

Amendment AM-FLI-2025-01

Tasmanian Planning Scheme – Flinders

FLI-S3.0 Coastal Areas Specific Area Plan

1.0 FLI-S3.4 Definition of Terms

- 1.1 Delete the words ‘This clause is not used in this specific area plan.’ and insert the following:

FLI-S3.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
site coverage	means the portion of a site within the mapped overlay identified in clause FLI-S3.2.1, which is covered by roofed buildings.

2.0 FLI-S3.7.2 Site coverage - Objective

- 2.1 Delete the words ‘To minimise the extent of development on sites adjacent to the Crown coastal reserve.’ and replace with the words ‘That the extent of development on sites adjacent to the Crown coastal reserve minimises impact on the visual amenity of coastal areas, is subservient to the natural features of the landscape, and minimises vegetation clearance.’

3.0 FLI-S3.7.2 Site coverage - Performance Criteria P1

- 3.1 Delete the words ‘No Performance Criterion.’ and insert the following:

‘The site coverage must minimise impacts of development on the natural appearance of the area, must not be obtrusive, and have an unreasonable impact on the visual amenity of the coast when viewed from public roads, the foreshore and coastal waters, having regard to:

- (a) the topography, visual prominence, and aesthetic qualities of the site;
- (b) any off site screening provided by the landform or existing vegetation;
- (c) the site coverage on adjoining sites within this specific area plan;
- (d) any proposed vegetation clearance;
- (e) the siting, orientation, and setback of buildings from the coastal reserve;
- (f) the visual prominence of the proposed buildings within the landscape, including whether the visual prominence is reduced through use of external building materials, finishes, and colours; and
- (g) any proposed landscaping and/or any screening that may be provided.

4.0 Coastal Areas Specific Area Plan Overlay - Bootjacks Drain

4.1 Amend the Coastal Areas Specific Area Plan overlay by removing the overlay from the following properties as shown in Figure 1 below:

- a. Coast Road, Lady Barron folio of the Register 177061/1 and 211956/1
- b. part of Coast Road, Lady Barron folio of the Register 139505/1
- c. 2416 Lady Barron Road, Lady Barron folio of the Register 134868/1
- d. Lady Barron Road, Lady Barron folio of the Register 165957/1, and
- e. part of Lady Barron Road, Lady Barron folio of the Register 134868/3.



Figure 1 - amendment to the Coastal Areas Specific Area Plan overlay at Lady Barron

5.0 Coastal Areas Specific Area Plan Overlay - Palana

5.1 Amend the Coastal Areas Specific Area Plan overlay by removing the overlay from the following properties as shown in Figure 2 below:

- a. 4747 Palana Road, Palana folio of the Register 21227/12
- b. 4751 Road, Palana folio of the Register 21227/14
- c. 4756 Palana Road, Palana folio of the Register 21227/9
- d. 4758 Palana Road, Palana folio of the Register 21227/8
- e. 4761 Palana Road, Palana folio of the Register 21227/16
- f. 4762 Palana Road, Palana folios of the Register 21227/6 and 21227/7
- g. 4764 Palana Road, Palana folio of the Register 21227/5
- h. 4765 Palana Road, Palana folio of the Register 21227/17
- i. 4766 Palana Road, Palana folio of the Register 21227/4
- j. 4768 Palana Road, Palana folio of the Register 180273/3
- k. 4770 Palana Road, Palana folio of the Register 180273/2
- l. 4772 Palana Road, Palana folio of the Register 167868/1
- m. 4775 Palana Road, Palana folio of the Register 34187/1
- n. 4785 Palana Road, Palana folio of the Register 155457/1
- o. 4837 Palana Road, Palana folio of the Register 184627/9
- p. 4842 Palana Road, Palana folio of the Register 134592/3
- q. 4844 Palana Road, Palana folio of the Register 134592/2
- r. 4846 Palana Road, Palana folio of the Register 134592/1
- s. 4847 Palana Road, Palana folio of the Register 134592/4
- t. 4857 Palana Road, Palana folio of the Register 52371/1
- u. 4935 Palana Road, Palana folio of the Register 155456/3
- v. 4985 Palana Road, Palana folio of the Register 155456/2
- w. 5035 Palana Road, Palana folio of the Register 155456/1
- x. Palana Road, Palana folio of the Register 184627/1
- y. Palana Road, Palana folio of the Register 184627/4
- z. Palana Road, Palana folio of the Register 184627/5
- aa. Palana Road, Palana folio of the Register 184627/6
- bb. Palana Road, Palana folio of the Register 184627/7
- cc. Palana Road, Palana folio of the Register 184627/8
- dd. Palana Road, Palana folio of the Register 184627/10
- ee. Palana Road, Palana folio of the Register 184627/11
- ff. Palana Road, Palana folio of the Register 164143/1
- gg. Palana Road, Palana folio of the Register 164143/2
- hh. Palana Road, Palana folio of the Register 164143/3
- ii. Palana Road, Palana folio of the Register 155456/4
- jj. Palana Road, Palana folio of the Register 21227/15
- kk. Palana Road, Palana folio of the Register 21227/11
- ll. Palana Road, Palana folio of the Register 21227/10
- mm. Palana Road, Palana folio of the Register 131138/1
- nn. Foreshore reserve Palana Road, Palana folio of the Register 21227/18
- oo. part of Palana Beach Nature Recreation Area – Edens Road, Palana PID 6423418
- pp. Road folio of the Register 134592/5, and
- qq. parts of Palana Road (public road).
- rr.

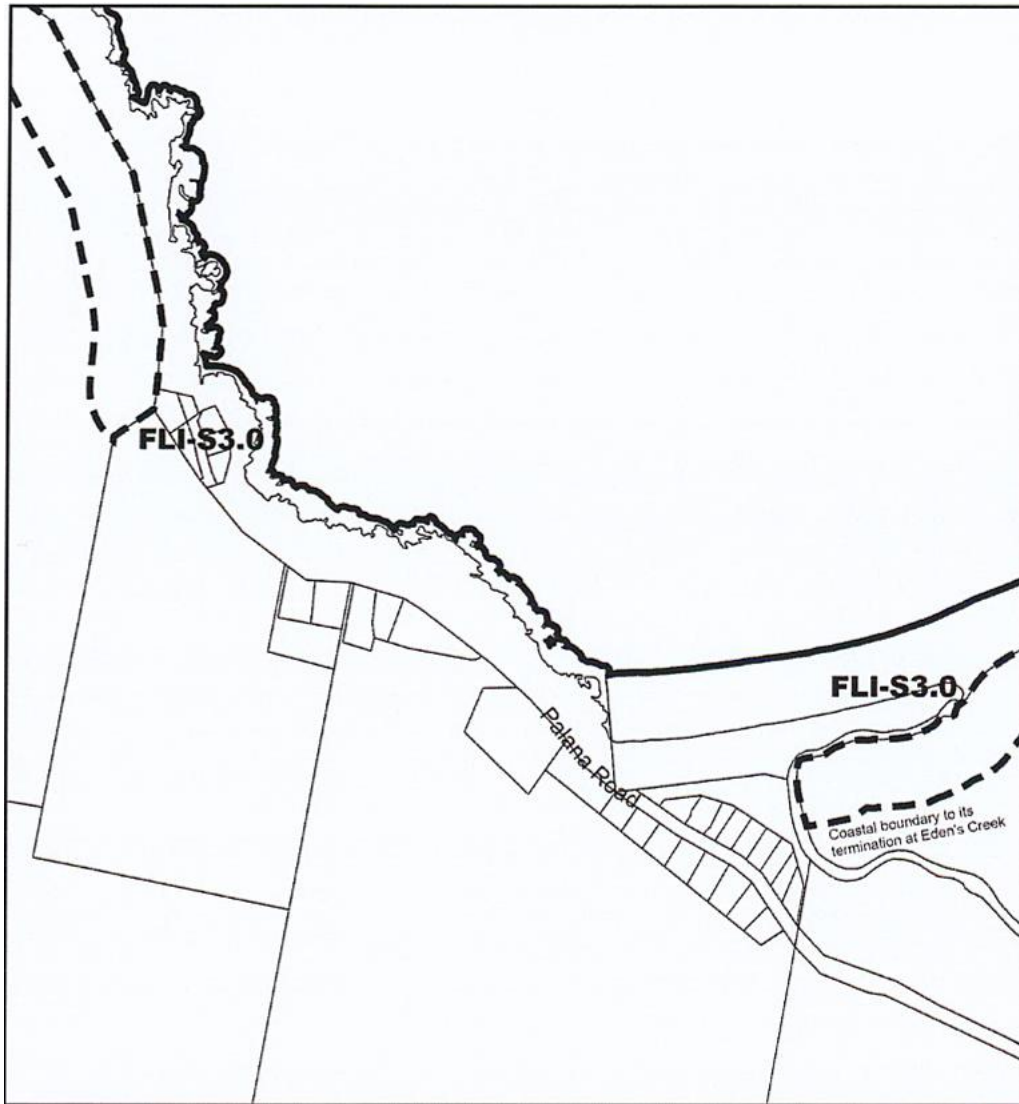


Figure 2 - amendment to the Coastal Areas Specific Area Plan overlay at Palana

6.0 Coastal Areas Specific Area Plan Overlay - Killiecrankie

6.1 Amend the Coastal Areas Specific Area Plan overlay by removing the overlay from the following properties as shown in Figure 3 below:

- a. 1 Armstrong Avenue, Killiecrankie folio of the Register 50505/1
- b. 2-4 Armstrong Avenue, Killiecrankie folio of the Register 155987/3
- c. 3 Armstrong Avenue, Killiecrankie folio of the Register 50505/2
- d. 5 Armstrong Avenue, Killiecrankie folio of the Register 50505/3
- e. 6 Armstrong Avenue, Killiecrankie folio of the Register 155987/2
- f. 7 Armstrong Avenue, Killiecrankie folio of the Register 50505/4
- g. 8 Armstrong Avenue, Killiecrankie folio of the Register 155987/1
- h. 9 Armstrong Avenue, Killiecrankie folio of the Register 50505/5
- i. 10 Armstrong Avenue, Killiecrankie folio of the Register 103974/5
- j. 11 Armstrong Avenue, Killiecrankie folio of the Register 50505/6
- k. 12 Armstrong Avenue, Killiecrankie folio of the Register 103974/4
- l. 13 Armstrong Avenue, Killiecrankie folio of the Register 50505/7
- m. 14 Armstrong Avenue, Killiecrankie folio of the Register 103974/3
- n. 15 Armstrong Avenue, Killiecrankie folio of the Register 161361/1
- o. 'Laura's Cottage' - 16 Armstrong Avenue, Killiecrankie folio of the Register 103974/2
- p. 18 Armstrong Avenue, Killiecrankie folio of the Register 103974/1
- q. Armstrong Avenue, Killiecrankie folio of the Register 155987/4
- r. 504 Killiecrankie Road, Killiecrankie folio of the Register 52021/1 and part of 52021/2
- s. 530 Killiecrankie Road, Killiecrankie folio of the Register 103388/3
- t. 541 Killiecrankie Road, Killiecrankie folio of the Register 103388/8
- u. 549 Killiecrankie Road, Killiecrankie folio of the Register 103388/9
- v. 551 Killiecrankie Road, Killiecrankie folio of the Register 21906/3
- w. 554 Killiecrankie Road, Killiecrankie folio of the Register 103388/1
- x. Killiecrankie Road, Killiecrankie folio of the Register 103388/2
- y. Killiecrankie Road, Killiecrankie folio of the Register 103974/8
- z. LGA Subdivision Road folio of the Register 21906/5
- aa. LGA Subdivision Road folio of the Register 50505/8
- bb. part of LGA Subdivision Road folio of the Register 103974/9, and
- cc. part of Killiecrankie Road (public road).

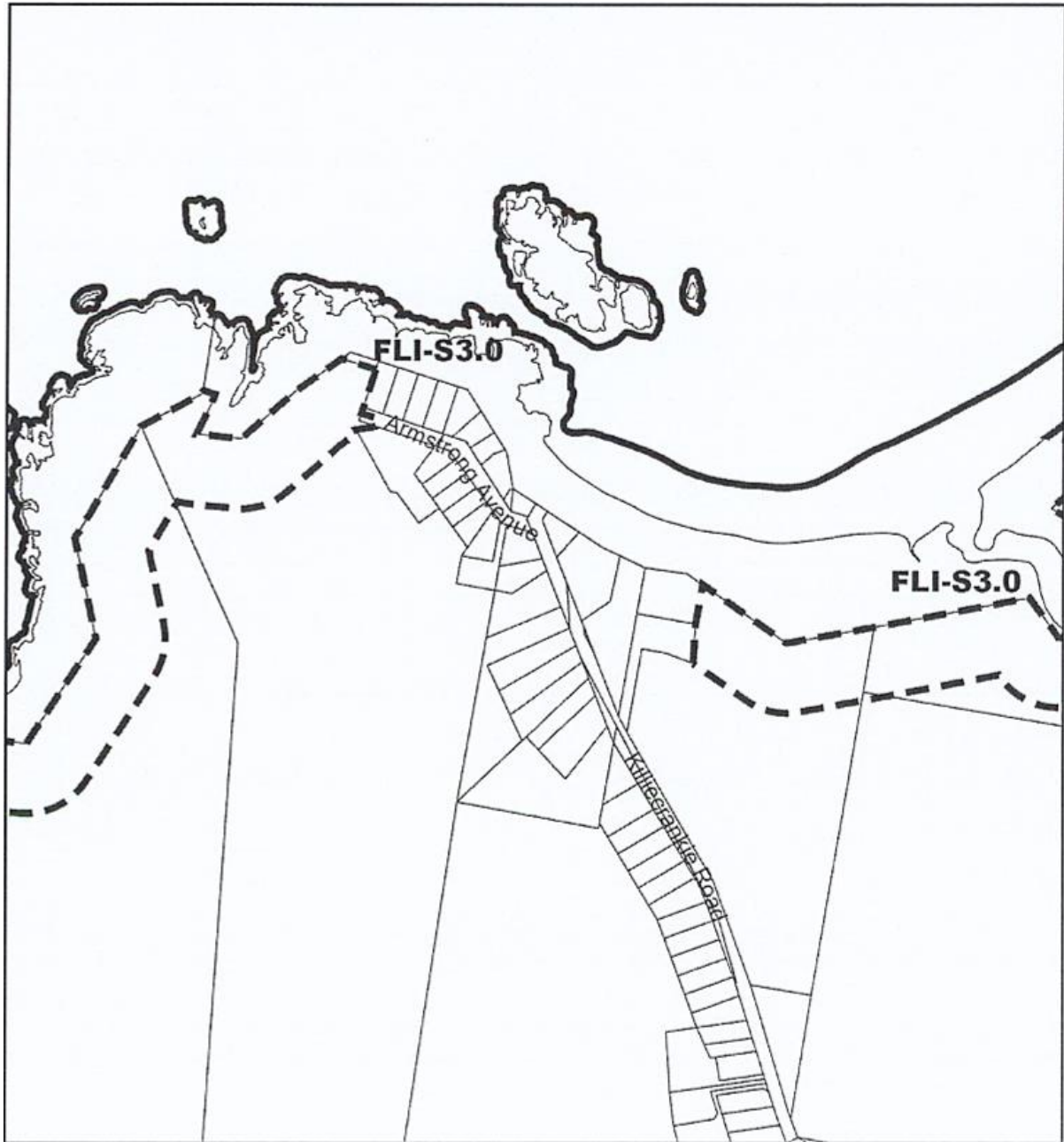


Figure 3 - amendment to the Coastal Areas Specific Area Plan overlay at Killiecrankie

7.0 Coastal Areas Specific Area Plan Overlay - Whitemark

7.1 Amend the Coastal Areas Specific Area Plan overlay by removing the overlay from the following properties as shown in Figure 4 below:

- a. 89 Blundstones Road, Whitemark folios of the Register 220373/1, 156154/1, and 87210/2
- b. 1 Bluff Road, Whitemark folio of the Register 147000/1
- c. 2 Bluff Road, Whitemark folio of the Register 16185/1
- d. 4 Bluff Road, Whitemark folio of the Register 16185/2
- e. 6 Bluff Road, Whitemark folio of the Register 17668/3
- f. Bluff Road, Whitemark folio of the Register 159964/1
- g. 22 Boyes Road Whitemark folio of the Register 159840/2
- h. 49 Boyes Road Whitemark folios of the Register 184380/1 and 184380/2
- i. 290 Palana Road, Whitemark folio of the Register 236421/1
- j. part of 'Flinders Island Airport' - 351-355 Palana Road, Whitemark folio of the Register 227191/1
- k. Acquired road intersecting folio of the Register 184380/2
- l. Road lots folios of the Register 147000/4, 16185/100, and 14144/2, and
- m. part of Blundstones Road, Boyes Road, Bluff Road, and Palana Road (various public road lots).

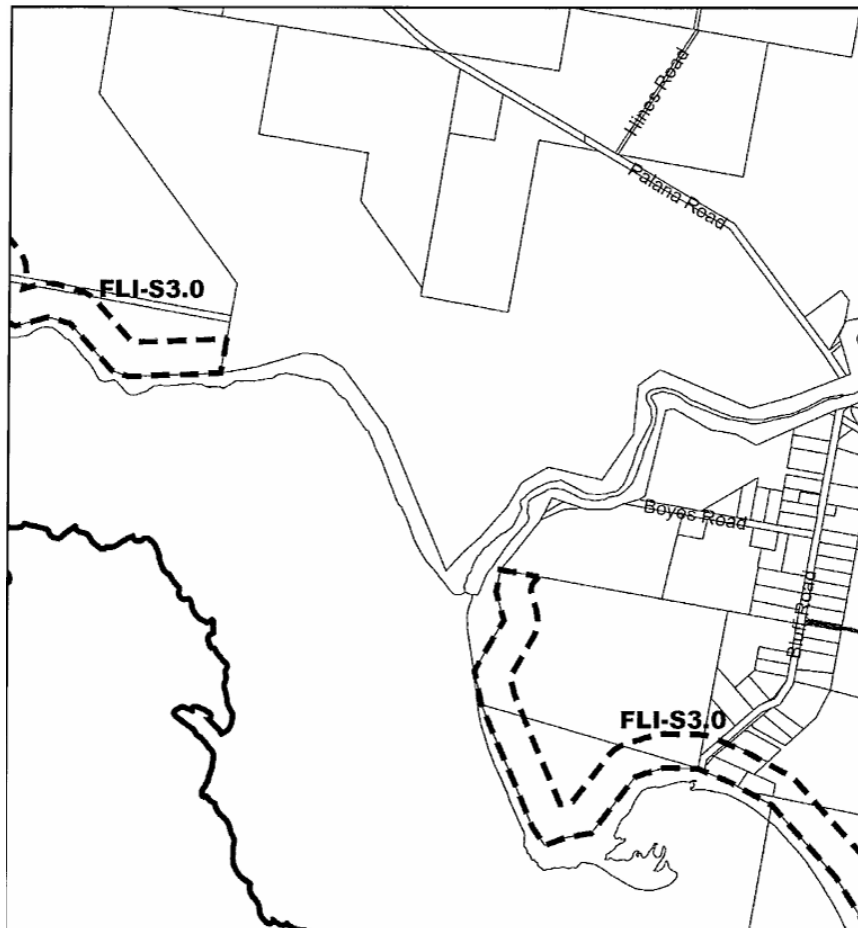


Figure 4 - amendment to the Coastal Areas Specific Area Plan overlay at Whitemark

8.0 Coastal Areas Specific Area Plan Overlay - Lady Barron

8.1 Amend the Coastal Areas Specific Area Plan overlay by removing the overlay from the following properties as shown in Figure 5 below:

- a. 15 Pot Boil Road, Lady Barron folio of the Register 166715/1
- b. Pot Boil Road, Lady Barron folio of the Register 181695/3
- c. Pot Boil Road, Lady Barron folio of the Register 181695/4
- d. Pot Boil Road, Lady Barron folio of the Register 181695/5
- e. Pot Boil Road, Lady Barron folio of the Register 181695/6
- f. Pot Boil Road, Lady Barron folio of the Register 181695/7
- g. Pot Boil Road, Lady Barron folio of the Register 181696/3
- h. Pot Boil Road, Lady Barron folio of the Register 181696/4
- i. Pot Boil Road, Lady Barron folio of the Register 181696/5
- j. Pot Boil Road, Lady Barron folio of the Register 186804/1
- k. Pot Boil Road, Lady Barron folio of the Register 186804/2
- l. Road folio of the Register 165274/1, and
- m. part of Pot Boil Road (public road).

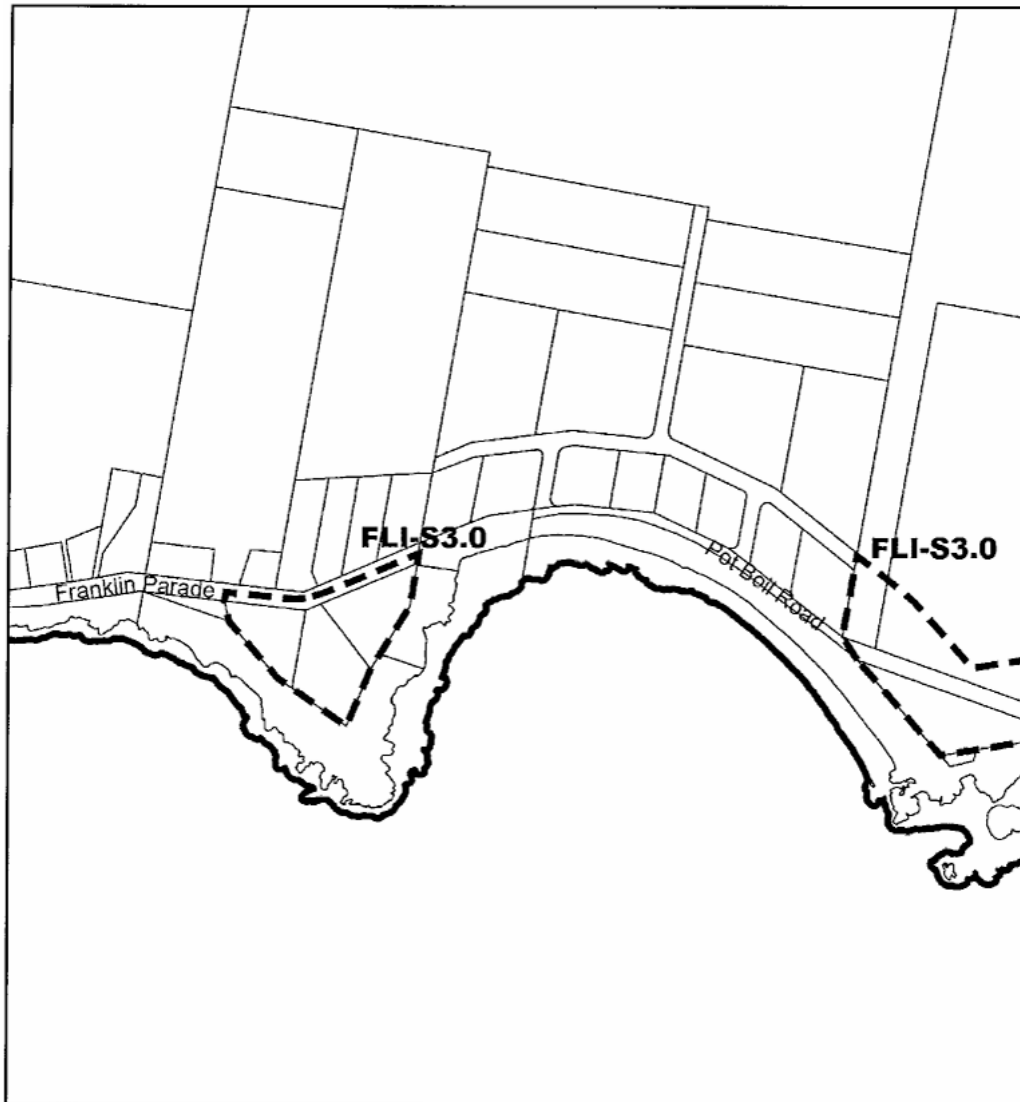


Figure 5 - amendment to the Coastal Areas Specific Area Plan overlay at Pot Boil Road, Lady Barron

9.0 Coastal Areas Specific Area Plan Overlay - Samphire River

9.1 Amend the Coastal Areas Specific Area Plan overlay by removing the overlay from the following properties as shown in Figure 6 below:

- a. 8 Badger Corner Road, Lady Barron folio of the Register 155307/4
- b. 'Unavale Vineyard / Samphire Cottage' - 10 Badger Corner Road, Lady Barron folio of the Register 227717/1
- c. part of 'Clara's Cottage' - 31 Badger Corner Road, Lady Barron, folio of the Register 52591/1
- d. 883 Coast Road, Lady Barron folio of the Register 113865/1
- e. 927 Coast Road, Lady Barron folio of the Register 25190/1
- f. 'Leaf-Moor', 901 Coast Road, Lady Barron folios of the Register 209407/1 and 78666/1
- g. Coast Road, Lady Barron folio of the Register 78665/1
- h. Coast Road, Lady Barron folio of the Register 225988/1
- i. Darts Road, Lady Barron folio of the Register 155307/1
- j. Coast Road, Reserved Road between folios of the Register 227717/1 and 52591/1, and
- k. part of Coast Road (public road).

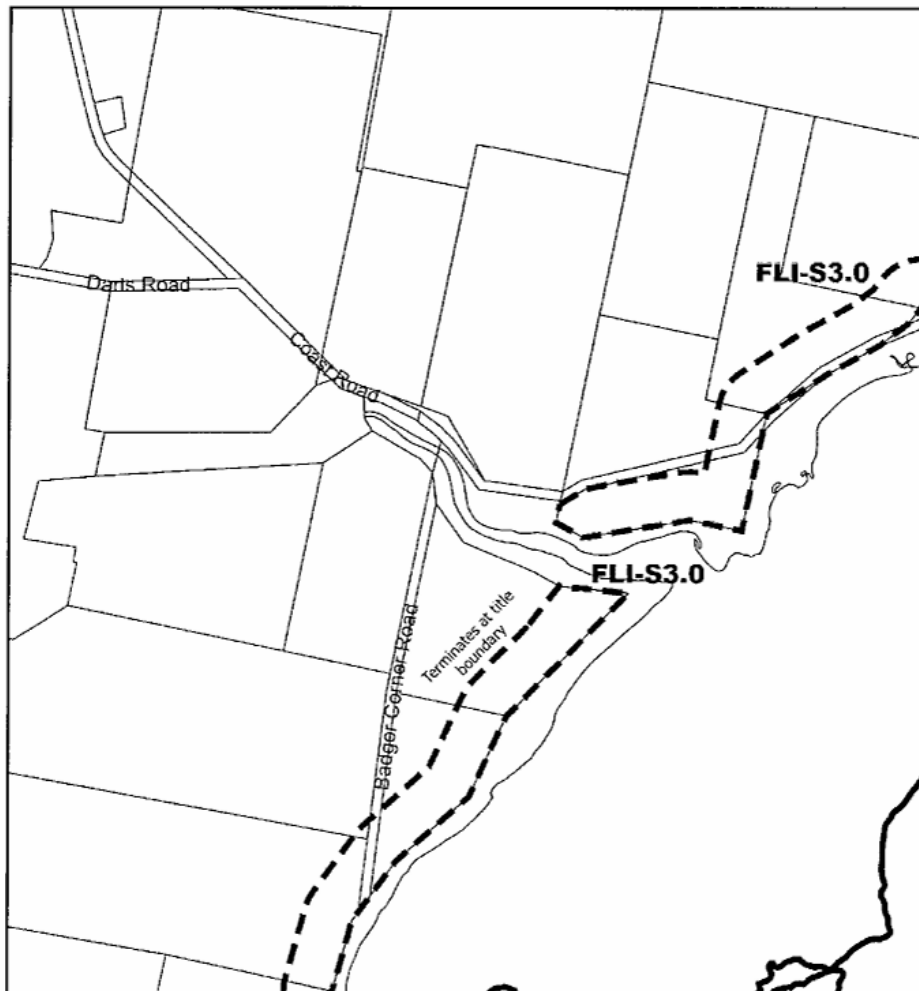


Figure 6 - amendment to the Coastal Areas Specific Area Plan overlay at Samphire River