

## **GUIDELINES FOR IDENTIFYING AREAS OF INTEREST - STCA**

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These guidelines have been prepared for the Southern Tasmanian Councils Authority (STCA) to assist participating Councils to identify 'areas of interest' within the existing Rural Resource and Significant Agricultural Zones. Once identified these 'areas of interest' will be assessed by Council to determine which zone is most appropriate under the new State-wide Planning Scheme (Agriculture or Rural).

### **Selection of Areas for further Assessment**

These guidelines have been prepared with the assumption that titles mapped in the Agricultural Land Mapping Project (ALMP) with a constraints class (including unconstrained), will by default, be zoned as 'Agriculture' and titles that were unmapped by the ALMP will be zoned as 'Rural', unless Council determine differently through the application of the Local Provision Schedules.

Areas of Interest will be selected from within the Rural Resource and Significant Agriculture Zones.

Areas of interest have one or some of the following characteristics;

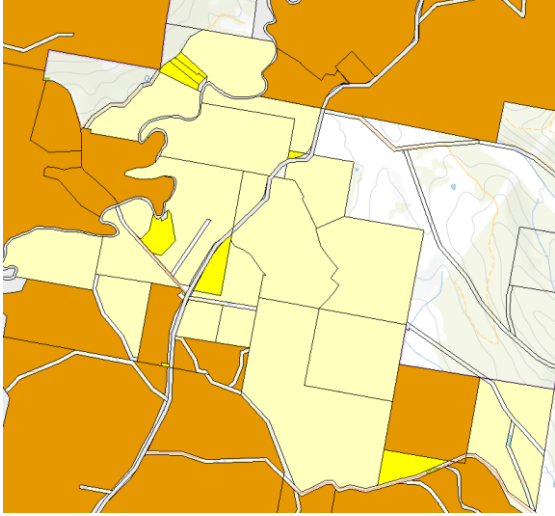
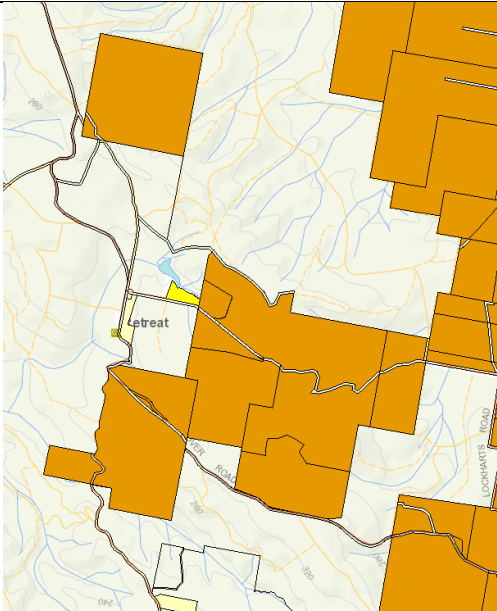
- Constrained<sup>1</sup>
- Anomaly or inconsistent Land use pattern
- Constraints mapping is inconsistent with current land use
  - Broad scale forestry areas mapped as suitable for Agriculture Zone
  - Large holdings with multiple titles with mixed constraints mapping or titles that were unmapped
  - Titles where resource processing or resource extraction occurs that have been mapped with a constraints class
  - Unmapped titles where agricultural activities currently occur
- Bordering alternate zoning on at least two sides.

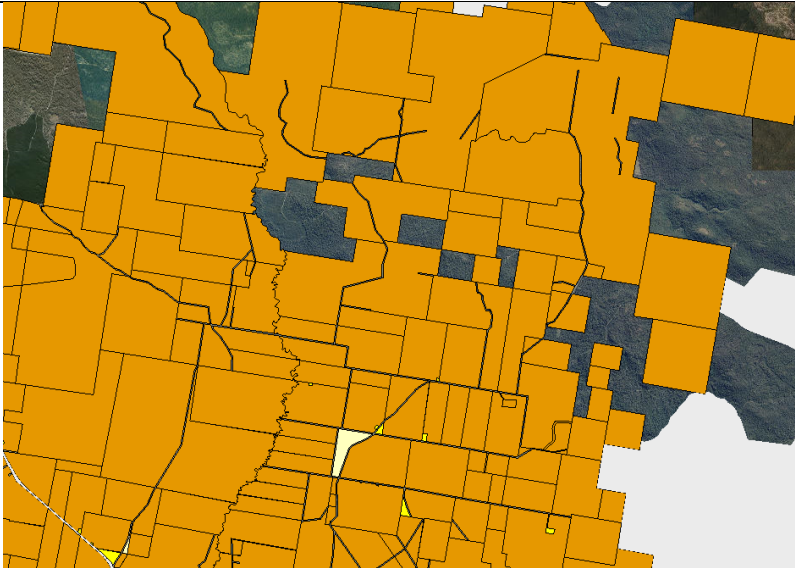
When mapping areas of interest, each area should be labelled with a unique identifier which is related to the nomenclature of the settlements in the vicinity. A simple and logical way to identify areas of interest is to print a map of the *Land Potentially Suitable for Agriculture* constraints mapping for the Municipality and identify areas from top to bottom, west to east.

Areas that are mapped as 'unconstrained' and don't have any anomalies present would be accepted as suitable for the Agriculture (Ag) Zone. Areas that have been mapped in the Rural Zone and do not have any anomalies or inconsistencies present would be accepted as being appropriate for that zone.

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<sup>1</sup> Constraints Grades 1, 2a, 2b or 3 in the *Land Potentially Suitable for Agriculture Zone* dataset which has been produced as a key output of the *Tasmanian Ag Land Mapping Project*.

Characteristic	Rationale	Example
Constrained titles	Clusters of Constrained titles should be considered. As a general rule, individual constrained titles would be more appropriately zoned the same as surrounding titles.	
Anomalies or inconsistent land use pattern	There will be instances where a title may be mapped as unconstrained but is surrounded by titles that have been unmapped or where a title was unmapped but is surrounded by titles mapped as unconstrained or constrained. These anomalies should be further investigated to avoid spot zoning of individual titles where possible. The objective being to provide a consistent zoning pattern where appropriate.	

<p>Constraints mapping is inconsistent with current land use</p>	<p>This might include large forestry areas that have been mapped as unconstrained so by default would be zoned Ag when could possibly be more appropriate for Rural. Or large farms with multiple titles which have a mix of constraints mapping or areas that were unmapped. A consistent zoning per holding is preferred where appropriate. There may also be titles that have resource processing occurring on them that may be more suited to the Rural Zone but have been mapped as unconstrained. Or individual titles with commercial scale agricultural characteristics that have been unmapped and would then by default be included in the Rural Zone, whereas 'Agriculture' may be a more appropriate zoning.</p> <p>Local knowledge will be a key driver in being able to identify these areas for further assessment.</p> <p>Two specific layers available on the LIST that can be utilised in assisting in identifying broad scale forestry areas for assessment are the Private Timber Reserve layer and Land Use 2015. It is also likely that there will be privately owned forestry titles with close proximity to Sustainable Timber Tasmania (STTAS) owned titles (formally Forestry Tasmania). STTAS titles will not have a constraints zoning as they will be included in the Rural Zone. So, identifying these titles and then looking at adjacent titles will be another way to potentially identify forestry areas for further assessment.</p>	
<p>Bordering alternate zoning on at least two sides</p>	<p>Such titles or clusters of titles should be considered as areas of interest. These areas will mostly occur on settlement margins. Further analyses of these areas will provide more robust justification for appropriate zoning at the rural-urban interface.</p>	