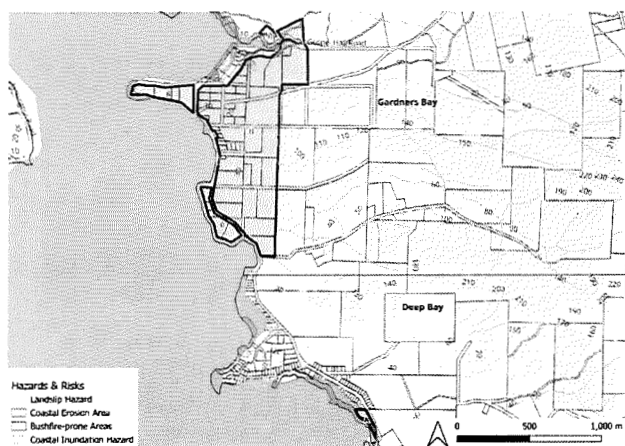


Figure 35: Hazards and Risks Map

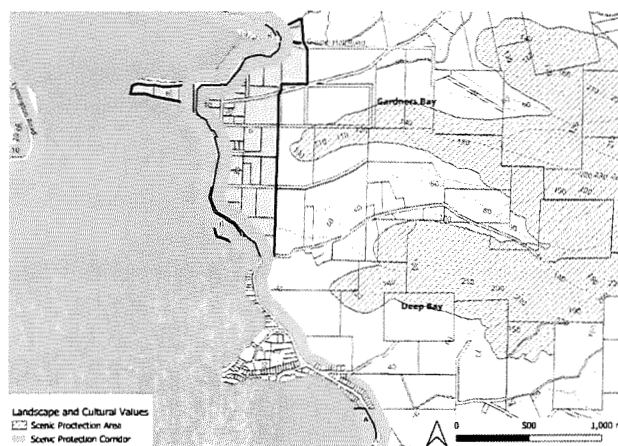


Figure 36: Landscape and Cultural Values Map

6.9 Cluster Map 9 - Geeveston

This area contains three clusters of Rural Living Zone, as described below:

Geeveston South

The southern cluster is zoned Rural Living B and largely surrounded by rural land with some general residential to the north and landscape conservation to the east. The cluster is dissected by the Kermadie River and Rileys Creek. Parts of the cluster are within the Priority vegetation overlay and the Landslip Hazard Areas overlay. The area is also partially within the Scenic road corridor along the Huon Highway. Parts of the cluster are connected to reticulated water.

Geeveston West

This cluster is zoned Rural Living A and largely surrounded by rural land with agriculture in the west. The eastern edge of the cluster abuts general residential land and community purpose land, Geeveston Primary School. The LUDS identifies an investigation area for residential opportunities north-west of the cluster. The cluster is connected to reticulated water.

Geeveston Far West

The third cluster begins approximately 2.3 km from the western edge of the township. Zoned Rural Living C it is largely surrounded by rural land with agriculture to the east. The cluster abuts a timber production zone in the west. The western part of the cluster has small areas with slope above 25 degrees. Crookes Rivulet dissects the cluster to the west of Costains road with other minor tributaries and waterways in the region. Parts of the cluster are mapped within the priority vegetation overlay. The cluster is also in parts within mapped areas of Landslip Hazard Area. Parts of the cluster are connected to reticulated water.

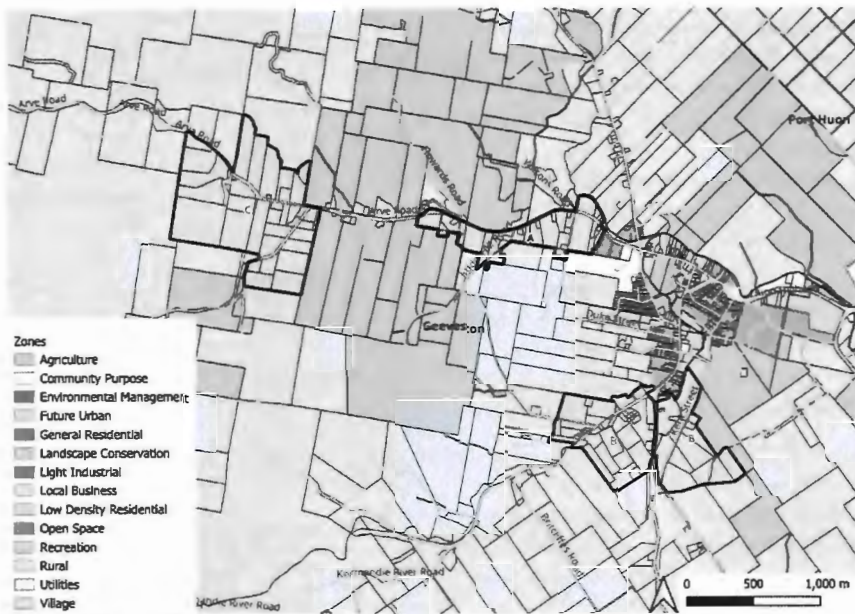


Figure 37: Location Plan with TPS zones

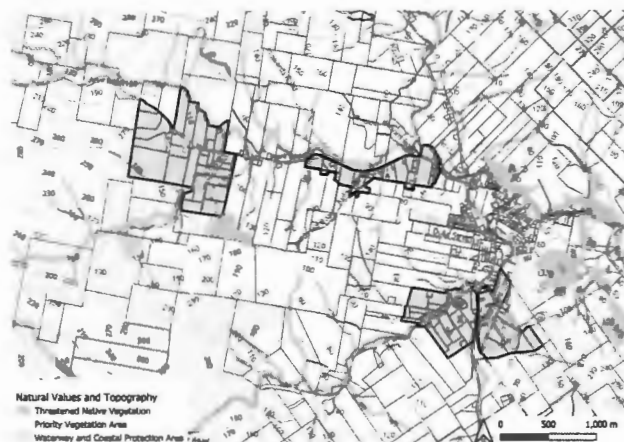


Figure 38: Natural Values

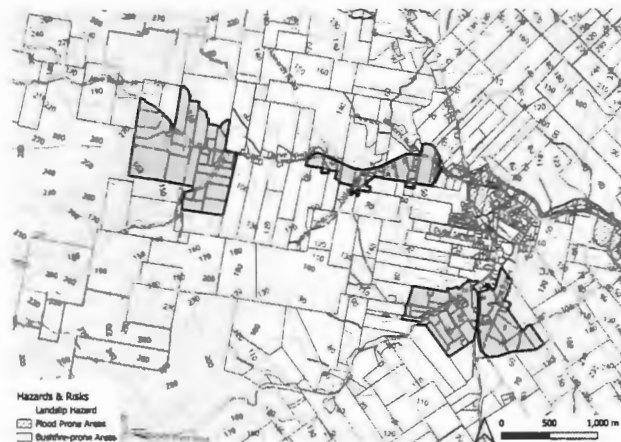


Figure 39: Hazards and Risks

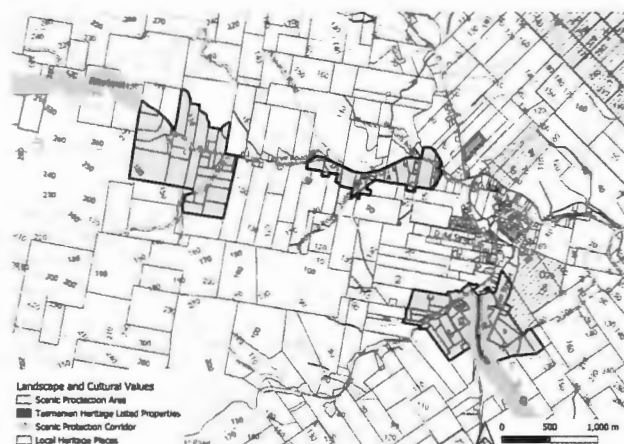


Figure 40: Landscape and Cultural Values

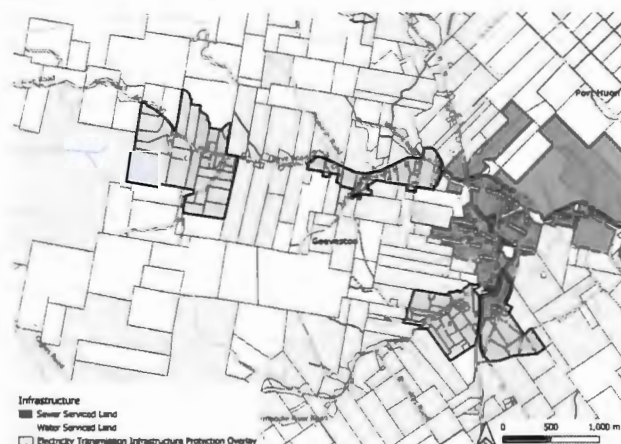


Figure 41: Infrastructure

6.10 Cluster Map 10 – Glen Huon

Glen Huon is located approximately 10 kilometres west of Huonville. This area contains two clusters of Rural Living described below:

Glen Huon east

The Glen Huon east cluster is dissected by Glen Huon Road in the north, with Lanes Road running through or adjacent to much of the cluster. The cluster is zoned a mix of Rural Living A and C. Agriculture zoned land lies to the north of the cluster, with the rest of the land surrounded by Rural zoning with the exception of Landscape Conservation zoning in the southeast.

Some areas of the cluster are impacted by the Priority Vegetation overlay with the potential for threatened native vegetation. The cluster is dissected by several watercourses which lie within the mapped Waterways and coastal erosion area overlay. The cluster is Bushfire-prone and the northern part of the cluster is significantly within the Landslip hazard overlay with some areas also identified in the south.

Glen Huon west

Glen Huon west cluster is zoned Rural Living B. Land surrounding the cluster is primarily zoned Rural. Small areas within the cluster are impacted by slopes above 25 degrees. Most of the cluster is subject to the Priority vegetation overlay with the potential for threatened native vegetation is some locations. The cluster is dissected by several watercourses mapped Waterways and coastal erosion area overlay. The cluster is Bushfire-prone and approximately 50% of the cluster is mapped within the Landslip hazard overlay. The northern tip of the cluster is subject to the Flood-prone areas overlay.

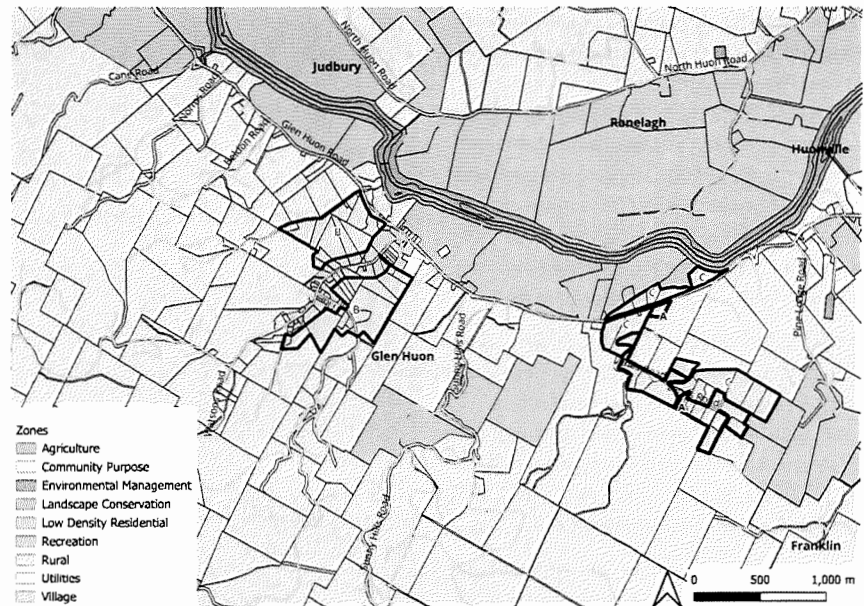


Figure 42: Location Plan with Zones

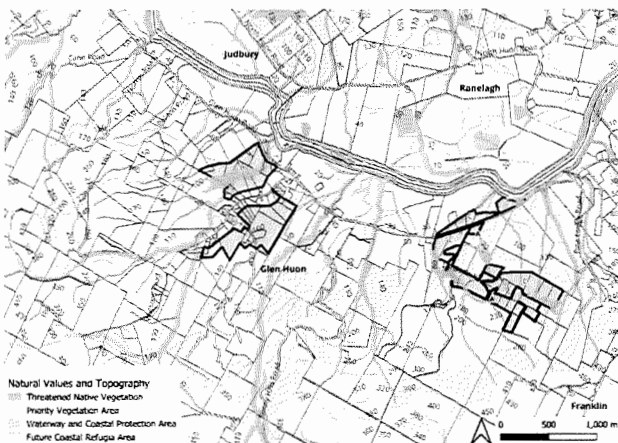


Figure 43: Natural Values and Topography Map

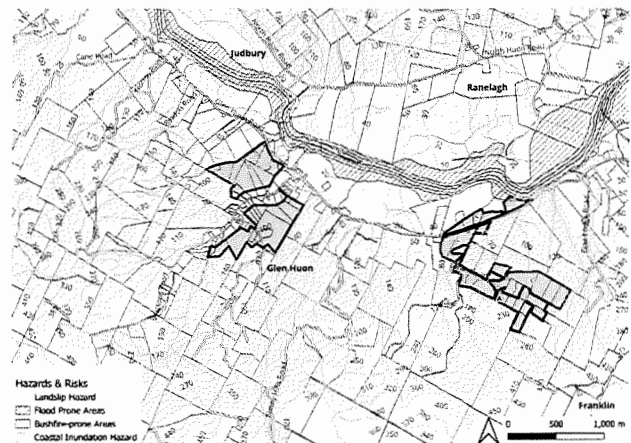


Figure 44: Hazards and Risks Map

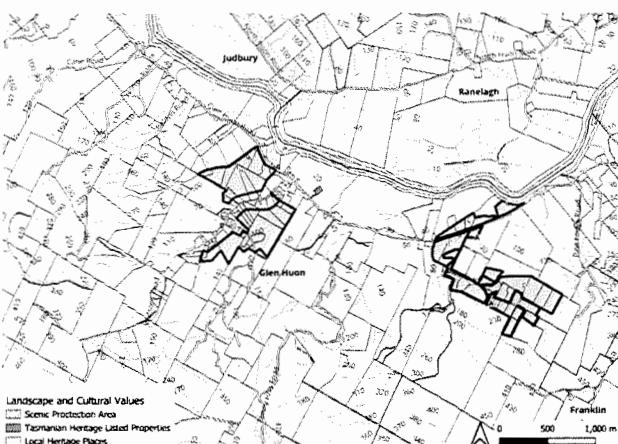


Figure 45: Landscape and Cultural Values Map

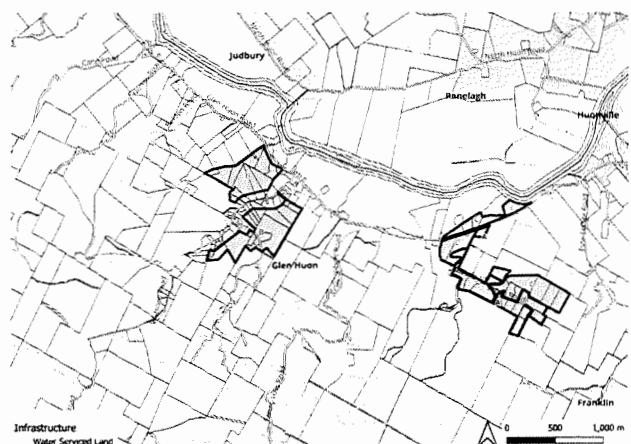


Figure 46: Infrastructure Map

6.11 Cluster Map 11 – Grove

Grove is located approximately 7 kilometres north of Huonville. The cluster is dissected by the Huon Highway with land to the north zoned Rural Living A and land to the south Rural Living C. Agriculture zoned land lies to the north and southwest of the cluster, Rural to the east and Landscape Conservation in the southeast. An area of Low Density Residential zoned land lies to the north of the Huon Highway adjacent to the area of the cluster zoned Rural Living A.

Parts of the cluster are subject to slopes above 25 degrees. Most of the cluster is subject to the Priority vegetation overlay code with areas identified as having the potential for threatened native vegetation. A number of watercourses run through the site with some mapped within the Waterway and coastal protection overlay.

The cluster is Bushfire-prone with much of the cluster also within the Landslip hazard overlay.

Areas adjacent to the Huon Highway are within the mapped Scenic protection corridor for the Highway.

Three lots in the northwest corner of the cluster are connected to reticulated water.

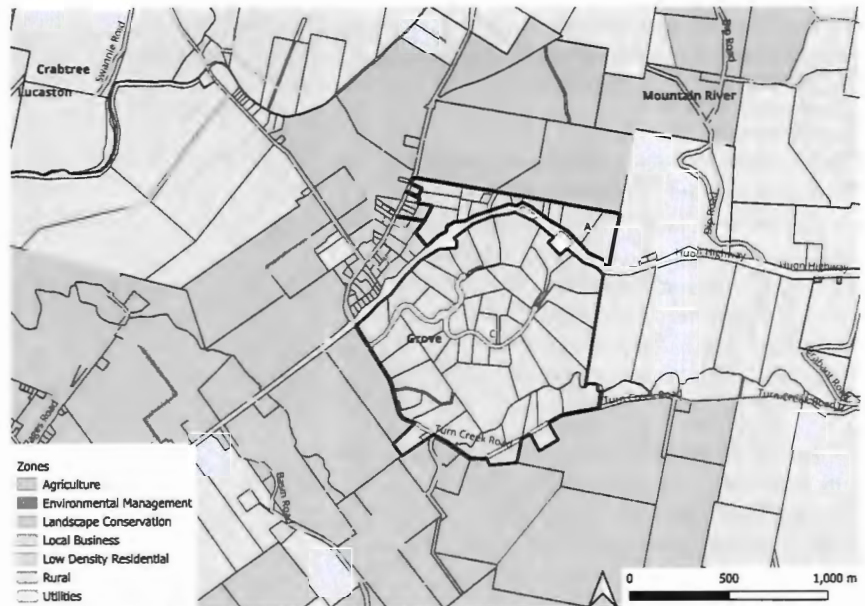


Figure 47: Location Plan with Zones

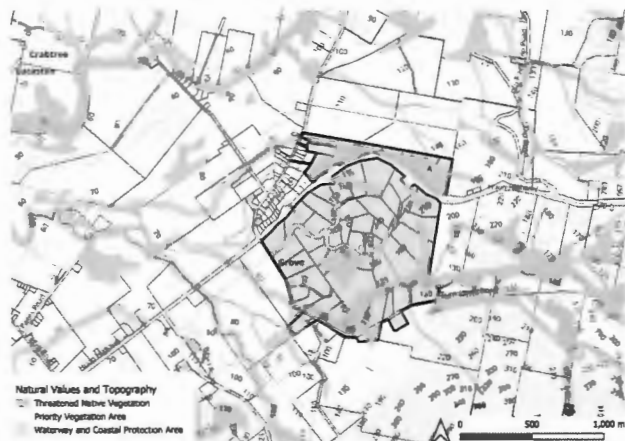


Figure 48: Natural Values and Topography Map

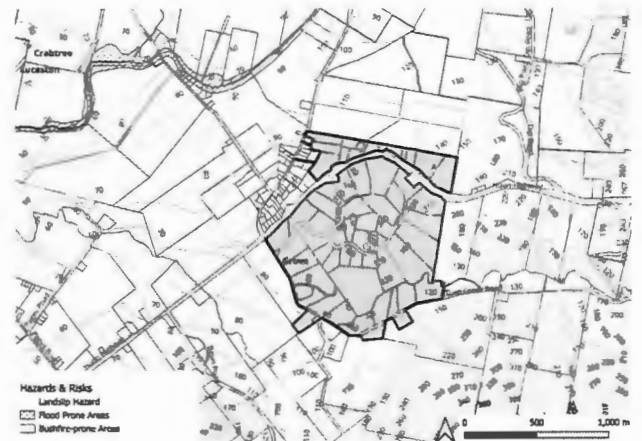


Figure 49: Hazards and Risks Map

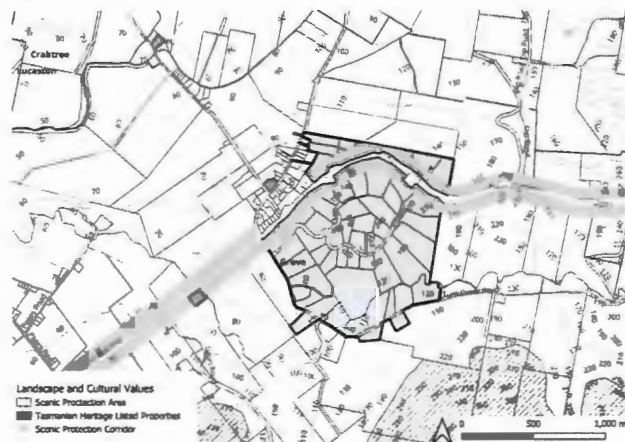


Figure 50: Landscape and Cultural Values Map

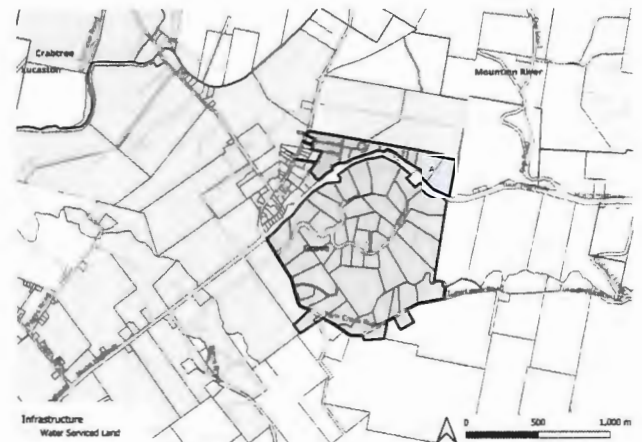


Figure 51: Infrastructure Map

6.12 Cluster Map 12 – Hastings / Southport / Loon River

The localities of Hastings and Lune River lie approximately 60 kilometres south of Huonville. There are three clusters of Rural Living described below including the northern part of Southport:

Lune River

The Lune River area, is zoned Rural Living D. The area is abutted by the Lune River to the east and is near timber production zone. There is Priority vegetation including potential threatened native vegetation identified on part of the area. Land around the numerous watercourses is impacted by the Waterway and coastal protection area overlay. The cluster is Bushfire-prone and the majority of the area lies within the coastal inundation hazard overlay.

Hastings west

Hastings west cluster is zoned Rural Living D; it abuts Hastings Bay to the west and is dissected by Hastings Cave Road. Surrounding land is zoned Environmental management and Rural.

The Rural land identified as a permanent timber production zone with areas of production forest. An area of community purpose land lies within the cluster. The Rural land identified as a permanent timber production zone with areas of production forest.

Parts of the cluster have slopes above 25 degrees. The cluster is traversed by numerous watercourses and is impacted by the Waterway and coastal protection overlay.

The cluster is Bushfire-prone and the west of the cluster has the potential for coastal inundation.

Land along Hastings Caves Road is impacted by the scenic protection corridor overlay.

Hastings east /Southport

This cluster is zoned Rural Living D. It is dissected by the Huon Highway which also marks the extent of the cluster in the southeast, while Hastings Caves Road runs along the southern boundary in the west of the area. The Rural land identified as a permanent timber production zone with areas of production forest.

Parts of the cluster in the east have slopes above 25 degrees and the cluster is traversed by numerous watercourses. The cluster is identified as containing priority vegetation with the potential for threatened native vegetation. The cluster is Bushfire-prone and a small area of the northwest of the cluster is impacted by the Landslip overlay. Land along Hastings Caves Road and the Huon Highway is impacted by the scenic protection corridor overlay.

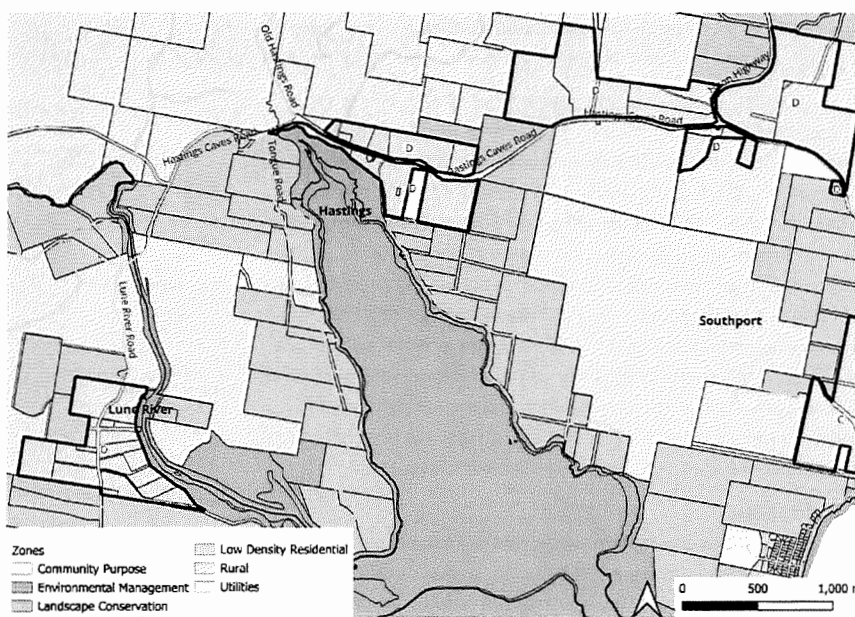


Figure 52: Location plan with Zones

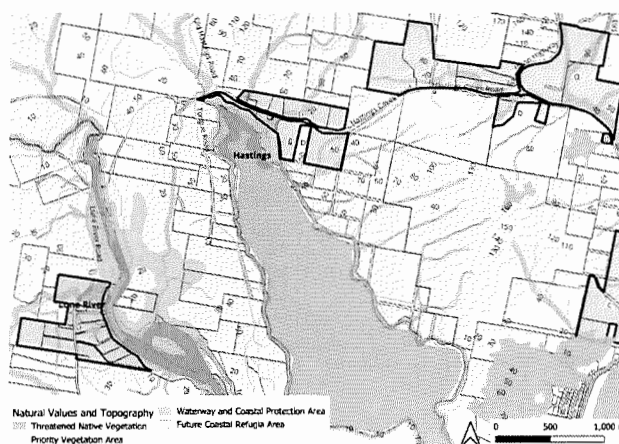


Figure 5655: Natural Values and Topography Map

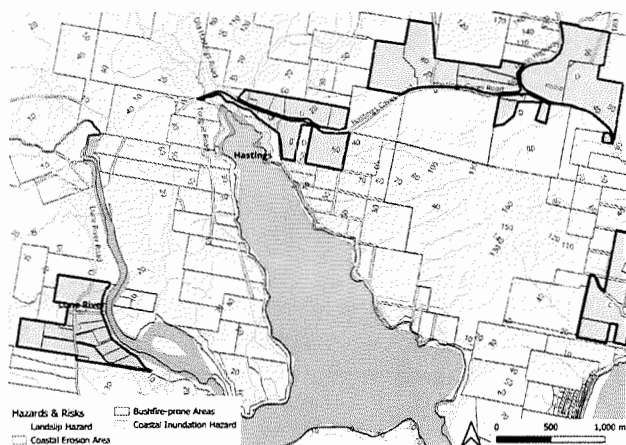


Figure 53: Hazards and Risks Map

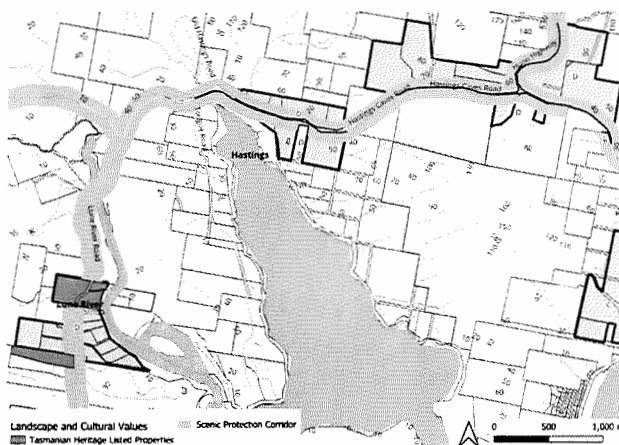


Figure 54: Landscape and Cultural Values Map

6.13 Cluster Map 13 – Huonville

Huonville contains three clusters described below.

Huonville east

The Huonville east cluster is bounded by Voss Road. Most of the land is zoned Rural Living A with a single lot of Rural Living D. The cluster is surrounded by land zoned Landscape Conservation, Rural, Agriculture and General Residential. A small area of the cluster is identified in the LUDS as an investigation area. Areas of the cluster are within the Priority vegetation area, areas adjacent to watercourses have also been identified as having the potential for threatened native vegetation. Several watercourses lie within the cluster; some are subject to the Waterway and coastal protection area overlay. The cluster is Bushfire-prone and much of the northern part and some areas in the south subject to the Landslip hazard overlay. A small number of lots in the southwest are connected to reticulated water; three lots in are connected to sewerage.

Huonville south

The Huonville south cluster lies either side of Flood Road and bounded by Skinners Creek in the north. Most of the cluster is zoned Rural Living A, with a single lot zoned Rural Living D. Surrounding land is zoned Rural and Landscape Conservation. North of Skinners Creek land is zoned General Residential. The south of the cluster lies within the Priority vegetation overlay with potential for threatened native vegetation. Several watercourses dissect the northern area of the cluster and the cluster is also Bushfire-prone. Much of the land in the southeast corner is subject to the Landslip hazard overlay. The western edge of the cluster is subject to the Coastal inundation hazard overlay. The southern part of the cluster is impacted by the Scenic protection corridor overlay associated with The Esplanade and Channel Highway. This area also contains a Tasmanian Heritage Property, the Ferry Inn. Most of the cluster is connected to reticulated water and sewerage.

Huonville west

The Huonville west cluster lies is zoned Rural Living A and is surrounded by Rural, Environmental Management, Agriculture and Recreation (Huon Valley Golf Club). Much of the cluster lies within the Priority vegetation overlay, some areas with potential for threatened native vegetation. The southeast corner contains a number of watercourses. The cluster is Bushfire-prone and some areas are subject to the Landslip hazard overlay. Areas adjacent to the Huon River has the potential for flooding. A small number of lots within the cluster are connected to reticulated water.

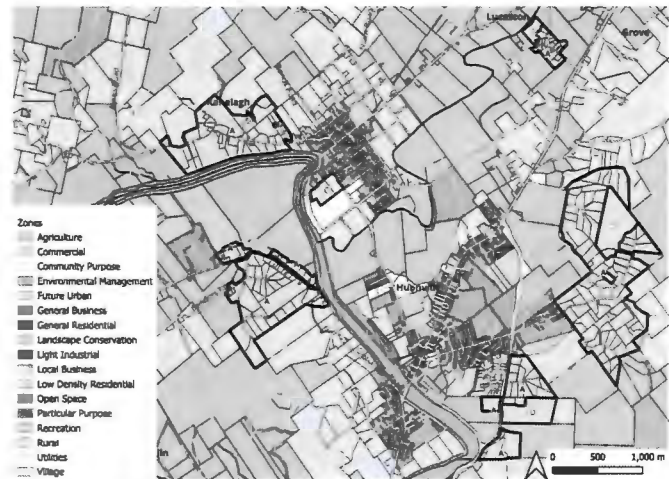


Figure 55: Location Plan with Zones

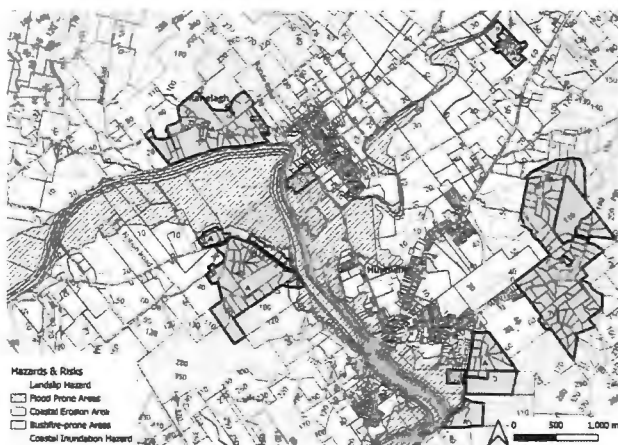


Figure 56: Hazards and Risks Map

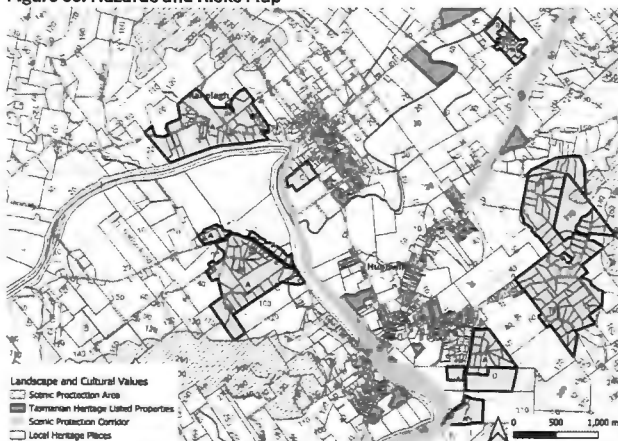


Figure 58: Landscape and Cultural Values Map

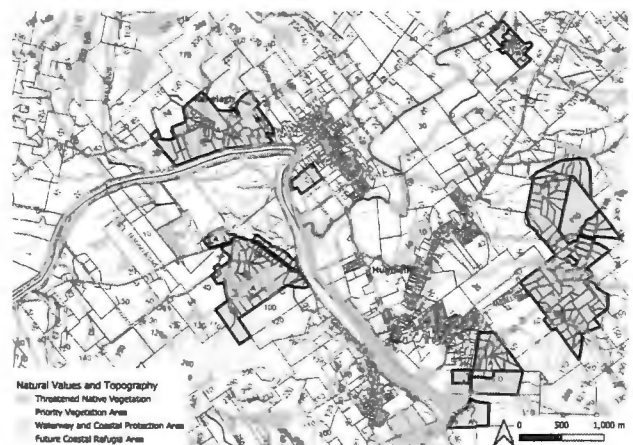


Figure 57: Natural Values and Topography Map



Figure 59: Infrastructure Map

6.14 Cluster Map 14 – Judbury

Judbury is located approximately 16 kilometres west of Huonville. The cluster is zoned Rural Living C.

The cluster is bounded by an informal reserve and the Huon River to the south with surrounding land is zoned Agriculture, Rural, Landscape Conservation and Community Purpose.

Small areas of the cluster have slope above 25 degrees. The southern portion of the cluster is within the mapped Priority vegetation overlay with one area identified as having the potential for threatened environmental vegetation.

Several watercourses dissect the cluster and are mapped within the Waterway and coastal protection area overlay. The cluster Bushfire-prone and some areas are subject to the Landslip Hazard overlay.

Most of the cluster is connected to reticulated water.

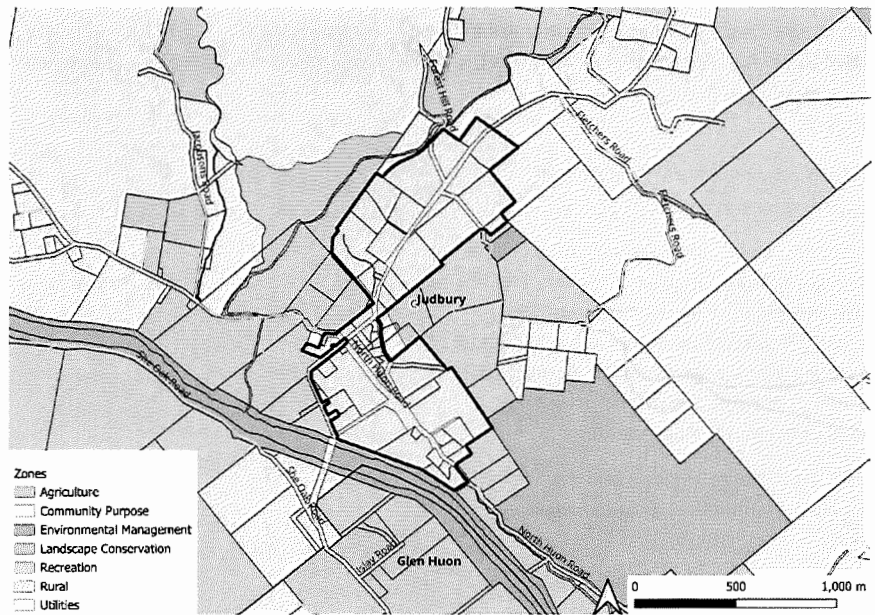


Figure 60: Location Plan with Zones

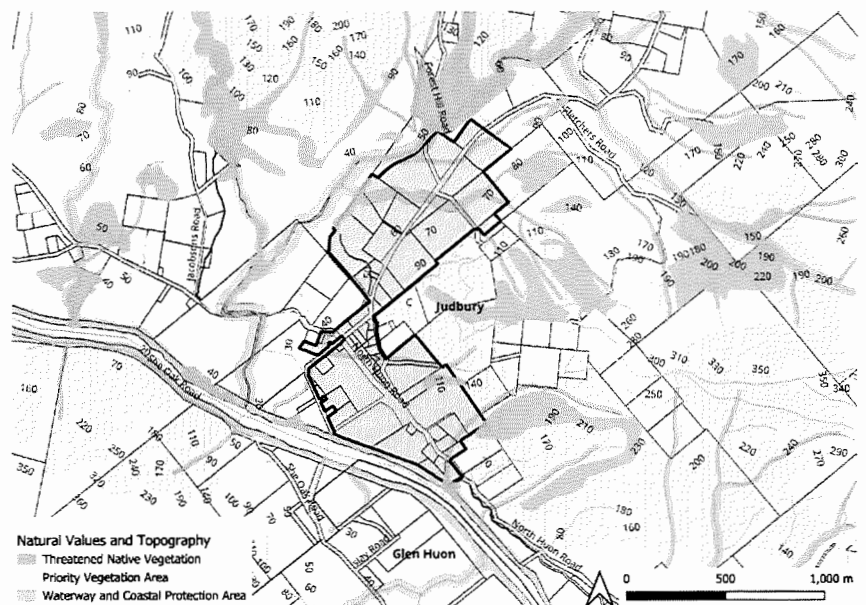


Figure 61: Natural Values and Topography Map

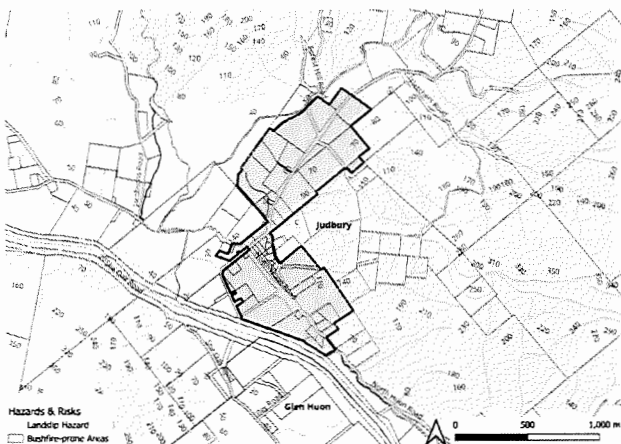


Figure 62: Hazards and Risks Map

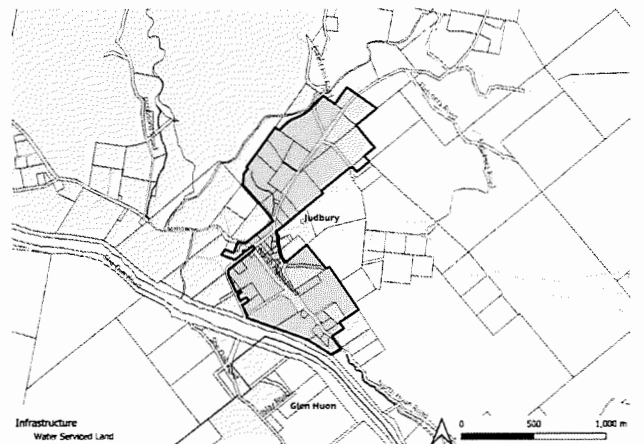


Figure 63: Infrastructure Map

6.15 Cluster Map 15 – Lower Longley

Lower Longley is approximately 13 kilometres north of Huonville. The cluster is located on the Huon Highway which runs across its southern boundary.

The cluster is zoned Rural Living B and surrounding land is zoned Rural.

Significant areas in northern half of the cluster have slopes above 25 degrees and much of the land lies within the Priority vegetation area overlay with some areas having the potential for threatened native vegetation. The north of the area is also impacted by the Waterway and coastal erosion protection overlay.

The cluster is Bushfire-prone and the north of the cluster is within the Landslip hazard overlay.

The southern edge of the cluster is within the Scenic protection corridor overlay associated with the Huon Highway.

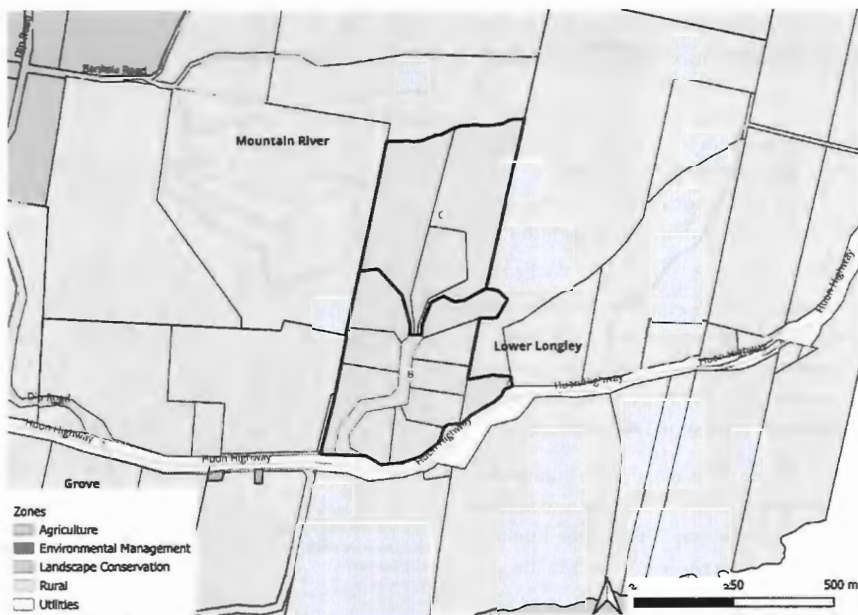


Figure 64: Location Plan with Zones

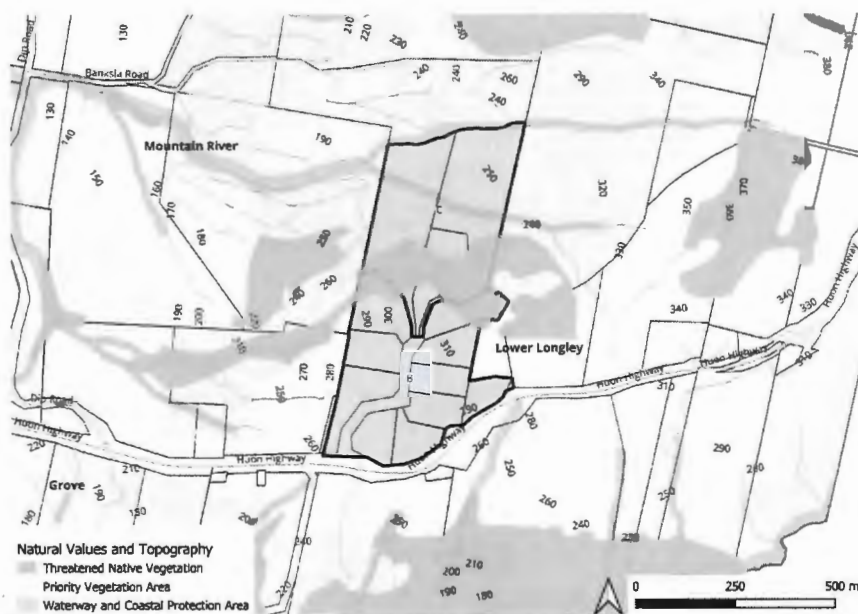


Figure 65: Natural Values and Topography Map



Figure 66: Hazards and Risks Map

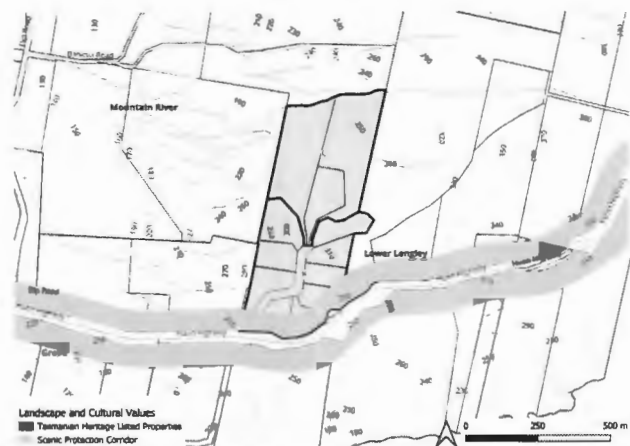


Figure 67: Landscape and Cultural Values Map

6.16 Cluster Map 16 – Lower Wattle Grove

Lower Wattle Grove is located approximately 20 kilometres south of Huonville. The cluster is bounded by Cygnet Coast Road an informal reserve and the Huon River to the west and Silver Hill Road to the north.

The cluster is zoned Rural Living B; surrounding land is zoned Agriculture, with some areas utilised for perennial horticulture.

The western edge of the cluster and small areas in the north and northeast are subject to the Priority vegetation overlay and have the potential for threatened environmental vegetation. The western, southern and northern edges of the cluster are within the mapped Waterway and coastal protection overlay.

The cluster is Bushfire-prone and parts of the western edge of the cluster are within the Coastal inundation hazard overlay. Parts of the cluster are also within the Landslip overlay.

The western edge of the cluster is within the mapped Scenic protection corridor overlay associated with Cygnet Coast Road.



Figure 68: Location Plan with Zones

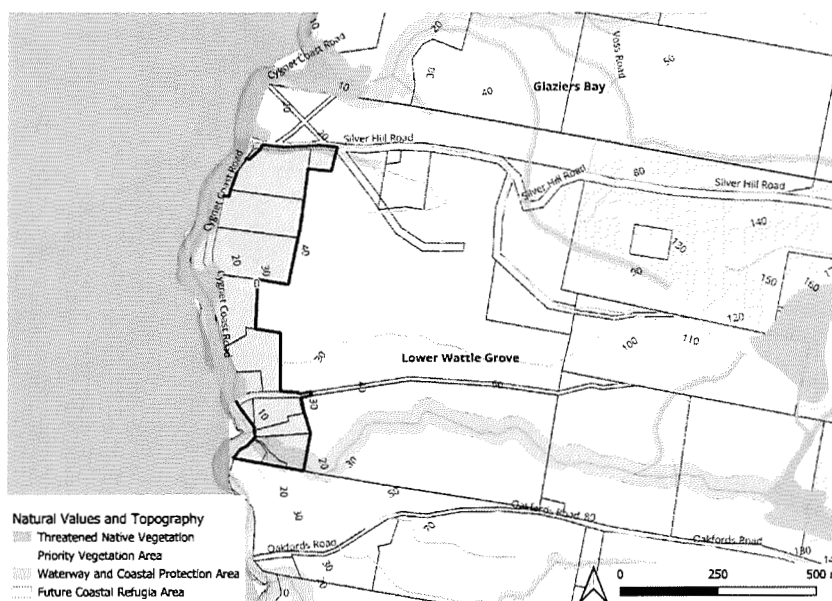


Figure 69: Natural Values and Topography Map

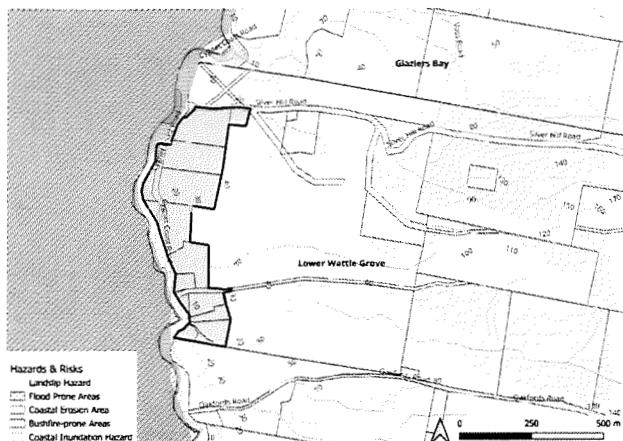


Figure 70: Hazards and Risks Map

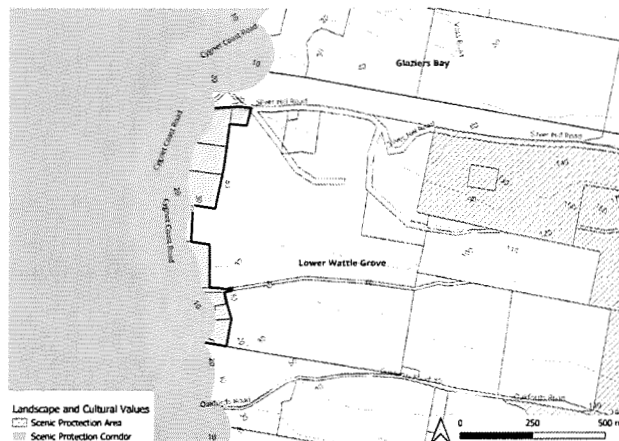


Figure 71: Landscape and Cultural Values Map

6.17 Cluster Map 17 – Lucaston

Lucaston is located approximately 8 kilometres north of Huonville. Lucaston contains two clusters described below:

Lucaston west (Rural Living D)

This cluster is zoned rural Living D. It is located on and dissected by Bakers Creek Road. It is surrounded by Agriculture zoning in the northwest and west and Landscape conservation in the north and south. Land south of the cluster is covered by a conservation covenant.

The south of the cluster has areas of slope greater than 25 degrees. Parts of the cluster are subject to the Priority vegetation overlay, with the potential for threatened native vegetation. The cluster is also dissected by several watercourses some of which are mapped within the Waterway and coastal protection overlay.

The cluster is Bushfire-prone and areas within the cluster are within the mapped Landslip hazard overlay.

There is one Tasmanian Heritage property, 360 Bakers Creek Road (House) within the cluster.

Lucaston east (Rural Living C)

Lucaston east is a small cluster of Rural Living C dissected by Lucaston Road.

It is surrounded by Agriculture zoned land in the northwest and southeast and Rural zoned land in the northwest and southwest.

Areas in the north and south of the cluster are impacted by the Waterway and coastal protection overlay.

The cluster is Bushfire-prone.

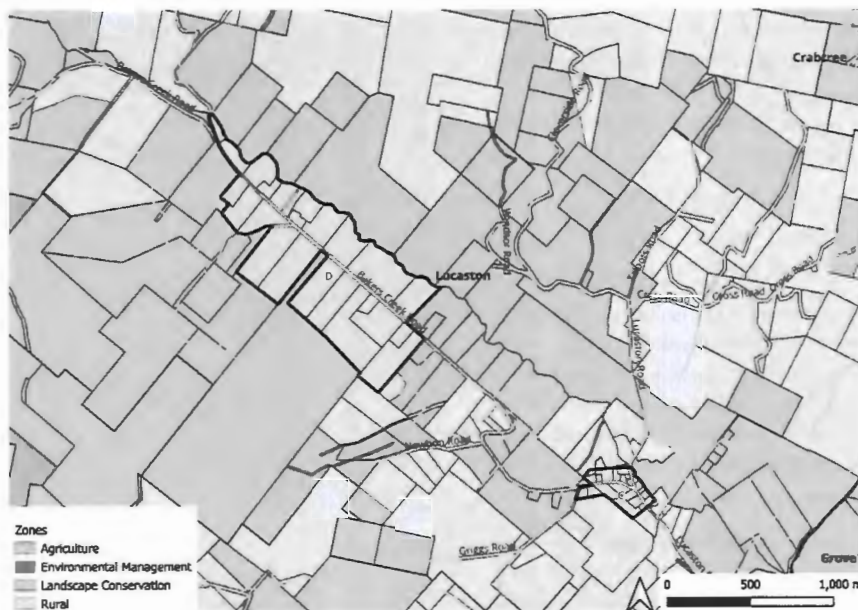


Figure 72: Location Plan with Zones

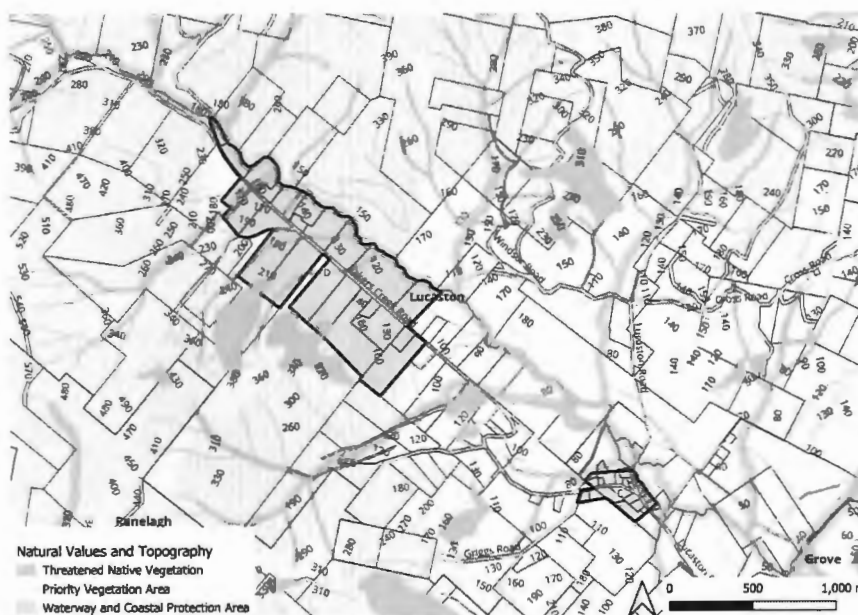


Figure 73: Natural Values and Topography Map

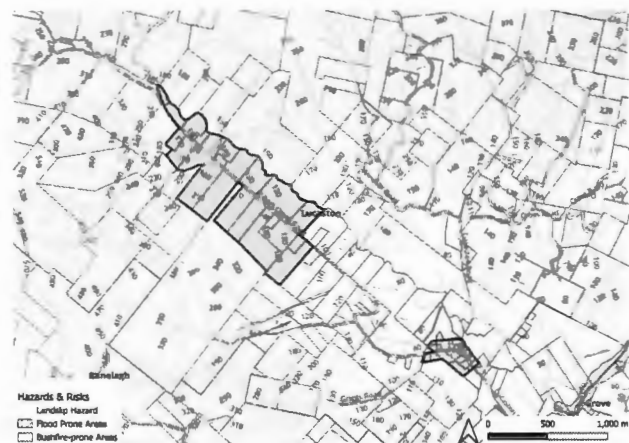


Figure 74: Risks and Hazards Map

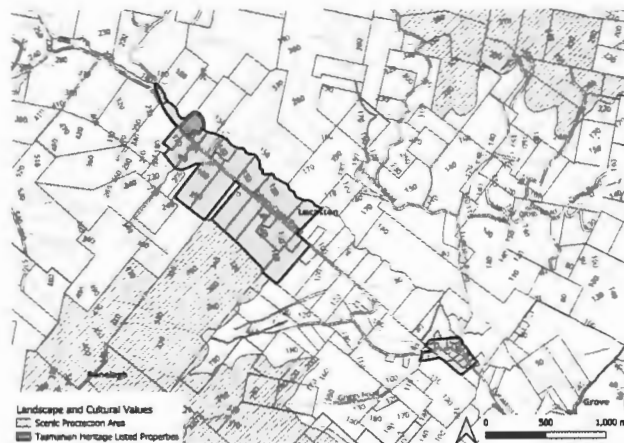


Figure 75: Landscape and Cultural Values Map

6.18 Cluster Map 18 – Lymington

Lymington is located approximately 25 kilometres south of Huonville.

The Lymington cluster is small group of properties zoned Rural Living C.

It is bounded by Innes Road and Cooper Alley Bay foreshore areas and other surrounding land is zoned Rural.

Parts of the cluster are subject to the Priority Vegetation overlay.

The cluster is Bushfire-prone with the northeast of the cluster within the Landslip hazard overlay.



Figure 76: Location Plan with Zones

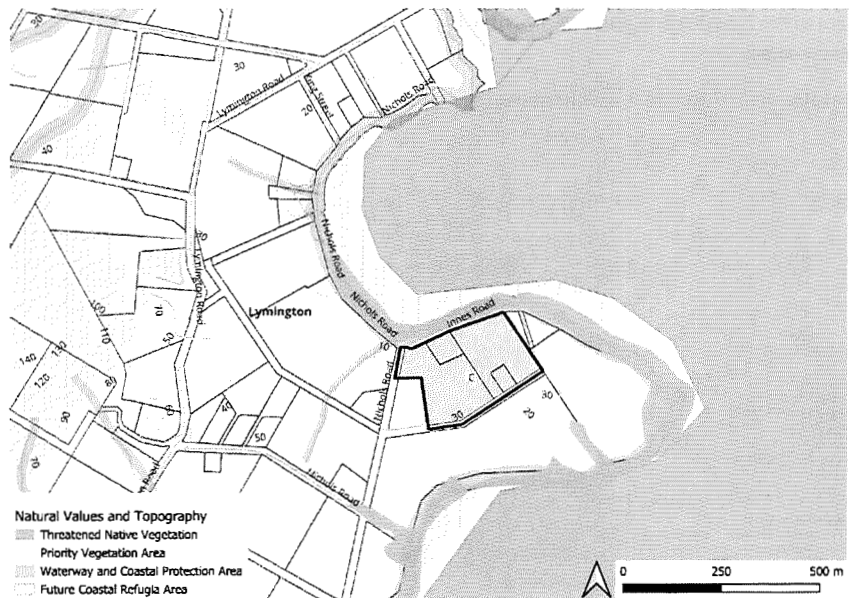


Figure 77: Natural Values and Topography Map

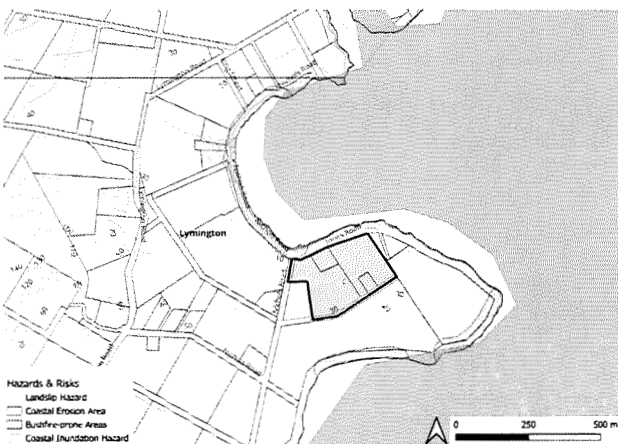


Figure 78: Hazards and Risks Map

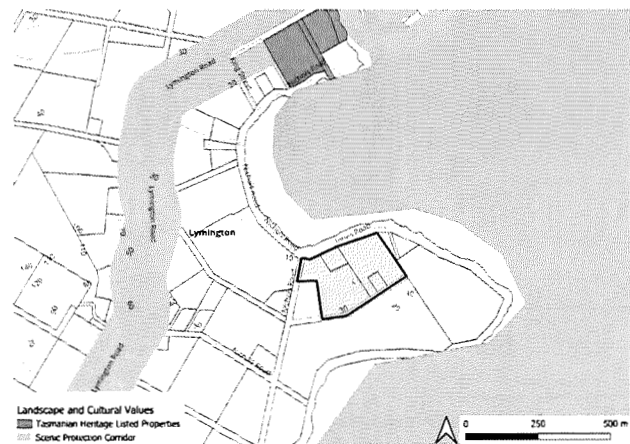


Figure 79: Landscape and Cultural Values Map

6.19 Cluster Map 19 – Mountain River

The Mountain River is located approximately 13 kilometres north of Huonville. Most of the cluster is zoned Rural Living B with one lot zoned Rural Living D.

The majority of the cluster is surrounded by Rural zoned land with some adjacent Landscape Conservation zoning in the east. Mountain River and its riparian Environmental Management Zone adjoins the northwest of the cluster and dissects parts of the cluster further to the south.

Parts of the cluster are subject to slopes above 25 degrees. The majority of the cluster is subject to the Priority vegetation overlay with some potential for threatened native vegetation. The cluster contains several watercourses which are mapped within the Waterway and coastal protection areas overlay.

The cluster is Bushfire-prone with some areas subject to the Flood-prone areas and Landslip hazard overlays.

Some lots within the cluster are connected to reticulated water.

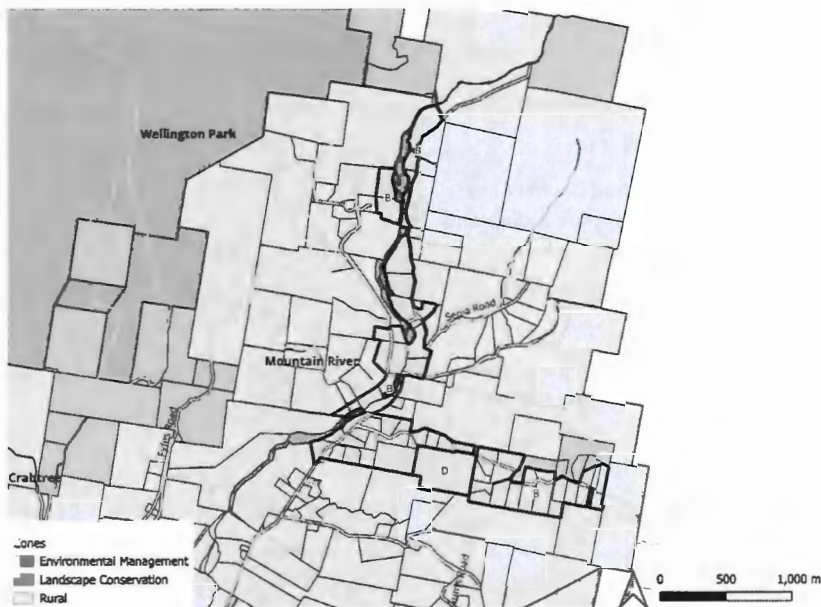


Figure 80: Location Plan with Zones

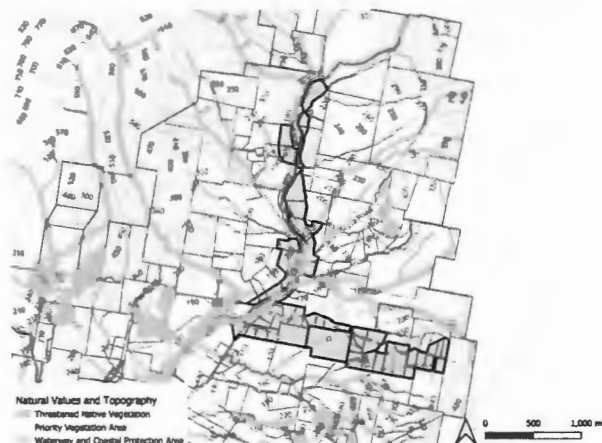


Figure 81: Natural Values and topography map

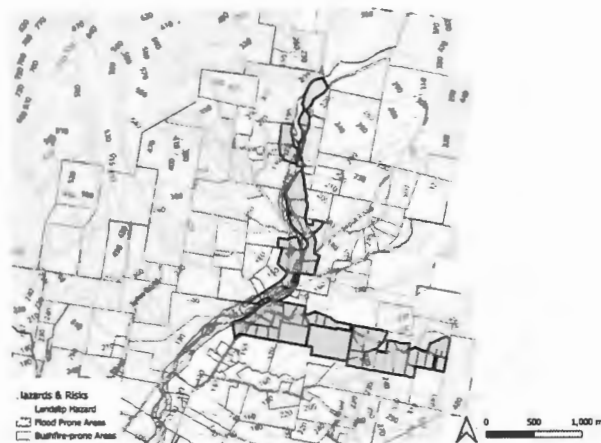


Figure 82: Risks and Hazards Map

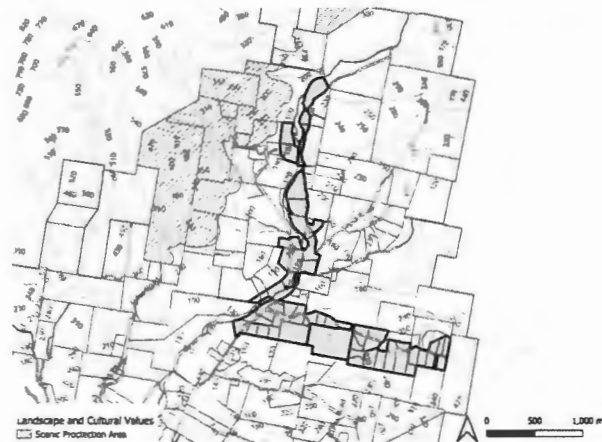


Figure 83: Landscape and Cultural Values Map



Figure 84: Infrastructure Map

6.20 Cluster Map 20 – Nicholls Rivulet

The Nicholls Rivulet cluster is zoned Rural Living D and is located approximately 25 kilometres southeast of Huonville. The cluster is dissected by Nicholls Rivulet Road and is surrounded by land zoned Landscape Conservation in the north and west and Rural in the south and east.

Small areas of the cluster have slopes greater than 25 degrees. The majority of the cluster is subject to the Priority vegetation overlay with some areas identified for the potential for threatened native vegetation. Numerous watercourses dissect the cluster and are subject to the Waterway and coastal protection area overlay.

The cluster is Bushfire-prone with some parts of the cluster subject to the Landslip hazard overlay.

Most of the cluster is connected to reticulated water.



Figure 85: Location Plan with Zones

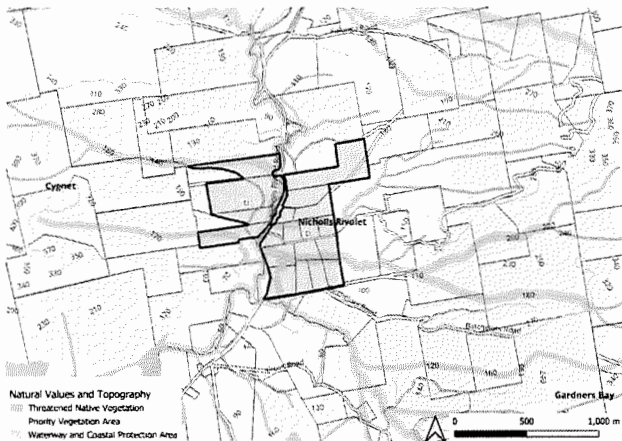


Figure 86: Hazards and Risks Map

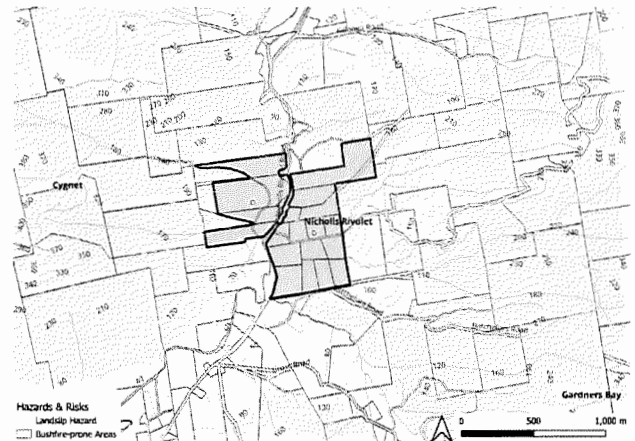


Figure 87: Natural Values and Topography Map

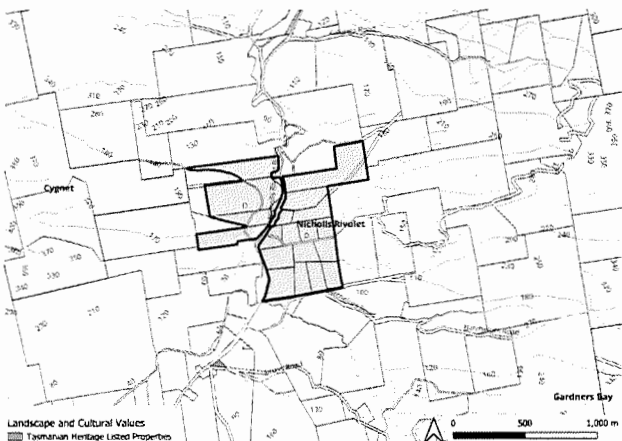


Figure 88: Landscape and Cultural Values Map

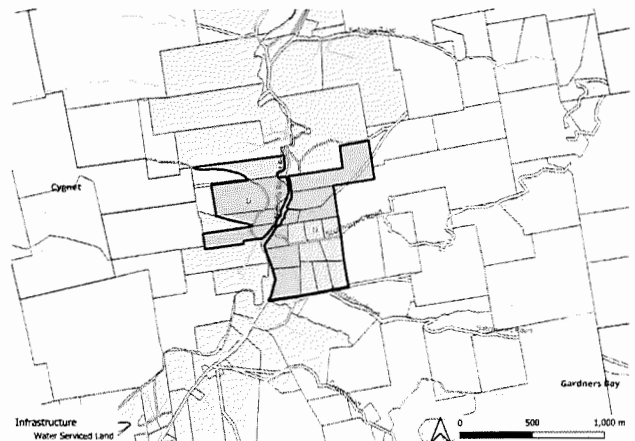


Figure 89: Infrastructure Map

6.21 Cluster Map 21 – Pelverata / Kaoota

Pelverata and Kaoota are located approximately 20 kilometres to the east of Huonville. The cluster consists of two areas (east and west) of land zoned Rural Living D.

Both areas are dissected by Pelverata Road and Kellaways Creek. The western area is largely surrounded by land zoned Landscape Conservation with some Rural land to the northwest; the area wraps around two lots zoned Community Purpose (Pelverata Memorial Hall). The eastern area is largely surrounded by Rural zoned land with Landscape Conservation zoning to the west and the northeast corner.

Both areas contain slopes greater than 25 degrees. The western area is partially subject to the Priority vegetation area with the potential for threatened native vegetation. Both areas contain a number of watercourses many of which are mapped within the Waterway and coastal protection area overlay.

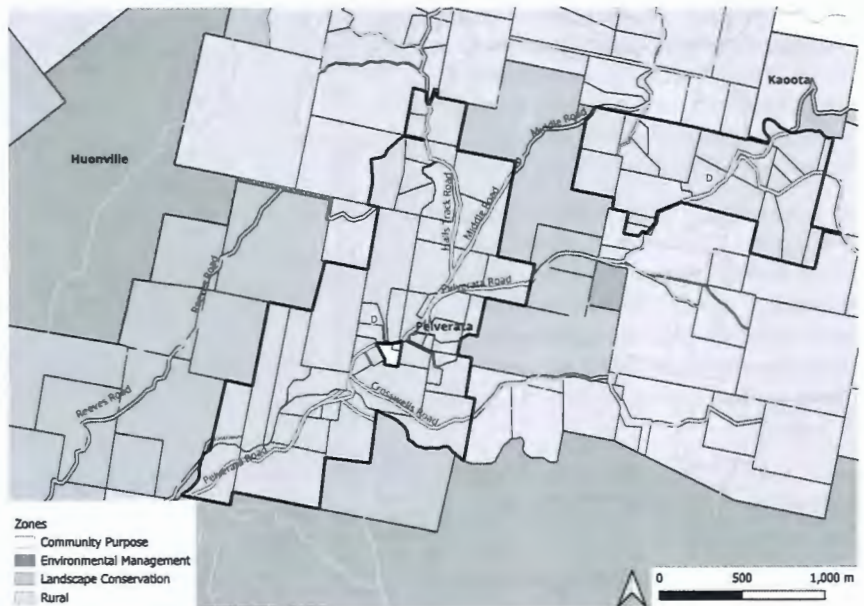


Figure 90: Location Plan with Zones

The cluster is Bushfire-prone with parts of the cluster subject to the landslip hazard overlay. The western area contains a Tasmanian Heritage Property, 1305 Pelverata Road (House).

The eastern area is very slightly within the Electricity transmission infrastructure protection overlay.



Figure 91: Natural Values and Topography Map

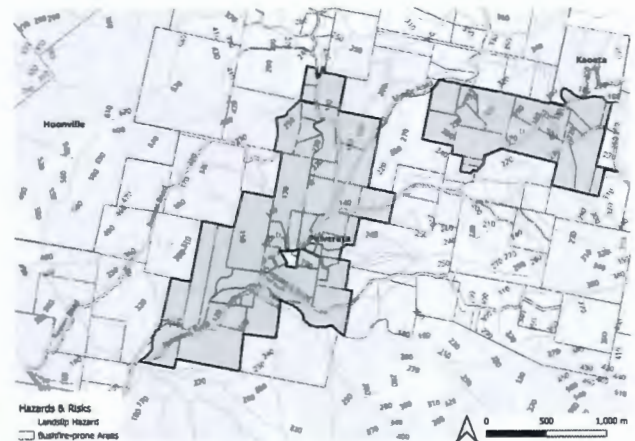


Figure 92: Hazards and Risks Map

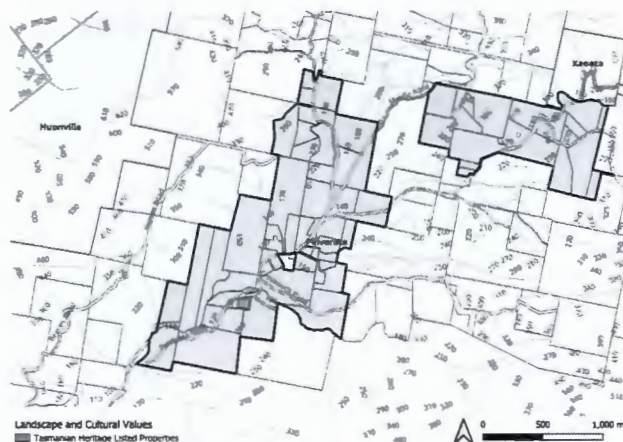


Figure 93: Landscape and Cultural Values Map

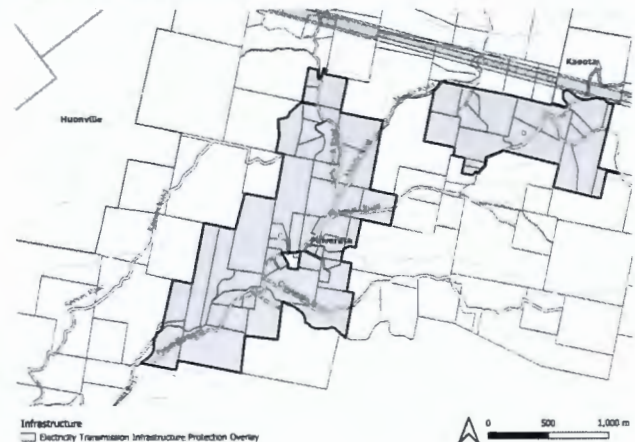


Figure 94: Infrastructure Map

6.22 Cluster Map 22 – Petcheys Bay / Wattle Grove

Wattle Grove and Petcheys Bay are located adjacent to the Huon River, is approximately 25 kilometres south of Huonville.

This area contains one cluster of Rural Living D.

The cluster is bounded by the foreshore area and Rural zoned land.

Small parts of the cluster are subject to slope over 25 degrees. Areas within the cluster are subject to the Priority Vegetation overlay and have the potential for threatened native vegetation.

The cluster is Bushfire-prone and parts of the cluster are subject to the Waterway and coastal protection and Landslip overlays.

The Scenic road corridor for Cygnet Coast Road covers parts of the cluster.



Figure 95: Location Plan with Zones

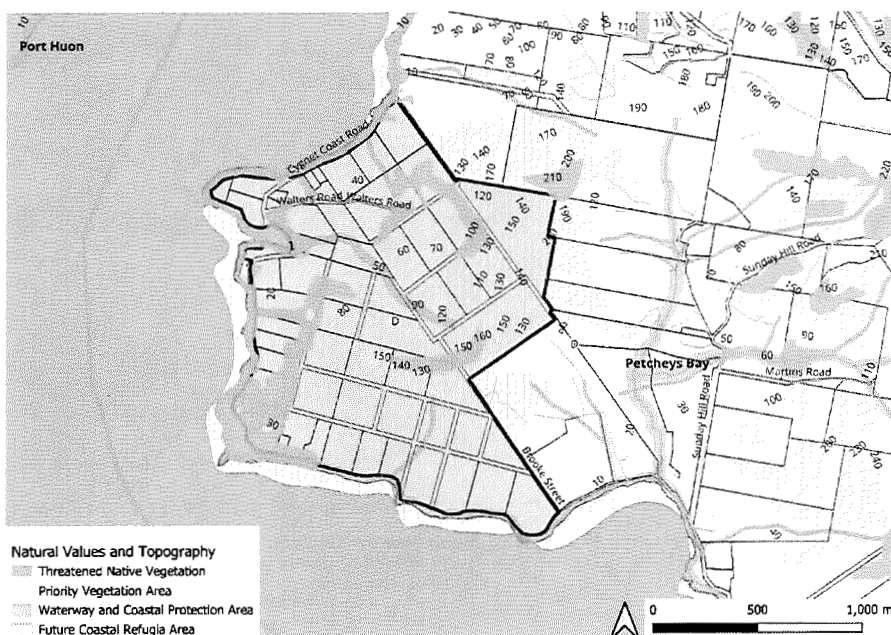


Figure 96: Natural Values and Topography Map

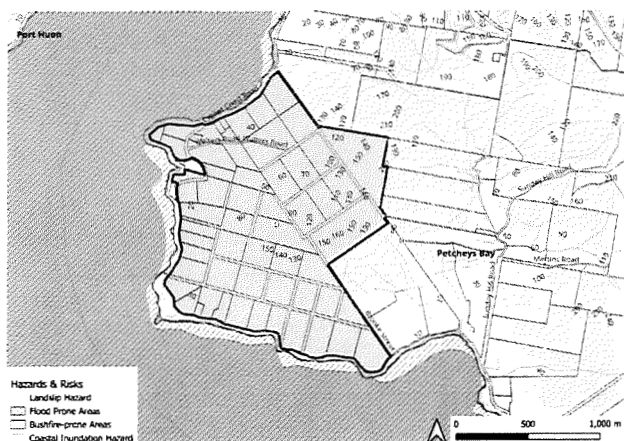


Figure 97: Hazards and Risks Map

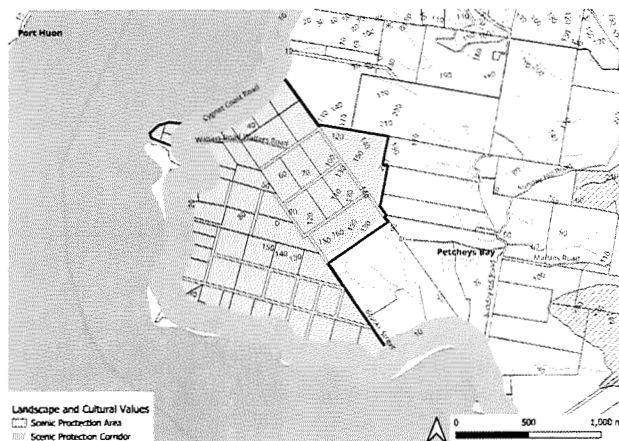


Figure 98: Landscape and Cultural Values Map

6.23 Cluster Map 23 – Police Point / Brooks Bay

Police Point and Brooks Bay are located approximately 35 kilometres south of Huonville. The cluster consists of two areas, the southern part of Brooks Bay and an area at Police Point, both are Rural Living D.

Both areas are bounded by the Esperance Coast Road and Huon River. The northern area is impacted by slopes greater than 25 degrees. Both areas are subject to the priority vegetation overlay and have the potential for threatened native vegetation.

The area is Bushfire-prone and is dissected by a number of watercourses mapped within the Waterway and coastal protection overlay. Some areas are mapped within the landslip hazard area. A small area of land in the northern area is subject to the Coastal inundation hazard overlay.

Both areas subject to the scenic protection corridor relating to Esperance Coast Road.

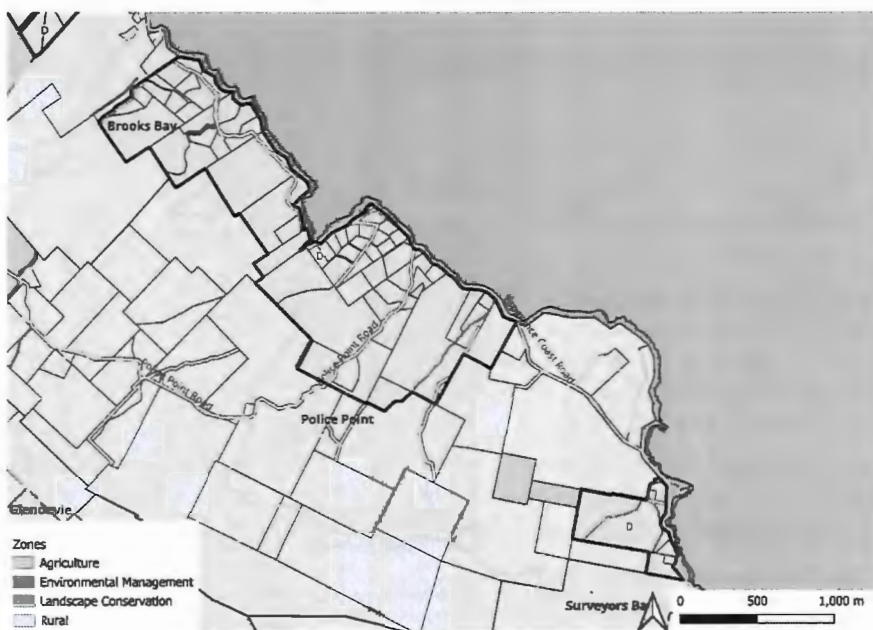


Figure 99: Location Plan with Zones

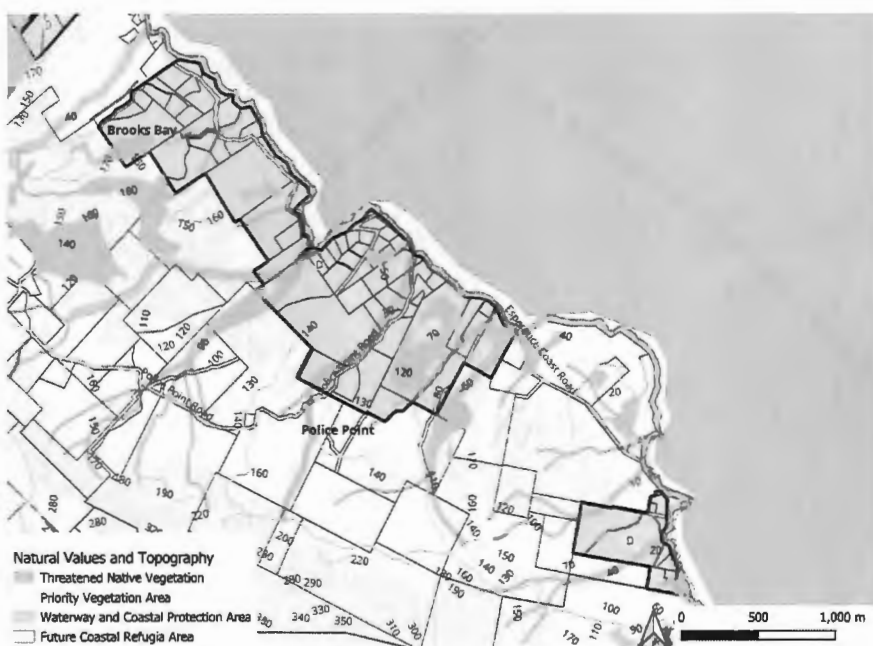


Figure 100: Natural Values and Topography Map

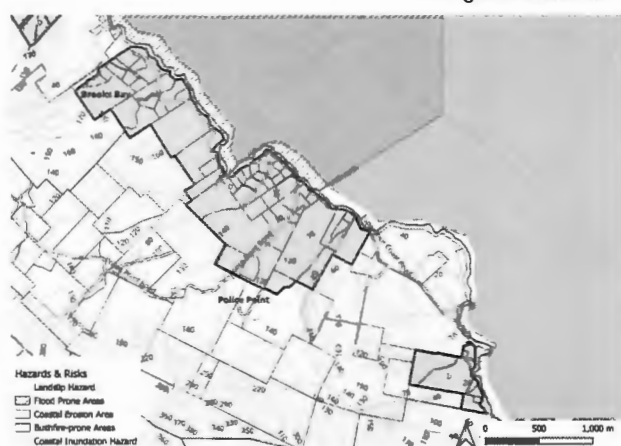


Figure 101: Hazards and Risks Map



Figure 102: Landscape and Cultural Values

6.24 Cluster Map 24 – Port Huon

Port Huon is located approximately 19 kilometres south of Huonville. This cluster lies to the west of Port Huon village and is zoned Rural Living B.

The cluster is largely bound by the Huon Highway in the south along with an area of Low Density Residential and Village zoning. General Residential zoning lies adjacent to the cluster in the west, across Carters Road. The cluster is bounded by Rural zoned land to the north and Agriculture and Low Density Residential in the southeast.

The cluster is subject to the Priority vegetation overlay and has the potential for threatened native vegetation. The cluster is dissected by a number of watercourses mapped within the Waterway and coastal protection area overlay.

The cluster is Bushfire-prone and some areas are mapped within the Landslip hazard overlay.

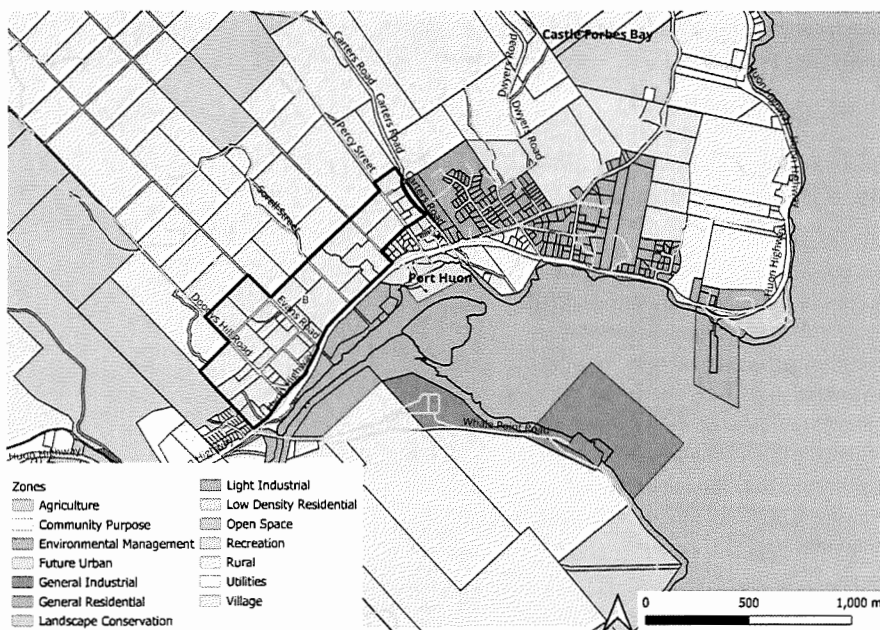


Figure 103: Location Plan with Zones

There are two Tasmanian heritage properties within the cluster: 34 Percy St (house) and Stonehaven, 44 Doodys Hill Road.

Most of the cluster is connected to reticulated water and sewerage.

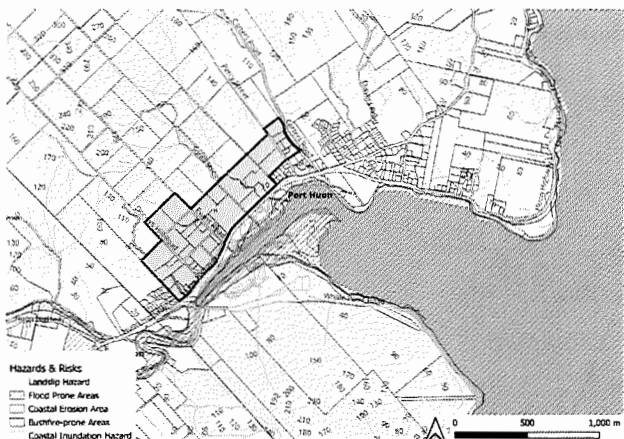


Figure 104: Hazards and Risks Map

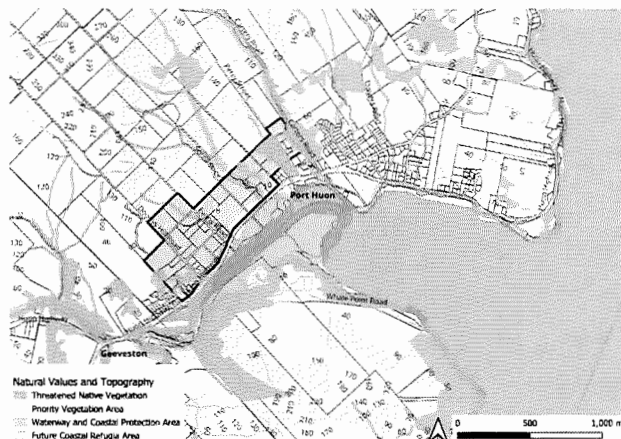


Figure 105: Natural Values and Topography map

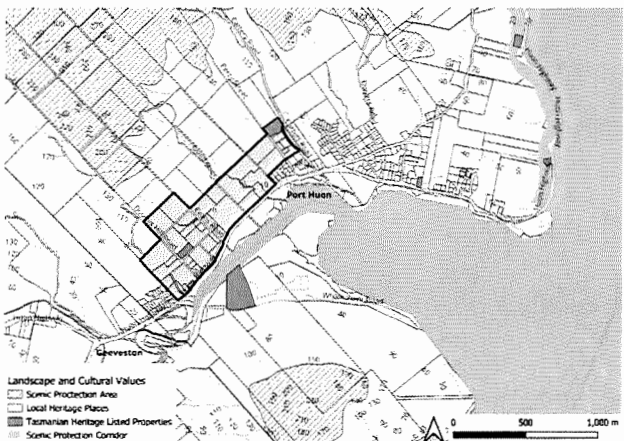


Figure 106: Landscape and Cultural Values Map

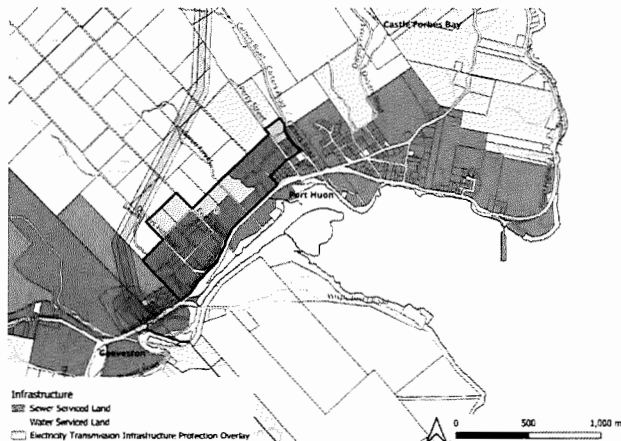


Figure 107: Infrastructure Map

6.25 Cluster Map 25 – Ranelagh

Ranelagh contains two clusters described below:

Ranelagh north (Rural Living A)

This cluster lies to the west of the Ranelagh residential area and north of the Huon River, located either side of North Huon Road.

Small areas of the cluster are subject to slopes above 25 degrees. The cluster is dissected by a number of waterways that mapped within the Waterway and coastal protection overlay; some areas are subject to the priority vegetation overlay with the potential for threatened native vegetation. The cluster is Bushfire-prone areas and partially within the Flood prone areas overlay. Most of the cluster is connected to reticulated water.

Ranelagh south (Rural Living C)

This cluster consists of two lots south of Helen Street and adjoins the residential area of Ranelagh.

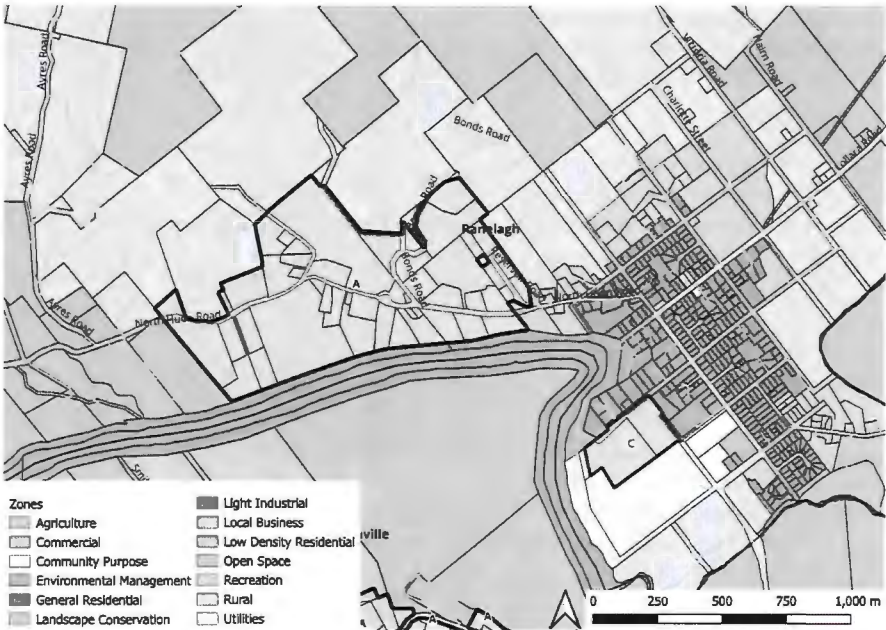


Figure 108: Location Plan with Zones

Most of the cluster is mapped within the Coastal inundation hazard overlay. Parts of the cluster are subject to the Waterway and coastal protection overlay. The cluster is subject to the Bushfire-prone and with the exception of the northeast corner the Flood-prone areas overlay. Large areas of the cluster are also subject to the coastal inundation hazard overlay.

The cluster is connected to reticulated water and the eastern lot within the cluster has access to sewerage.

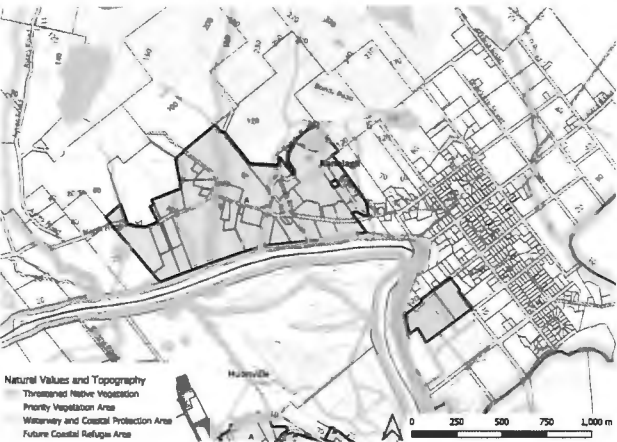


Figure 109: Natural Values and Topography Map



Figure 110: Risks and Hazards Map

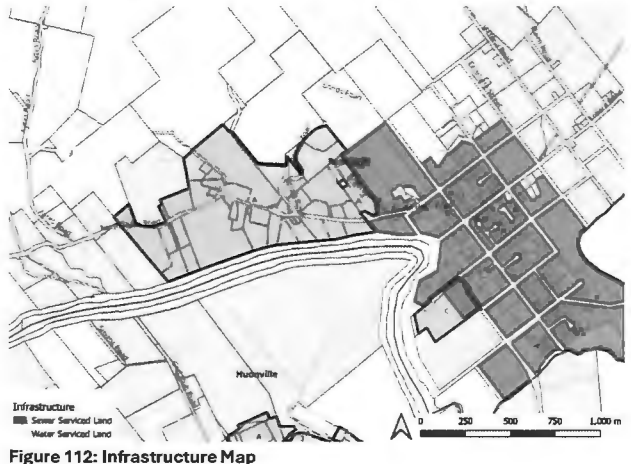
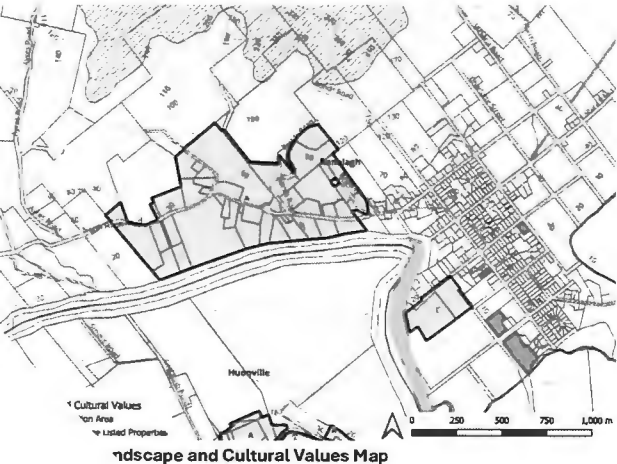


Figure 112: Infrastructure Map

6.26 Cluster Map 26 – Southport

Southport is located approximately 60 kilometres south of Huonville. This area contains three clusters in the south and east of Southport:

Southport east (Rural Living C)

The Southport east cluster forms a linear cluster along the coast. It is bounded by the foreshore to the east and Rural land to the north and west. A permanent timber production zone, with areas of production forest, lies adjacent to the cluster in the west.

The cluster is dissected by a number of watercourses which are mapped within the Waterway and coastal protection area. The cluster is subject to the Bushfire-prone areas overlay. Small areas within the cluster are subject to the Coastal inundation hazard overlay and Landslip hazard code.

Southport south (Rural Living C)

This cluster is west of the Huon Highway and is generally surrounded by land zoned Landscape Conservation and Rural.

The very southern portion of the cluster is subject to the Priority vegetation overlay and has the potential for threatened native vegetation. The cluster is dissected by several watercourses which are mapped within the Waterway and coastal protection area. The cluster is subject to the Bushfire-prone areas overlay. The southwest corner of the cluster is subject to the Coastal inundation hazard overlay and small areas are subject to the Coastal Landslip hazard overlay.

The cluster adjoins Tasmanian Heritage registered property, The Big House.

Southport South (Rural Living A)

Southport South consists of two small areas zoned Rural Living A. A very southern portion of the cluster is subject to the Priority vegetation overlay and has the potential for threatened native vegetation.

The cluster is dissected by watercourses mapped within the Waterway and coastal protection area and is a Bushfire-prone areas. A Tasmanian Heritage site, Burying Ground Point, is adjacent to the southeast of the cluster.

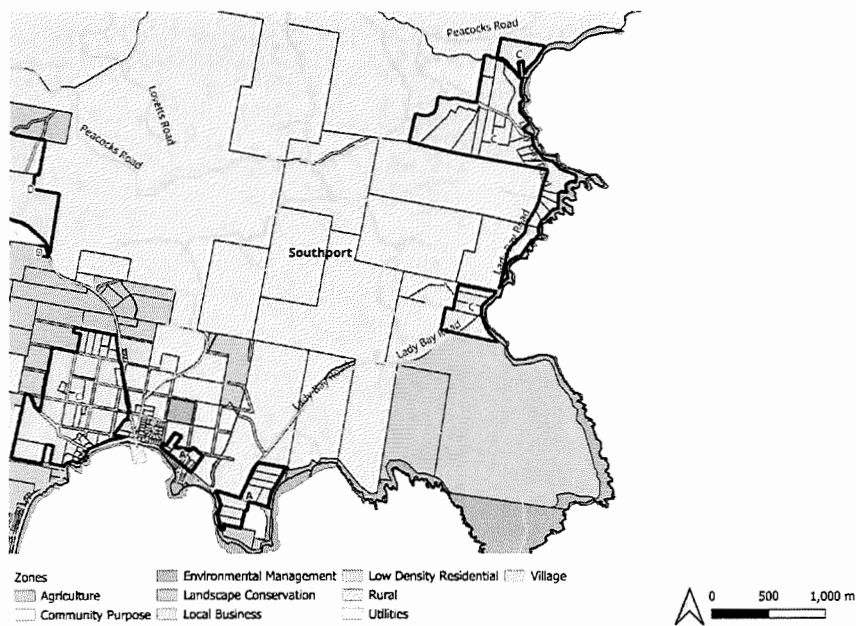


Figure 113: Location Plan with Zones

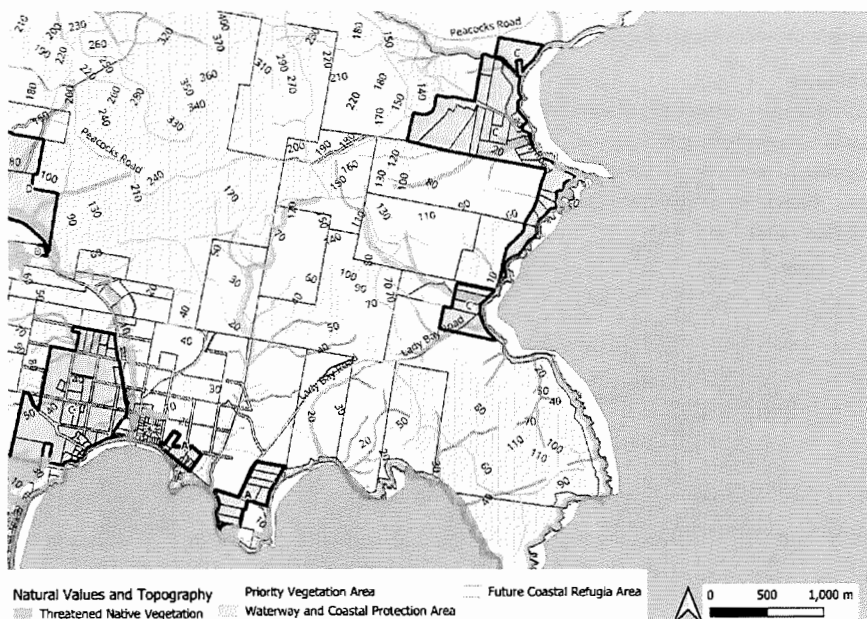


Figure 114: Natural Values and Topography Map

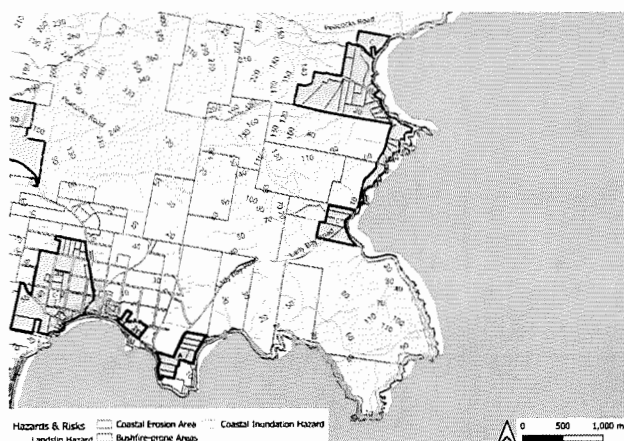


Figure 115: Hazards and Risks Map

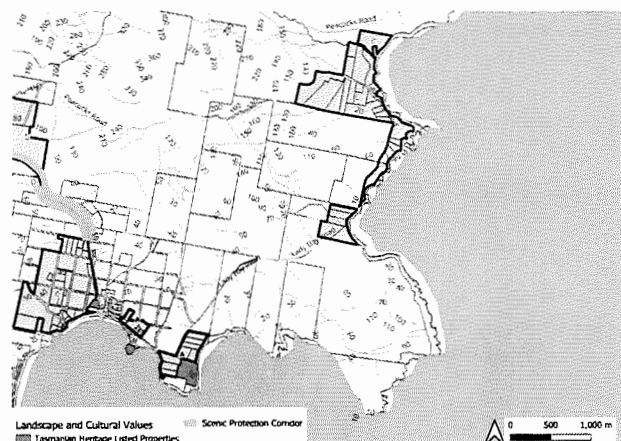


Figure 116: Landscape and Cultural Values Map

6.27 Cluster Map 27 – Strathblane / Rameia

Strathblane and Rameia are located just south of Dover and some 50 kilometres south of Huonville. This area consists of two clusters described below:

Rameia

The Rameia cluster is zoned Rural Living C, it is bounded by the Huon Highway to the east and the Esperance River to the south. North of the cluster is typically zoned Rural. North of the cluster is identified as a permanent timber production zone and production forest. Small parts of the cluster, along watercourses are also steeply sloping. The southern tip of the cluster lies within an area of priority vegetation with the potential for threatened native vegetation. The cluster is impacted by the Bushfire-prone areas overlay. Parts of the cluster are impacted by the Waterway and coastal protection area and Coastal inundation and coastal erosion. Land along the Huon Highway is subject to the Scenic protection corridor overlay. The eastern portion of the cluster has connections to reticulated water.

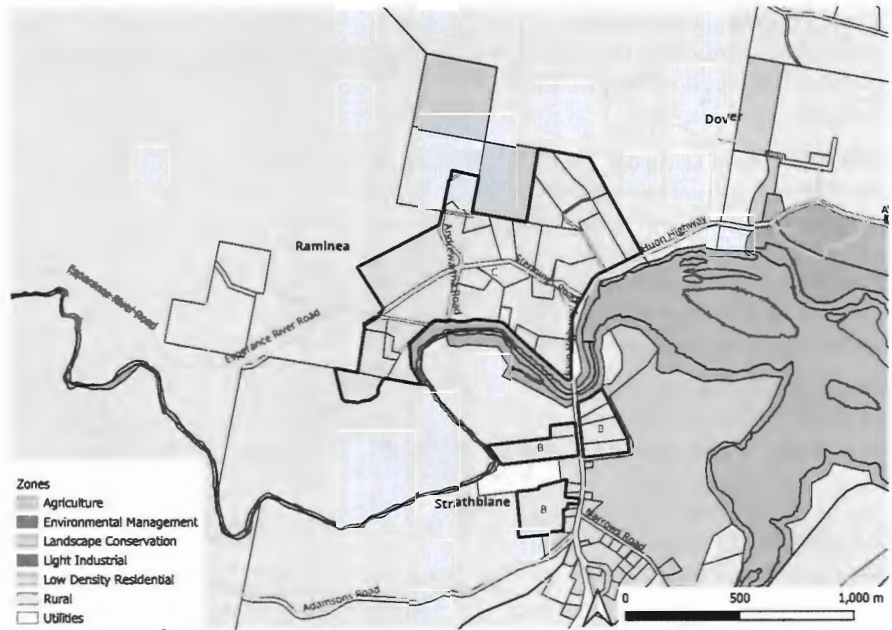


Figure 117: Location Plan with Zones

Strathblane

The Strathblane cluster consists of three areas of Rural Living B, located on both sides of the Huon Highway. The areas are surrounded by Agriculture, Low Density Residential, Utilities (water treatment plant) and Rural zoned land and the Esperance River (zoned Environmental Management) to the north. Land to the southwest of the cluster is production forest. The cluster is impacted by the Bushfire-prone areas overlay. The northern areas lie within the Coastal erosion and Coastal inundation hazard overlays. Most of the cluster has connections to reticulated water.

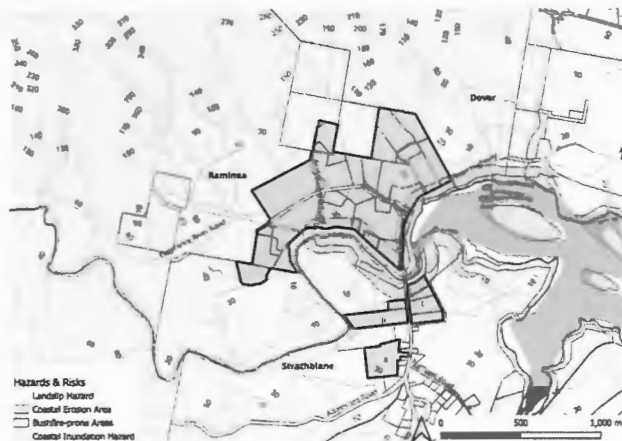


Figure 118: Hazards and Risks Map

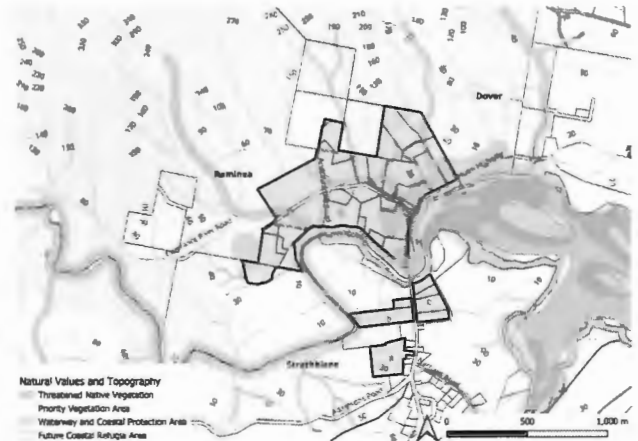


Figure 119: Natural Values and Topography Map

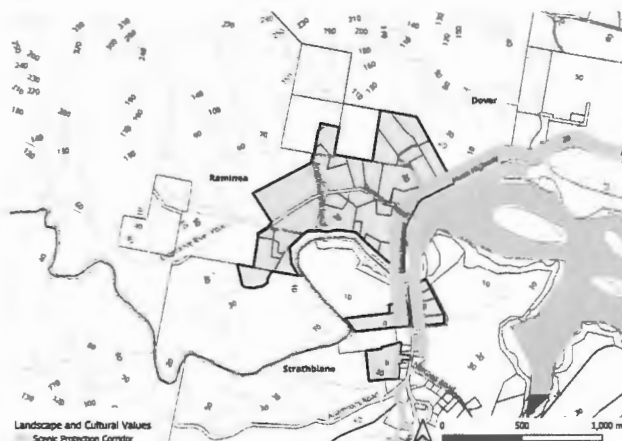


Figure 120: Landscape and Cultural Values Map



Figure 121: Infrastructure Map

6.28 Cluster Map 28 – Surges Bay / Brooks Bay

This area includes Surges Bay and the northern part of Brooks Bay, is located adjacent to the Huon River and is 30 kilometres south of Huonville. The cluster is somewhat segmented by reserve land and Landscape Conservation Zone contains includes areas of Rural Living D zoned land.

The land is moderately to steeply sloping in parts, with large areas of the cluster within the Priority vegetation overlay and has the potential for threatened native vegetation. The cluster is subject to the Bushfire prone areas overlay. The single lot in the north is subject to the Coastal erosion area - investigation area overlay in the northwest.

Land along the Huon Highway and Esperance Coast Road is subject to the scenic road corridor overlay.



Figure 122: Location Plan with Zones

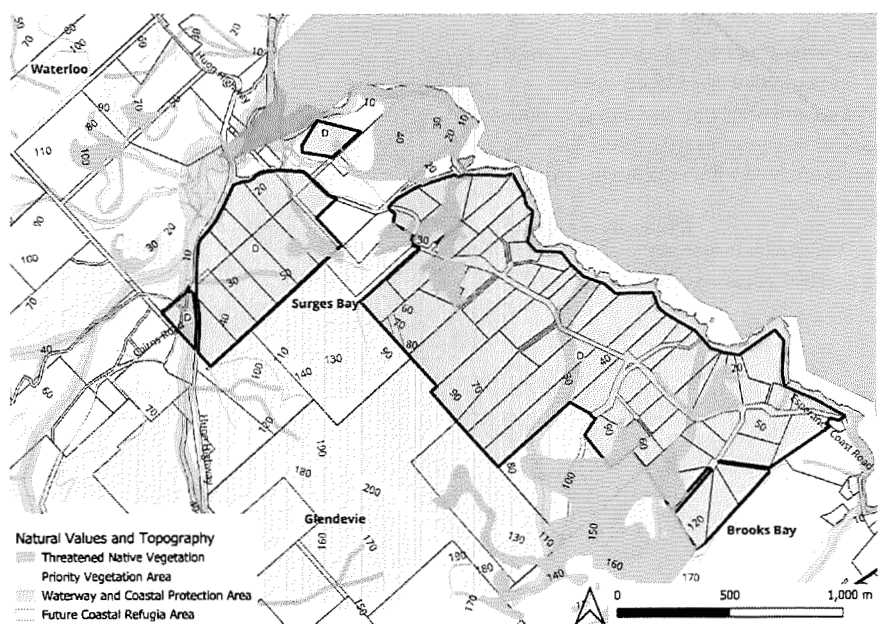


Figure 123: Natural Values and topography map

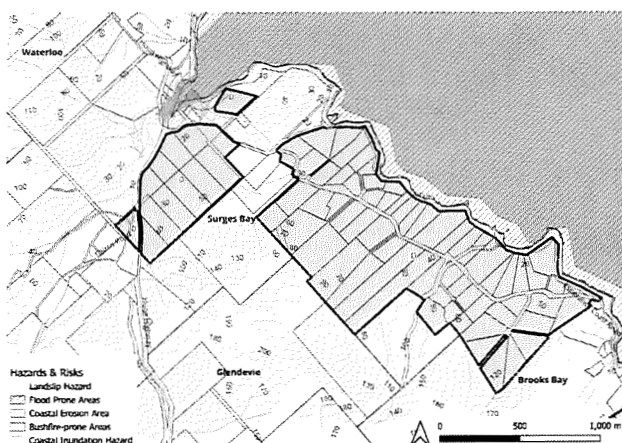


Figure 124: Hazards and Risks Map

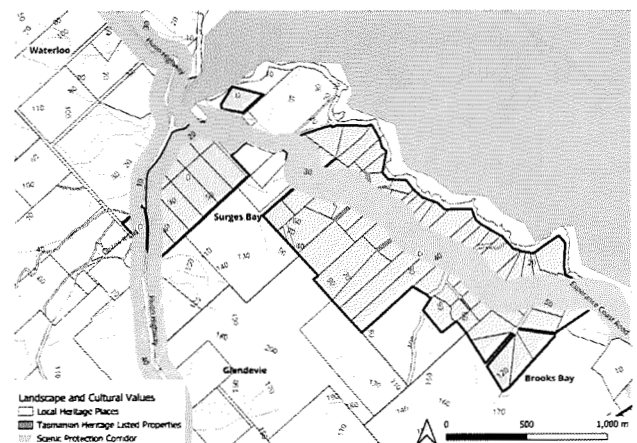


Figure 125: Landscape and Cultural Values Map

6.29 Cluster Map 29 – Surveyors Bay

Surveyors Bay is located approximately 42 kilometres south of Huonville. This area is accessed via Esperance Coast Road and contains two clusters of rural living described below.

Surveyors Bay north

Surveyors Bay north, off Louis Rise, consists of two areas of land zoned Rural Living C, at either end of a Low Density Residential Zone area. The cluster fronts the coastal foreshore and Rural zones land. The land is generally flat to moderately sloping and is substantially cleared of treed vegetation, although parts are mapped by both the Landslip Hazard, Bushfire Prone Areas and Natural Assets Codes.

Surveyors Bay south

Surveyors Bay south, off Dunn Drive, is zoned Rural Living A is located behind the residential properties along Big Roaring Beach Road. The western end of the cluster is mapped within the Priority vegetation overlay and may contained threatened native vegetation and is also partly subject to the Coastal inundation hazard overlay. The cluster is mapped within the Bushfire-prone areas overlay.

Part of the cluster is also within the Scenic Road Corridor of Esperance Coast Road.

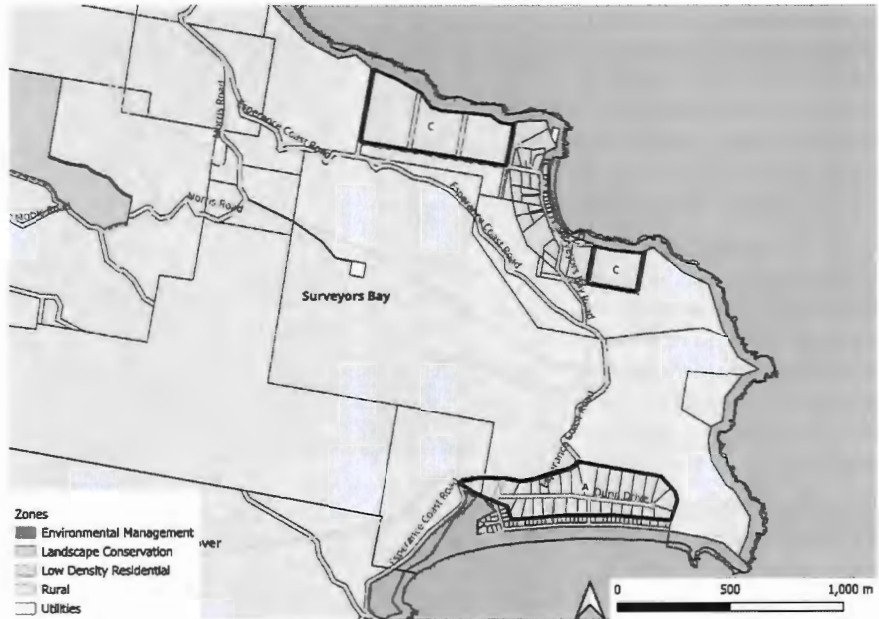


Figure 126: Location Plan with Zones

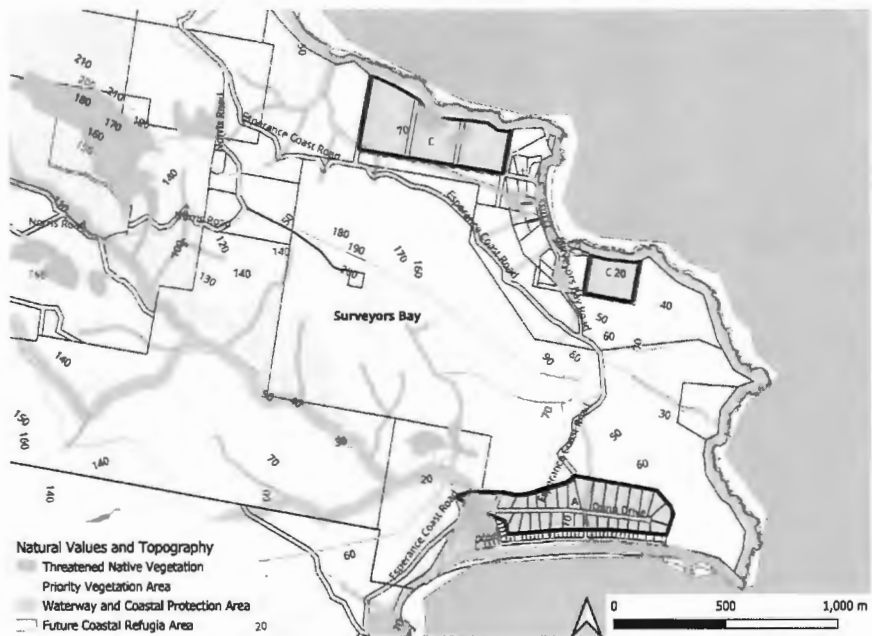


Figure 127: Natural Values and Topography Map

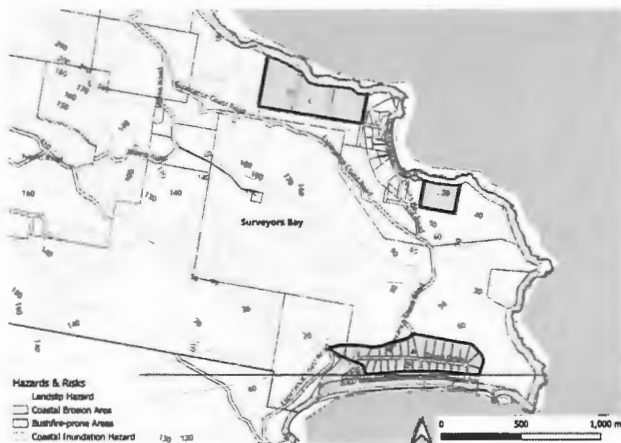


Figure 128: Hazards and Risks Map

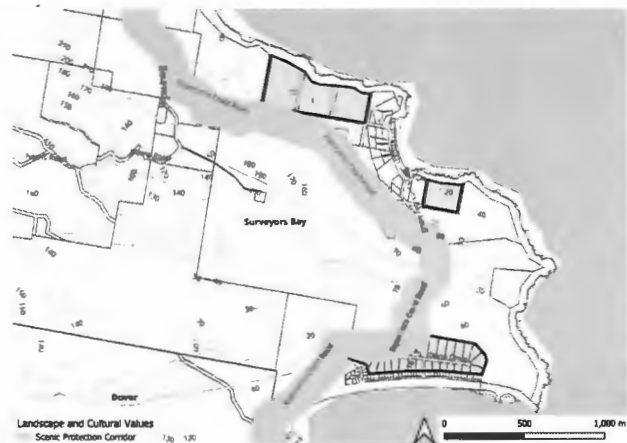


Figure 129: Landscape and Cultural Values Map