

Tasmanian Planning Scheme

Clarence

Local Provision Schedule Supporting Report

Updated **18 October 2019**

(Modified to address matters raised by TPC Assessment Panel)

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(Updated August 2019 - Modified to address matters raised by TPC Assessment Panel)

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Transitional Provisions

1.0 Introduction

This report supports the submission of the Clarence draft Local Provisions Schedule (LPS) prepared and submitted to the Tasmanian Planning Commission (the Commission) under section 35(1) of the Land Use Planning and Approvals Act 1993 (LUPAA) for assessment as to whether it is suitable for approval by the Minister for exhibition, under to section 35B(4). The report demonstrates that the draft LPS meets the LPS criteria as required by section 34(2).

The report has been updated to address post lodgement matters raised by TPC Assessment Panel.

2.0 LPS Criteria – Section 34 of LUPAA

2.1 State Planning Provisions

Section 34(2) of LUPAA requires that a LPS must contain all of the provisions that the SPP's specify must be included. Section LP1.0 of the SPP's outlines requirements for the content of the SPP's and includes:

- Zone Maps;
- Local Area Objectives;
- Particular Purpose Zones (PPZ's);
- Specific Area Plans (SAP's);
- Site Specific Qualifications (SSQ's);
- Code Overlay maps; and
- Code Lists in Tables.

The Clarence LPS contains all of the mandatory requirements of the SPP's. Each of the mandatory and optional components is discussed below under the relevant heading.

2.2 Contents of LPS's - Section 32 of LUPAA

2.2.1 Municipal Area

The LPS specifies that it applies to the Clarence municipal area in accordance with the SPP template.

2.2.2 Spatial Application of the State Planning Provisions

Section 32(2)(c) and (e) requires that a LPS must contain maps, overlays, lists or other provisions that provide for the spatial application of the SPP's. Section LP1.0 of the SPP's outlines the manner in which the spatial application of the SPP's is to be presented. The draft LPS is prepared in accordance with the application and drafting instructions included in the SPP's and in Guideline No.1 - Local Provisions Schedule Zone and Code Application issued by the Commission.

2.2.3 Sections 11 and 12 of LUPAA

Sections 11 and 12 of LUPAA (Formerly Section 20) prescribe the contents of planning schemes and make reference to the Tasmanian Planning Scheme (TPS). In particular, the sections outline the matters that a planning scheme may, or may not, regulate. Section 12 recognises the continuing use and development rights for those uses and developments that were in existence before new planning scheme provisions take effect, or that have been granted a permit but have not yet been completed.

The draft LPS does not seek to regulate matters outside the jurisdiction prescribed in Sections 11 and 12. It is noted that the legal protections for existing uses informs decisions about the application of zones to land.

2.2.4 Overriding Provisions

The draft LPS introduces local overriding provisions through the application of PPZ's, SAP's and SSQ's in the following circumstances:

- To ensure the LPS is compliance with the Schedule 1 Objectives of LUPAA;
- To ensure consistency with or the Southern Tasmanian Regional Land Use Strategy (STRLUS) cannot be met without departure from the SPP's through local provisions; or
- To reflect previously adopted local strategy implemented under the Clarence Interim Planning Scheme 2015.

In each case the rationale required to support the local provisions based on unique site circumstances, social, economic or environmental benefit pursuant to Section 32(4) is described in Section 7.0 of this report.

2.3 Schedule 1 of LUPAA - Objectives

Schedule 1 of LUPAA prescribes the Objectives of the Resource Management and Planning System of Tasmania (Part 1) and the Objectives of the Planning Process (Part 2). Together they emphasize 'sustainable development'. The Schedule clarifies that reference to 'Sustainable Development' means:

managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while:

- Sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and*
- Safeguarding the life supporting capacity of air, water, soil and ecosystems; and*
- Avoiding, remedying or mitigating any adverse effects of activities on the environment.*

LUPAA contains competing obligations in that a LPS is required to spatially apply the SPP's

through the zoning of land and the application of Codes, along with associated operative provisions, yet it must also demonstrate that it promotes sustainable use and development in accordance with the Schedule 1 Objectives. In some cases localised provisions (PPZ's, SAP's and SSQ's) are required to ensure that Clarence LPS meets these requirements.

The table below provides an analysis of the LPS against the Schedule 1 Objectives, highlighting those areas where the SPP's and the objectives are in tension. A detailed discussion of the proposed PPZ's, SAP's and SSQ's against the criteria of section 32(4) is provided in Section 7.0 of this report.

2.3.1 Table 1: Schedule 1 Objectives - Part 1

<i>(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.</i>
<p>Comment: Under the TPS, the draft LPS must ensure the implementation of the SPP's will result sustainable outcomes.</p> <p>The draft LPS achieves this through the application of appropriate zones and codes and, where necessary, the inclusion of overriding local provisions to protect the environmental capability of the land and the capacity of infrastructure. The provisions set out in Section 32(4) of LUPPA allow for local provisions that are inconsistent with the SPP's, subject to criteria that demonstrates the need. This recognises that the broad application of one set of standardised provisions will not always result in sustainable outcomes.</p> <p>The draft LPS includes a map overlay for vegetation protection that identifies the spatial location of potentially important vegetation, species, communities and habitat. The map implements SPP's Natural Assets Code provisions.</p> <p>The Natural Assets Code [at C7.2(c)] prescribes zones that a priority vegetation layer can apply. Importantly the provisions cannot be applied to the Agriculture Zone and represent a significant shift from the Clarence Interim Planning Scheme 2015 (CIPS2015).</p> <p>In Clarence, as is the case in many other municipalities, the rural/agricultural landscape is peppered with natural values that to date, has been generally well managed through planning provisions that can take account of the unique circumstances that exist on each property. Accordingly, the presence or absence of natural values has informed the application of the Rural and Agricultural zones.</p>
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water.</i>
<p>Comment: The SPP and LPS will provide by far the greatest level of planning control ever applied in Clarence. The draft LPS mapping and proposed overriding provisions (PPZ's, SAP's and SSQ's) have been applied having regard to the <i>Guideline No.1 – Local Provision Schedule</i></p>

(LPS): zone and code application (the Guidelines), the current provisions the under CIPS2015, the use and development entitlements associated with applicable SPP zoning and Code controls. It is submitted that that this approach ensures that the final controls will provide well considered fair and reasonable outcomes for land owners and communities.

As stated above, the draft LPS seeks to ensure that the implementation of the SPP's results in sustainable outcomes.

(c) to encourage public involvement in resources management and planning.

Comment:

When directed to do so, the draft LPS will exhibited and subject to the 60 day statutory notification period in accordance with Section 35(c) of LUPAA.

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).

Comment:

Key to the State government's desire for a 'Fairer, Faster, Cheaper, Simpler' planning reform was the development and implementation of one single statewide planning scheme. The policy behind the drafting of the SPP's was to 'cut red tape' regulating only to the extent necessary thereby facilitating economic development and providing certainly.

Following amendments to LUPAA in December 2015, the then draft SPP's were approved for exhibition on 9 March 2016 and exhibited for a 60-day period between 12 March and 18 May 2016. During which 294 representations were received and a further nine late representations were accepted by the Commission. Public hearings were held between July and October 2016 and the Minister for Planning and Local Government finalised the SPP's on 22 February 2017.

The application of the zone mapping is strategic. It is consistent with the Guidelines, the STRLUS and local strategy imbedded into the current CIPS2015. The applied zones provide for a range of economic opportunities in 'traditional' rural, commercial and industrial settlings. However, further economic opportunities are provided for in the recreation and tourism sectors.

In addition to facilitating uses consistent with respective zone purposes, the SPP's and relevant overriding local provisions will also provide for economic development through subdivision and construction works in strategically appropriate locations.

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State

Comment:

The SPP's are structured taking into account the roles of other jurisdictions in the assessment of land use and development including the Local Government Act (Building and Miscellaneous Provisions) Act 1993 (LGBMP), Building process, Forest Practices System, Tasmanian Heritage Council and the Environmental Protection Authority.

The implementation of the SPP's and final approval of the Clarence LPS requires co-operative planning between the Commission, State Agencies, TasWater, Council and, to a degree, the broader community.

2.3.2 Table 2: Schedule 2 Objectives - Part 2

(a) to require sound strategic planning and co-ordinated action by State and local government.

Comment:

The STRLUS was developed through the cooperation of the 12 Southern Regional Councils, was declared by the Minister for Planning and is formally recognised as a Regional Strategy under LUPAA. The STRLUS, whilst now in need to a review, is the most thorough and comprehensive strategic document relevant to the development of the Southern LPS's.

Through the allocation of zones, development of Code mapping and utilisation of local overriding provisions (PPZ's, SAP's and SSQ's) the draft LPS is consistent with STRLUS.

(b) to establish a system of planning instruments to be the principle way of setting objectives, policies and controls for the use, development and protection of land; and

Comment:

Consistent with this objective, the TPS establishes a new system of planning instruments that will deliver consistency in the objectives, policies and controls for the use and development of land by prescribing common content.

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.

Comment:

The SPP's include a range of zones and codes that provide for assessment of environmental impact. The zone and code mapping has been applied through the draft LPS has had regard to State Policies, the STRLUS, the Guidelines and local stagey reflected in the current CIPS015.

The overriding local provisions proposed in the draft LPS are a result of the explicit consideration of known environmental constraints, social and economic effects of the SPP's on landowners, the Clarence municipality and the region.

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation, and resource management policies at

<i>State, regional and municipal levels.</i>
<p>Comment:</p> <p>The suite of zones and codes provided for in the SPP's contain a range of objectives focused on environmental, social, economic, conservation, and resource management outcomes. The application of the SPP's through the LPS and associated local overriding provisions provides for the implementation of the State Policies and the STRLUS consistent with the above objective.</p>
<i>(e) to provide for the consolidation of approvals for land use and development and related matters, and to co-ordinate planning approvals with related approvals.</i>
<p>Comment:</p> <p>The approvals process is prescribed by LUPAA. The planning scheme regulates the use permissibility and level of use and development control. The approval of the TPS and associated Clarence LPS will not comprise this objective.</p>
<i>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania.</i>
<p>Comment:</p> <p>The available zones and codes provided for under the SPP's enable controls to suit varying levels of amenity, employment opportunities, diverse environments and risk associated with natural hazards.</p> <p>The draft LPS and of local overriding provisions (PPZ's, SAP's and SSQ's) makes particular provision for these values in the objectives and associated development controls.</p>
<i>(g) to conserve those buildings and areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.</i>
<p>Comment:</p> <p>Conservation of historic built heritage is managed through the Tasmanian Heritage Council (THC) and the TPS. Development associated with places listed on the Tasmanian Heritage Register has a statutory referral process for assessment by the THC.</p> <p>The Local Historic Heritage Code provides protection for individual properties and identified heritage precincts with local significance.</p> <p>Additionally, the use of local overriding provisions in the draft LPS furthers this objective, most notably through the Kangaroo Bay PPZ and the Bellerive Bluff SAP.</p>
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community</i>

Comment:

Significant public infrastructure is protected through the use of the SPP's Utilities Zone, the Community Purpose Zone, The Road and Rail Assets Code and the Safeguarding of Airports Code.

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

Comment:

The State's '*Land Potentially Suitable for Agriculture Layer*' was based on agricultural land capability and as required by the Guidelines informed the application of the Agricultural and Rural Zone split.

The draft LPS incorporates a range of hazard codes including the Natural Asset Code, the coastal vulnerability codes (erosion and inundation), Flood-Prone Areas Code, Bushfire-Prone Code, Potentially Contaminated Land Code and the Landslip Hazard Code. Together these codes and associated mapping assist to establish land suitability/capability.

Additionally, the draft LPS proposes local overriding provisions in some areas to address land capability constraints. Notable examples are the Single Hill and the Dispersive Soils SAP's.

2.4 State Policies

Section 34(2)(d) of LUPAA requires that a LPS is consistent with each State Policy. State Policies are made under Section 11 of the State Policies and Practices Act 1993 (SPPA).

Current policies created under the State Policies and Projects Act 1993 are:

- State Coastal Policy 1996;
- State Policy on Water Quality Management 1997;
- State Policy on the Protection of Agricultural Land 2009.

In addition, National Environment Protection Measures (NEPMs) are automatically adopted as State Policies under section 12A of the SPPA.

2.4.1 Tasmanian State Coastal Policy 1996

The State Coastal Policy applies to land within 1km of the high-water mark (i.e. the 'Coastal Zone').

Three main principles guide the Tasmania's State Coastal Policy:

- Natural and cultural values of the coast shall be protected.
- The coast shall be used and developed in a sustainable manner.

- Integrated management and protection of the coastal zone is a shared responsibility.

The Policy provides a series of outcomes that embody the principles under the following four sections, each of which is discussed in further detail below:

1. Protection of Natural and Cultural Values of the Coastal Zone;
2. Sustainable Development of Coastal Areas and Resources;
3. Shared Responsibility for Integrated Management of Coastal Areas and Resources;
4. Implementation, Evaluation and Review.

Protection of Natural and Cultural Values of the Coastal Zone

The Policy requires that the coastal zone be managed to ensure sustainability of major ecosystems and natural processes. The SPP's provide for the protection of major ecosystems and natural processes through the following Codes and application of the LPS mapping:

- The Natural Asset Code, recognises and protects important biodiversity values along the coast (and more broadly), watercourses and wetlands including future refugia;
- The Coastal Erosion Hazard Code, which recognises areas at risk of coastal erosion; and
- The Coastal Inundation Hazard Code, which recognises areas at risk of coastal Inundation.

Additionally, the application of Environmental Management Zone extending into much of the waterway surrounding Clarence provides for the protection of areas of significant ecological value.

The Policy recognises the ecological significance of wetlands and the importance of their protection. The Natural Asset Code contains a Coastal protection area and identifies the need to avoid the filling of wetlands and preserves land likely to accommodate the future backward migration of coastal saltmarshes due to rising sea levels to 2100.

The Policy identifies exotic weeds as an issue in the Coastal Zone and the need to manage and control the spread and impact of these species. Exotic weeds are typically spread as a result of soil disturbance associated with development and by uncontrolled vehicular and pedestrian access. The SPP's provide for the imposition of appropriate conditions (including weed management) and are consistent with the Policy.

The Policy requires that the design and siting of buildings, engineering works and other infrastructure are compatible with natural landscapes of the coast; the SPP's support this intent through the Natural Asset and the Scenic Protection Codes. While the draft LPS does not contain any areas subject to the Scenic Protection Code, it is intended that Code will be applied in the longer term following an appropriate strategic analysis.

The Policy requires that areas of Aboriginal heritage significance are identified and legally

protected. Aboriginal heritage is specifically regulated under the *Aboriginal Relics Act 1975*, not under LUPAA. Aboriginal Heritage Tasmania is responsible for administering this regulation and for maintaining the Tasmanian Aboriginal Site Index. In some cases, it will be necessary for developers to obtain a separate permit from Aboriginal Heritage Tasmania in addition to a planning permit.

The Policy requires that areas subject to significant risk of coastal hazards be identified and managed to protect life and property. The Coastal Inundation Hazard Code deals with coastal inundation risk from current day out to 2100 having regard to anticipated sea level rise. The Coastal Erosion Hazard Code specifically deals with risk from and to the coast by erosion. Again, this code managed current day risk through to 2100 recognising increased erosion risk caused by sea level rise.

Sustainable Development of Coastal Areas and Resources

Water quality impacts resulting from land use and development are regulated under the Environmental Management and Pollution Control Act 1994 (EMPCA).

The Policy requires that tourism and recreational uses and development in the coastal zone be directed to suitable locations, based on the Policy's principles. This is reflected in the TPS through SPP's controls in above mentioned codes, the Open Space Zone, the Recreation Zone and the Environmental Management Zone and their appropriate application under the LPS.

The Coastal Erosion Hazard Code specifies controls for development associated with Coastal protection works.

The Policy recognises public's common right of access to the coast and requires that this be maintained. This objective is reflected through the use of the Open Space Zone adjacent to the foreshore areas. The zone covers existing areas of public open space (POS) and identifies those areas that ought to be considered for future POS through either subdivision or land acquisition in accordance with the relevant Council policies.

Shared Responsibility for Integrated Management of Coastal Areas and Resources

The Policy emphasises the importance of regional planning as a tool for coastal management. The Southern Tasmania Regional Land Use Strategy has recognised this role and provides specific policies in regard to the coast addressing the visual and ecological values of the coast. These policies set up the basis for the application of the SPP coastal codes implemented through the LPS.

Implementation, Evaluation and Review

The Policy states that the main vehicles for implementation are to be land use planning controls, marine farming development plans and local council strategic and operational plans. The SPP's provides consistent controls for coastal areas. Any future changes to the State Coastal Policy will be considered in future iterations of the Southern Tasmania Regional Land Use Strategy and the planning schemes developed under it.

2.4.2 State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy is to *“conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”*.

The stated objectives are *“to enable the sustainable development of agriculture by minimising:*

- (a) conflict with or interference from other land uses; and*
- (b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use”*.

The eleven principles that support the policy relate to the identification of valuable land resources and the matters that can be regulated by planning schemes. The SPP Rural and Agriculture Zone provisions were developed having regard to these principles. The requirement to apply these zones to land necessitates an analysis of land resources to determine which zone is most appropriate.

The Guidelines require that land to be included in the Agriculture Zone should be based on the land identified in the ‘Land Potentially Suitable for Agriculture Zone’, a methodology developed by the State with a layer published on the LIST. The guideline provides that in applying the zone, a planning authority may *“also have regard to any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which:*

- (i) incorporates more recent or detailed analysis or mapping;*
- (ii) better aligns with on-ground features; or*
- (iii) addresses any anomalies or inaccuracies in the ‘Land Potentially Suitable for Agriculture Zone’ layer”*.

The application of the Rural and Agriculture Zone split is discussed further in Section 5.0 of this report.

2.4.3 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management 1997 regulates water quality management of all surface waters, including coastal waters, and ground waters (excluding privately owned waters that are not accessible to the public and are not connected to waters that are accessible to the public and waters in any tank, pipe or cistern). The Policy aims to achieve water quality objectives that further the objectives of Tasmania’s Resource Management and Planning System, manage sources of water pollution, ensure efficient monitoring programs are conducted and facilitate integrated catchment management.

Part 4 of the Policy specifies outcomes to achieve water quality objectives under the following divisions:

- Division 1 – Measures to Achieve Policy Objectives;
- Division 2 – Management of Point Sources of Pollution;

- Division 3 – Management of Diffuse Sources of Pollution.

Under the existing southern regional planning schemes the Policy is implemented through the incorporation of:

- The Stormwater Management Code which provides a standard for discharges;
- The Acid Sulphate Soils Code which requires a performance-based assessment in accordance with the DIPIPWE Guidelines. (not currently utilised in the CIPS2015);
- The Dispersive Soils code which manages potential waterway contamination.

Additionally, most zones incorporate provisions that require connection to reticulated services where they exist or require wastewater to be kept on-site.

None of the above codes are replicated in SPP's suite of available codes. However, the SPP's require the mandatory inclusion in the LPS of the State mapped waterway protection areas in the overlay that applies through the Natural Assets Code. The prescribed buffer distances contained in the definition (and shown in the overlay map) trigger assessment of development that occurs within those mapped areas. The SPP's assume compliance with the State Policy in applying the overlay map with associated assessment provisions.

In this instance the draft LPS includes a new Dispersive Soils SAP as a local overriding provision to assist with the implementation of this Policy.

2.4.4 National Environmental Protection Measures

The current National Environmental Protections (NEPM) relate to the following:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

The NEPMs are not directly implemented through planning schemes, with some matters being outside the jurisdiction prescribed by LUPAA. However, some aspects are addressed through various SPP provisions relating to matters such as water quality, amenity impacts on residential uses due to noise emissions and site contamination assessment.

3.0 Southern Tasmania Regional Land Use Strategy (STRLUS)

3.1 Background

The Southern Tasmanian Regional Land Use Strategy (STRLUS) was adopted on 27 October 2011. Following its initial implementation, the STRLUS has now been amended three times.

3.2 Assessment against STRLUS

The CIPS2015 was assessed against and found to be consistent with the STRLUS as part of its

finalisation. For the most part the draft LPS reflects a “like for like” conversion of the existing CIPS 2015 provisions into the new TPS format having regard to the SPP provisions and LPS zone and code application. Any departure from either the Guidelines and/or a “like for like” conversion of the existing CIPS2015 is discussed on a case by case basis further in this report.

3.2.1 Biodiversity and Geodiversity

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
BNV 1	Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change.	<ul style="list-style-type: none"> (a) Protecting land with the highest environmental values through the application of the Environmental Management Zone and the Landscape Conservation Zone (b) Protecting significant environmental values through the application of the Natural Assets Code. (c) Avoid applying urban zones to land outside of the established Urban Growth Boundary. (d) Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of, weeds from development sites through construction management provisions.
BNV 1.1	Manage and protect significant native vegetation at the earliest possible stage of the land use planning process. Where possible, ensure zones that provide for intensive use or development are not applied to areas that retain biodiversity values that are to be recognised and protected by Planning Schemes.	
BNV 1.2	Recognise and protect biodiversity values deemed significant at the local level and ensure that planning schemes: <ul style="list-style-type: none"> (a) specify the spatial area in which biodiversity values are to be recognised and protected (either by textural description or map overlay); and (b) implement an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values. 	
BNV 1.3	Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is	

	<p>unable to be avoided, minimised or mitigated.</p> <p>Biodiversity offsets:</p> <p>(a) are to be used only as a 'last resort';</p> <p>(b) should provide for a net conservation benefit and security of the offset in perpetuity;</p> <p>(c) are to be based upon 'like for like' wherever possible;</p>	
BNV 1.4	Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region, but allowing local variation to accommodate variances in local values	
BNV 1.5	Ensure vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation.	
BNV 1.6	Include in planning schemes preserving climate refugia where there is scientifically accepted spatial data.	
BNV 2	Protect threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these.	
BNV 2.1	<p>Avoid the clearance of threatened vegetation communities except:</p> <p>a. where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and</p> <p>b. where the clearance will not</p>	

	significantly detract from the conservation of that native vegetation community.	
BNV 2.2	Minimise clearance of native vegetation communities that provide habitat for threatened species.	
BNV 2.3	Ensure potential applicants are advised of the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999.	
BNV 3	Protect the biodiversity and conservation values of the Reserve Estate.	
BNV 3.1	Include within Planning Schemes requirements to setback use and development from boundaries with reserved land	
BNV 4	Recognise the importance of non land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.	
BNV 4.1	Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy	
BNV 5	Prevent the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.	
BNV 5.1	Ensure development that includes vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans that include weed management actions where the site is known, or suspected, to contain declared weeds.	
BNV 6.1	Improve knowledge of sites and landscapes with geological, geomorphological, soil or karst features and the value they hold at	

	state or local level.	
BNV 6.2	Progress appropriate actions to recognise and protect those values, through means commensurate with their level of significance (state or local).	

3.2.2 Water Resources

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
WR 1	Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries	<ul style="list-style-type: none"> (a) Protecting environmental values of waterways generally through the Natural Assets Code. (b) Minimising loss of riparian native vegetation in particular through the Natural Assets and Coastal Inundation and Erosion Codes and application of Open Space, Environmental Management and Landscape Conservation Zones. (c) Requiring total water cycle management and water sensitive urban design principles to be applied to relevant development. This is given head of power through Section 6.11 of the SPP's. (d) Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of, weeds from development sites through construction management provisions applied through conditions to relevant development. This is given head of power through Section
WR 1.1	Ensure use and development is undertaken in accordance with the State Policy on Water Quality Management	
WR 1.2	Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers, (particularly subdivision)	
WR 1.3	Include setback requirements in planning schemes to protect riparian areas relevant to their classification under the Forest Practices System.	
WR 1.4	Ensure development that includes vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands.	
WR 2	Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.	

WR 2.1	Manage use and development adjacent to Hydro Lakes in accordance with their classification: Remote Wilderness Lake, Recreational Activity Lake or Multiple Use Lakes	<p>6.11 of the SPP's.</p> <p>(e) Facilitating the use of rainwater tanks in residential areas in general. However, they are required as a local overriding provision in the area subject to the North East Droughty Point SAP.</p>
WR 2.2	Provide public access along waterways via tracks and trails where land tenure allows, where there is management capacity and where impacts on biodiversity, native vegetation and geology can be kept to acceptable levels	
WR 2.3	Minimise clearance of native riparian vegetation.	
WR 2.4	Allow recreation and tourism developments adjacent to waterways where impacts on biodiversity and native vegetation can be kept to acceptable levels.	
WR 3	Encourage the sustainable use of water to decrease pressure on water supplies and reduce long term cost of infrastructure provision	
WR 3.1	Reduce barriers in the planning system for the use of rainwater tanks in residential areas.	

3.2.3 The Coast

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
C 1	Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.	<p>(a) Protecting coastal values through the application of the through the Natural Assets, Coastal Inundation and Erosion Codes and application of Open Space, Environmental Management and Landscape Conservation Zones.</p> <p>(b) Protecting significant</p>
C 1.1	Ensure use and development avoids clearance of coastal native vegetation.	
C 1.2	Maximise growth within existing settlement boundaries through local area or structure planning for	

	settlements in coastal areas.	<p>environmental values through codes dealing with biodiversity, wetlands and waterways.</p> <p>(c) Applying suitable conditions relating to water quality, stormwater, vegetation and/or soil disturbance and preventing the spread of weeds pursuant to Section 6.11 of the SPP's.</p> <p>(d) Providing appropriate setbacks for development from the coast.</p> <p>(e) Avoiding zoning any further land or urban development identified as at risk from rising sea levels.</p> <p>(f) Managing areas identified as potentially at risk from rising sea levels through the Inundation Prone Areas Code.</p> <p>(g) Recognising and protecting coastal refugia through appropriate zoning and application of the Natural Assets Code.</p> <p>(h) Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</p>
C 1.3	Prevent development on mobile landforms and coastal mudflats unless for the purposes of public access or facilities or for minor infrastructure that requires access to the coast.	
C 1.4	Zone existing undeveloped land within the coastal area, Environmental Management, Recreation or Open Space unless: <ul style="list-style-type: none"> a. The land is utilised for rural resource purposes; or b. It is land identified for urban expansion through a strategic planning exercise consistent with this Regional Land Use Strategy. 	
C 2	Ensure use and development in coastal areas is responsive to effects of climate change including sea level rise, coastal inundation and shoreline recession	
C 2.1	Include provisions in planning schemes relating to minimizing risk from sea level rise, storm surge inundation and shoreline recession and identify those areas at high risk through the use of overlays.	
C 2.2	Ensure growth is located in areas that avoid exacerbating current risk to the community through local area or structure planning for settlements and the Urban Growth Boundary for metropolitan area of Greater Hobart.	
C 2.3	Identify and protect areas that are likely to provide for the landward retreat of coastal habitats at risk from predicted sea level rise.	

3.2.4 Managing Risks and Hazards

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
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MRH 1	Minimise the risk of loss of life and property from bushfires.	<p>(a) Avoiding zoning any further land for urban development identified as at risk from rising sea levels.</p> <p>(b) Managing areas identified as potentially at risk from rising sea levels through the Coastal Inundation and Erosion Codes.</p> <p>(c) Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</p> <p>(d) Avoiding the application of intensive urban zones over any new areas identified as at unacceptable risk from bushfire, flooding, land instability, dispersive and/or acid sulphate soils.</p> <p>(e) Recognising areas at risk from bushfire and managing use and development accordingly through the Bushfire-Prone Areas Code.</p> <p>(f) Recognising areas at risk from flooding and managing use and development accordingly through the Flood-Prone Areas Code.</p> <p>(g) Recognising areas at risk from land instability and managing use and development accordingly through the Landslide Code.</p> <p>(h) Implementation the Potentially Contaminated Land Code through a mapped overlay of potentially contaminated sites.</p>
MRH 1.1	Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.	
MRH 1.2	Ensure subdivision road layout designs provide for safe exit points in areas subject to bushfire hazard.	
MRH 1.3	Allow clearance of vegetation in areas adjacent to dwellings existing at the time planning schemes based on this Strategy come into effect, in order to implement bushfire management plans Where such vegetation is subject to a biodiversity code, the extent of clearing allowable is to be the minimum necessary to provide adequate bushfire hazard protection.	
MRH 1.4	Include provisions in planning schemes for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.	
MRH 1.5	Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation.	
MRH 1.6	Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners.	
MRH 2	Minimise the risk of loss of life and property from flooding	

MRH 2.1	Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.	(i) Development and application of a Potentially Dispersive Soils SAP over part of Mt Rumney, an area known to contain dispersive soils.
MRH 2.2	Include provisions in planning schemes for use and development in flood prone areas based upon best practice in order to manage residual risk.	
MRH 3	Protect life and property from possible effects of land instability.	
MRH 3.1	Prevent further development in declared landslip zones.	
MRH 3.2	Require the design and layout of development to be responsive to the underlying risk of land instability.	
MRH 3.3	Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.	
MRH 4	Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.	
MRH 4.1	Include provisions in planning schemes requiring the consideration of site contamination issues.	
MRH 5	Respond to the risk of soil erosion and dispersive and acid sulphate soils.	
MRH 5.1	Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.	
MRH 5.2	Wherever possible, ensure	

	development avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is unavoidable then ensure management is undertaken in accordance with the Acid Sulphate Soils Management Guidelines prepared by the Department of Primary Industries.	
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3.2.5 Cultural Values

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
CV 1	Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.	(a) Providing for the recognition and appropriate protection of known historic cultural heritage and archaeological sites of local significance within the Local Historic Heritage Code. (b) Protecting heritage precincts through the Local Historic Heritage Code. (c) Applying the Environmental Management or Landscape Conservation zones to recognised significant landscapes, particularly key skylines and ridgelines. (d) Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space. (e) Utilising local overriding provisions such as the Single Hill and Oceana Drive Residential and Bushland
CV 1.1	Support the completion of the review of the Aboriginal Relics Act 1975 including the assimilation of new Aboriginal heritage legislation with the RMPS.	
CV 1.2	Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community.	
CV 1.3	Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.	
CV 1.4	Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes.	

CV 2	Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.	SAP's to guide development of sensitive sites.
CV 2.1	Support the completion of the review of the Historic Cultural Heritage Act 1995.	
CV 2.2	Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows: a. places of local significance are to be listed within Heritage Codes contained within planning schemes, as determined by the local Council b. places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council. c. places of national or international significance are listed through national mechanisms as determined by the Australian Government.	
CV 2.3	Progress towards a system wherein the assessment and determination of applications for development affecting places of significance is undertaken at the level of government appropriate to the level of significance: a. Heritage places of local significance: by the local Council acting as a Planning Authority b. Heritage places of state significance: by the Tasmanian Heritage Council on behalf of the State Government with respect to heritage values, and by the local Council with respect to other land	

	use planning considerations, with coordination and integration between the two.	
CV 2.4	Recognise and list heritage precincts within planning scheme Heritage Codes and spatially define them by associated overlays on planning scheme maps.	
CV 2.5	Base heritage management upon the Burra Charter and the HERCON Criteria, with heritage code provisions in planning schemes drafted to conform with relevant principles therein.	
CV 2.6	Standardise statutory heritage management at the local level as much as possible. a. Listings in planning schemes should be based on a common regional inventory template, (recognising that not all listings will include all details due to knowledge gaps). b. Heritage code provisions in planning schemes should be consistent in structure and expression, whilst providing for individual statements in regard to heritage values and associated tailored development control	
CV 2.7	Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage buildings that might otherwise be prohibited.	
CV 3	Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration.	
CV 3.1	Heritage Studies or Inventories should be open to public comment	

	and consultation prior to their finalisation.	
CV 4	Recognise and manage significant cultural landscapes throughout the region to protect their key values.	
CV 4.1	State and local government, in consultation with the community, to determine an agreed set of criteria for determining the relative significance of important landscapes and key landscape values.	
CV 4.2	Ensure the key values of regionally significant landscapes are not significantly compromised by new development through appropriate provisions within planning schemes.	
CV 4.3	Protect existing identified key skylines and ridgelines around Greater Hobart by limited development potential and therefore clearance through the zones in planning schemes.	
CV 5	Recognise and manage archaeological values throughout the region to preserve their key values.	
CV 5.1	Known archaeological sites of significance to be considered for listing as places of either local or state significance within Heritage Codes contained within planning schemes or on the State Heritage Register respectively, as appropriate.	
CV 5.2	Ensure development that includes soil disturbance within archaeology zones of significance is undertaken in accordance with archaeological management plans to ensure values are not lost, or are recorded, conserved and appropriately stored if no reasonable alternative to their	

	removal exists.	
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3.2.6 Recreation and Open Space

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
ROS 1	Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy.	<ul style="list-style-type: none"> (a) Applying the Recreation and Open Space Zones to land accommodating active sporting facilities and passive recreation respectively. (b) Providing for sports and recreation uses in a wide range of zones under the SPP's Use Tables. (c) Stipulating that the lot size prescribed under the relevant zone provisions do not apply to lots created for recreation and open space. (d) Utilising local overriding provisions such as the Paranville, East Glebe Hill and Oceana Drive Residential and Bushland SAP's to guide location of future POS through the subdivision process.
ROS 1.1	Adopt an open space hierarchy consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows; <ul style="list-style-type: none"> a. Local b. District c. Sub-regional d. Regional e. State f. National 	
ROS 1.2	Adopt an open space classification system consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows; <ul style="list-style-type: none"> a. Parks; b. Outdoor Sports Venues; c. Landscape and Amenity; d. Linear and Linkage; e. Foreshore and waterway; f. Conservation and Heritage; g. Utilities and Services; and h. Proposed Open Space. 	
ROS 1.3	Undertake a regional open space study, including a gap analysis, to establish a regional hierarchy within a classification system for open space in accordance with the	

	Tasmanian Open Space Policy and Planning Framework 2010.	
ROS 1.4	Undertake local open space planning projects through processes consistent with those outlined in the Tasmanian Open Space Policy and Planning Framework 2010.	
ROS 1.5	Ensure residential areas, open spaces and other community destinations are well connected with a network of high quality walking and cycling routes.	
ROS 1.6	Ensure subdivision and development is consistent with principles outlined in 'Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania'.	
ROS 2	Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.	
ROS 2.1	Avoid unnecessary duplication of recreational facilities across the region.	

3.2.7 Social Infrastructure

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
SI 1	Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.	(a) Providing flexibility within the SPP's for a variety of housing types including the development of aged care and nursing home facilities in residential areas. (b) Providing a framework that does not discriminate against social and affordable housing.
SI 1.1	Recognise the significance of the Royal Hobart Hospital and support, through planning scheme provisions its ongoing function and redevelopment in its current location.	

SI 1.2	Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.	<p>(c) Providing for options within the planning scheme to facilitate the aged continuing to live within their communities, and with their families, for as long as possible.</p> <p>(d) Recognising and protecting key sites used for community facilities by applying the Community Purpose Zone.</p> <p>(e) Utilising local overriding provisions such as the Gordons Hill Particular Purpose Zone to provide for the development of aged care and nursing home facilities in proximity to activity centres and public transport routes.</p>
SI 1.3	Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.	
SI 1.4	Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres.	
SI 1.5	Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.	
SI 1.6	Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner consistent with the Activity Centre hierarchy.	
SI 1.7	Provide flexibility in planning schemes for the development of aged care and nursing home facilities in areas close to an Activity Centre and with access to public transport.	
SI 1.8	Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within planning schemes.	
SI 1.9	Ensure relevant planning scheme provisions include Crime Prevention through Environmental Design principles.	

SI 1.10	Recognise the role of the building approvals processes in providing access for people with disabilities.	
SI 2	Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.	
SI 2.1	Provide flexibility in planning schemes for a variety of housing types (including alternative housing models) in residential areas.	
SI 2.2	Ensure planning schemes do not prevent the establishment of social housing in residential areas.	

3.2.8 Physical Infrastructure

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
PI 1	Maximise the efficiency of existing physical infrastructure.	<p>(a) Generally applying urban zones to those areas within the identified Growth Boundary.</p> <p>(b) Implementing a Residential Land Release Program for the Greenfield Development Precincts identified within the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit.</p> <p>(c) Protecting the function and safety of transport infrastructure through the application of the Road and Railway Assets Code.</p>
PI 1.1	Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.	
PI 1.2	Provide for small residential scale energy generation facilities in planning schemes.	
PI 2	Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.	
PI 2.1	Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.	
PI 2.2	Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.	
PI 2.3	Identify, protect and manage existing and future infrastructure corridors and sites.	

PI 2.4	Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.	(d) Allowing for densification within inner urban areas in proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential Zone and the Gordon Hill Particular Purpose Zone.
PI 2.5	Develop a regionally consistent framework(s) for developer charges associated with infrastructure provision, ensuring that pricing signals associated with the provision of physical infrastructure (particularly water and sewerage) is consistent with the Regional Land Use Strategy.	(e) Allowing for a range of house solutions with higher dwelling density through the SPP urban zone standards.
PI 2.6	Ensure electricity generation and major transmission assets are recognised and protected within planning schemes to provide for continued electricity supply.	(f) Recognising and protecting major utilities through the application of the Utilities Zone. (g) Protecting land identified for future major roads from inappropriate or premature development by applying the Utilities Zone and Road and Railway Assets Code. (h) Protecting major transmission assets through the Electricity Transmission Infrastructure Protection Code. (i) Providing for small residential scale energy generation facilities through the SPP's exemptions at Section 4.0 relating to Renewable energy.

3.2.9 Land Use & Transport Integration

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
LUTI 1	Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.	(a) Confining land zoned for urban development to within the Urban Growth Boundary.

LUTI 1.1	Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.	<p>(b) Implementing a Residential Land Release Program for the Greenfield Development Precincts identified within the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit.</p> <p>(c) Protecting the function and safety of transport infrastructure through the application of the Road and Rail Assets code.</p> <p>(d) Allowing for densification within inner urban areas in proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential Zone and the Gordon Hill Particular Purpose Zone.</p> <p>(e) Allowing for a range of house solutions with higher dwelling density through the SPP urban zone standards.</p> <p>(f) Recognising and protecting major utilities and existing and future transport corridors through the application of the Utilities Zone.</p>
LUTI 1.2	Allow higher density residential and mixed use developments within 400, and possibly up to 800 metres (subject topographic and heritage constraints) of integrated transit corridors.	
LUTI 1.3	Encourage residential development above ground floor level in the Primary, Principal and Major Activity Centres	
LUTI 1.4	Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.	
LUTI 1.5	Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.	
LUTI 1.6	Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.	
LUTI 1.7	Protect major regional and urban transport corridors through planning schemes as identified in Maps 3 & 4.	
LUTI 1.8	Ensure new development incorporates buffer distances to regional transport corridors identified in Map 4 to minimise further land use conflict.	
LUTI 1.9	Ensure car parking requirements in planning schemes and provision of public car parking is consistent with achieving increased usage of public transport.	

LUTI 1.10	Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes.	
LUTI 1.11	Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.	
LUTI 1.12	Include requirements in planning schemes for end-of-trip facilities in employment generating developments that support active transport modes.	

3.2.10 Tourism

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
T 1	Provide for innovative and sustainable tourism for the region.	<p>(a) The SPP's provide for:</p> <ul style="list-style-type: none"> • minor tourism use and development in all appropriate zones; and • small scale visitor accommodation as exempt and permitted uses in appropriate zones. <p>(b) Providing for the assessment of new major tourism developments through alternative assessment processes such as Section 40T applications (equivalent to Section 43A under the prior LUPA Act).</p>
T 1.1	Protect and enhance authentic and distinctive local features and landscapes throughout the region.	
T 1.2	Identify and protect regional landscapes, which contribute to the region's sense of place, through planning schemes.	
T 1.3	Allow for tourism use in the rural and significant agriculture zones where it supports the use of the land for primary production.	
T 1.4	Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.	
T 1.5	Provide flexibility within commercial and business zones for mixed use developments incorporating	

	tourism related use and development.	
T 1.6	Recognise, planning schemes may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.	
T 1.7	Allow for objective site suitability assessment of proposed tourism use and development through existing non-planning scheme based approval processes (43A application).	

3.2.11 Strategic Economic Opportunities

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
SEO 1	Support and protect strategic economic opportunities for Southern Tasmania.	<ul style="list-style-type: none"> (a) Applying the industrial zones in appropriate locations. (b) Development and application of the CLA-P3.0 Particular Purpose Zone – Cambridge Commercial Precinct. (c) Minimising and preventing land use conflicts through appropriate siting of industrial land and the use of an attenuation code. (d) The SPP's provide for minor commercial use and development opportunities in all appropriate zones.
SEO 1.1	Protect the following key sites and areas from use and development which would compromise their strategic economic potential through planning scheme provisions: <ul style="list-style-type: none"> a. Hobart Port (including Macquarie and Princes Wharves) b. Macquarie Point rail yards; and c. Princes of Wales Bay marine industry precinct. 	
SEO 1.2	Include place specific provisions for the Sullivans Cove area in the planning scheme.	
SEO 1.3	Recognise the regional economic importance of Southwood through specific planning provisions within the planning scheme that allow for its expansion and use by timber, mineral or other primary industries benefitting from its strategic location.	

3.2.12 Productive Resources

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
PR 1	Support agricultural production on land identified as regionally significant by affording it the highest level of protection from fettering or conversion to non-agricultural uses.	<ul style="list-style-type: none"> (a) Recognising and protecting districts comprised of substantial areas of identified significant agricultural land by applying the Agriculture Zone. (b) Restricting non-agricultural uses within the Agriculture Zone, allowing for such uses only where ancillary, subservient and/or necessary to support the primary use. (c) Providing large buffer distance between agricultural and residential development and allow residential development otherwise only where it can be demonstrated that it will not fetter agriculture uses on site or neighbouring land. (d) Restricting subdivision within the Agriculture Zone to ensure that the future use of the land can support agriculture. (e) Providing for down-stream processing of agricultural products 'on farm'. (f) Minimising the use of agricultural land for plantation forestry. Where by the use is discretionary and must demonstrate a significant benefit to the region. (g) Providing for non-agricultural resource development, such as
PR 1.1	Utilise the 'Significant Agriculture Zone' to identify regionally significant agricultural land in planning schemes and manage that land consistently across the region.	
PR 1.2	Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Significant Agriculture Zone, within which planning schemes are to manage potential for land use conflict.	
PR 1.3	Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production	
PR 1.4	Prevent further land fragmentation by restricting subdivision unless necessary to facilitate the use of the land for agriculture.	
PR 1.5	Minimise the use of significant agricultural land for plantation forestry.	
PR 2	Manage and protect the value of non-significant agricultural land in a manner that recognises sub-regional diversity in land and production characteristics.	
PR 2.1	Tailor planning scheme standards, particularly the minimum lot size for subdivision, according to the designated subregion.	

PR 2.2	Ensure the minimum lot size takes into account the optimum size for the predominating agricultural enterprise within that subregion.	<p>forestry, extractive industry and onshore aquaculture facilities within the Rural Zone.</p> <p>(h) Providing subdivision standards in the Rural Zone that is consistent with supporting rural use and development.</p> <p>(i) Providing for resource processing industries within the Rural Zone.</p> <p>(j) Controlling the fragmentation of farmland and conversion to rural residential activity.</p>
PR 2.3	Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.	
PR 2.4	Ensure opportunities for down-stream processing of agricultural products are supported in appropriate locations or 'on-farm' where appropriate supporting infrastructure exists and the use does not create off-site impacts.	
PR 2.5	Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.	
PR 2.6	Ensure the introduction of sensitive uses not related to agricultural use, such as dwellings on small non-farming titles, are only allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.	
PR 3	Support and protect regionally significant extractive industries.	
PR 3.1	Ensure existing regionally significant extractive industry sites are zoned either General Industry or Rural Resource and are protected by appropriate attenuation areas in which the establishment of new sensitive uses, such as dwellings, is restricted.	
PR 4	Support the aquaculture industry.	
PR 4.1	Ensure appropriately zoned land on the coast is provided in strategic locations, and in accordance with The Coast Regional Policies, for shore based aquaculture facilities	

	necessary to support marine farming.	
PR 4.2	Identify key marine farming areas within planning scheme to assist in reducing potential land use conflicts from an increasingly industrialised industry.	
PR 5	Support the forest industry.	
PR 5.1	Ensure working forests, including State Forests and Private Timber Reserves (for commercial forestry), are zoned Rural Resource.	
PR 5.2	Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.	
PR 5.3	Allow for plantations in the rural resource zone subject to setbacks from existing dwellings.	
PR 5.4	Control the establishment of new dwellings in proximity to State Forests, Private Timber Reserves or plantations so as to eliminate the potential for land use conflict.	

3.2.13 Industrial Activity

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
IA 1	Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.	<ul style="list-style-type: none"> (a) Applying the General Industrial and Light Industrial Zones in appropriate locations, typically away from sensitive zones and well serviced by existing transport networks. (b) Minimising and preventing land use conflicts through appropriate siting of industrial land and the use of the Attenuation Code. (c) Protecting industrial land from fragmentation through prohibition of sensitive uses and other minor order retail and hire that would be
IA 1.1	Ensure industrial land is relatively flat and enables easy access to major transport routes, other physical infrastructure such as water, wastewater, electricity and telecommunications	
IA 1.2	Locate new industrial areas away from sensitive land uses such as residentially zoned land.	
IA 1.3	Provide for a 30-year supply of industrial land, protecting such land from use and development that would preclude its future conversion to industrial land use -	

	in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.	<p>more appropriately located in commercial zones.</p> <p>(d) Establishing/growing precincts supported by the STRLUS and Industrial Strategy.</p>
IA 1.4	Provide a 15-year supply of industrial land, zoned for industrial purposes within the new planning schemes – in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.	
IA 1.5	Aim to ensure a minimum 5-year supply of subdivided and fully serviced industrial land.	
IA 1.6	Take into account the impact on regional industrial land supply, using best available data, prior to rezoning existing industrial land to non-industrial purposes.	
IA 2	Protect and manage existing strategically located export orientated industries.	
IA 2.1	Identify significant industrial sites through zoning and ensure that other industrial uses not related to its existing function do not diminish its strategic importance.	
IA 3	Ensure industrial development occurs in a manner that minimises regional environmental impacts and protects environmental values.	
IA 3.1	Take into account environmental values and the potential environmental impacts of future industrial use and the ability to manage these in the identification of future industrial land.	

3.2.14 Activity Centres

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
AC 1	Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.	<p>(a) Applying the:</p> <ul style="list-style-type: none"> • Central Business Zone; • General Business Zone; and • Local Business Zone. <p>in accordance with the Activity Centre Network.</p>
AC 1.1	Implement the Activity Centre Network through the delivery of retail, commercial, business,	

	administration, social and community and passenger transport facilities.	<p>(b) Preventing out-of-centre commercial development, other than that which services local needs.</p> <p>(c) Implementing local overriding provisions such as the Kangaroo Bay and Cambridge Commercial Particular Purpose Zone that induce suitable controls that respond to their environs. The controls focus on high quality urban design and appropriate uses for their respective settings.</p> <p>(d) Implementing local overriding provisions such as the Rosny Park, Lindisfarne, Bellerive and the Glebe Hill and Lauderdale Neighbourhood Centre SAP's that introduce additional standards requiring high quality urban design and pedestrian amenity which provides for active street frontage layouts and respects the character of the urban area.</p> <p>(e) Providing development standards that support improved use of public transport and alternative modes of transport.</p>
AC 1.2	Utilise the Central Business, General Business, Local Business Zones to deliver the activity centre network through planning schemes, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.	
AC 1.3	Discourage out-of-centre development by only providing for in-centre development within planning schemes.	
AC 1.4	Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.	
AC 1.5	Ensure high quality urban design and pedestrian amenity through the respective development standards	
AC 1.6	Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.	
AC 1.7	Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.	
AC 1.8	Ensure that new development and redevelopment in established urban areas reinforce the strengths and individual character of the urban area in which the development occurs.	
AC 1.9	Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.	

AC 1.10	Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.	
AC 1.11	Ensure the Cambridge Park Specialist Activity Centre is consolidated by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing	
AC 1.12	Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within planning schemes.	
AC 2	Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania	
AC 2.1	Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre	
AC 2.2	Achieve high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres	
AC 2.3	Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.	
AC 2.4	Encourage structure and economic development planning for lower-level Activity Centres by local planning authorities.	
AC 3	Evolve Activity Centres focussing on people and their amenity and giving	

	the highest priority to creation of pedestrian orientated environments.	
AC 3.1	Actively encourage people to walk, cycle and use public transport to access Activity Centres.	
AC 3.2	Support high frequency public transport options into Principal and Primary Activity Centres	
AC 3.3	Ensure the minimum car parking requirements and associated 'discretion' in planning schemes for use and development in the Principal and Primary Activity Centres encourages the use of alternative modes of transport than private cars.	
AC 3.4	Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.	
AC 3.5	Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.	

3.2.15 Settlement and Residential Development

Strategy Reference	Regional Policies	The Draft Clarence LPS and associated SPP's result in a Scheme that is consistent with the regional policies and likely to further the outcomes by:
SRD 1	Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.	(a) Confining land zoned for urban development to within the Urban Growth Boundary. (b) Implementing a Residential Land Release Program for the Greenfield Development Precincts identified within the Regional Land Use Strategy that
SRD 1.1	Implement the Regional Settlement Strategy and associated growth management strategies through planning schemes.	

SRD 1.2	<p>Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:</p> <ol style="list-style-type: none"> 1. Strategy (regional function & growth scenario); 2. Settlement Structure Plans (including identification of settlement boundaries); 3. Subdivision Permit; 4. Use and Development Permit. 	<p>follows a land release hierarchy planning process from strategy (greenfield targets within urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit.</p>
SRD 1.3	<p>Support the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities. Land not currently zoned for such use may only be zoned for such use where one or more of the following applies:</p> <ol style="list-style-type: none"> a. Recognition of existing rural living or environmental living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to rural living or environmental living provided: <ol style="list-style-type: none"> (i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and (ii) only limited subdivision potential is created by rezoning. b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agricultural) with other land better suited for rural living purposes, in accordance with the following: <ol style="list-style-type: none"> (i) the total area rezoned for rural 	<ol style="list-style-type: none"> (c) Protecting land identified for future urban development (Greenfield Development Precincts) from inappropriate or premature development by applying the Future Urban Zone for the Greenfield Development Precincts in the Droughty Point Corridor. (d) Ensuring that the sum of all land zoned for Residential purposes within Greater Hobart does not encompass more than a 10-year supply of residential land at any one point in time. (e) Facilitating densification within inner urban areas in proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential and the Gordons Hill Particular Purpose Zone. (f) Facilitating a range of housing types and higher dwelling density through the SPP's zone standards. (g) Applying the General Residential Zone to existing areas developed to suburban densities where fully serviced or

	<p>living use does not exceed that which is back-zoned to other use;</p> <p>(ii) the land rezoned to rural living use is adjacent to an existing rural living community;</p> <p>(iii) the land rezoned to rural living use is not designated as Significant Agriculture Land;</p> <p>(iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</p> <p>(v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</p> <p>c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:</p> <p>(i) the land must predominantly share common boundaries with:</p> <ul style="list-style-type: none"> • existing Rural Living zoned land; or • rural living communities which comply with SRD 1.3(a); <p>(ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;</p> <p>(iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;</p> <p>(iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any</p>	<p>if not fully serviced where they are capable of being serviced.</p> <p>(h) Providing zone standards so that land zoned General Residential is developed at a minimum of 15 dwellings per hectare (net density).</p> <p>(i) Providing zone standards so that land zoned Inner Residential is developed at a minimum of 25 dwellings per hectare (net density), with all forms of residential use permitted.</p> <p>(j) Applying the Low Density Residential Zone to:</p> <p>(i) Manage land values and/or hazards;</p> <p>(ii) Areas where full services are not available and are unlikely to become available;</p> <p>(iii) Existing low density areas including the; and/or</p> <p>(iv) Coastal settlements currently zoned Village under the CIPS2015. This is discussed further at Section 5.2 of this report (Zone Conversion/ Introduced Changes) and responds to the shifting Village Zone purpose, which under the SPP's, now forms part of the suite of commercial zones.</p>
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	<p>new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;</p> <p>(v) the land rezoned to rural living use is not designated as Significant Agricultural Land;</p> <p>(vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</p> <p>(vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</p>	<p>(k) Confining land zoned for urban development within identified settlement boundaries.</p> <p>(l) Ensuring that the amount of land zoned General Residential is consistent with growth targets for that settlement identified in the Regional Land Use Strategy based on the desired density.</p> <p>(m) Applying the Rural Living Zone to existing settlements and minimising rural living growth outside of these areas.</p> <p>(n) Conversion of the existing CIPS2015 Rural Living lots sizes. Which is 2.0ha, with the exception of Otago and the areas Subject to the Single Hill SAP.</p>
SRD 1.4	Increase densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.	
SRD 1.5	Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density).	
SRD 1.6	Utilise the low density residential zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.	
SRD 2	Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.	
SRD 2.1	Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.	
SRD 2.2	Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.	
SRD 2.3	Provide greenfield land for	

	<p>residential purposes across the following Greenfield Development Precincts:</p> <ul style="list-style-type: none"> • Bridgewater North • Brighton South • Droughty Point Corridor • Gagebrook/Old Beach • Granton (Upper Hilton Road up to and including Black Snake Village) • Midway Point North • Risdon Vale to Geilston Bay • Sorell Township East • Spring Farm/Huntingfield South 	
SRD 2.4	<p>Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc.</p>	
SRD 2.5	<p>Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows:</p> <ol style="list-style-type: none"> 1. Strategy (greenfield targets within urban growth boundary); 2. Conceptual Sequencing Plan; 3. Precinct Structure Plans (for each Greenfield Development Precinct); 4. Subdivision Permit; and 5. Use and Development Permit 	
SRD 2.6	<p>Increase densities to an average of at least 25 dwellings per hectare (net density)* within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.</p> <p>* It is recognised that within a defined suburb or precinct in the densification area that not every hectare will contain 25 dwellings. Indeed in some locations a consistent increase in density across a single hectare may be less desirable than the</p>	

	redevelopment of key sites at much higher densities to achieve an alternative measure of densification such as 250 dwellings per 10 hectares.	
SRD 2.7	<p>Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:</p> <ul style="list-style-type: none"> • Glenorchy LGA 40% (5300 dwellings) • Hobart LGA 25% (3312 dwellings) • Clarence LGA 15% (1987 dwelling) • Brighton LGA 15% (1987 dwellings) • Kingborough LGA 5% (662 dwellings) 	
SRD 2.8	Aim for the residential zone in planning schemes to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.	
SRD 2.9	Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.	
SRD 2.10	Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.	
SRD 2.11	Increase the supply of affordable housing.	

4.0 Furthering Local Land Use Strategies

Section 2.1 of the STRLUS states; *"It is important to recognise that this strategy addresses matters of regional importance only. Local and/or sub-regional planning strategies prepared at the local government level, consistent with this strategy (and the objectives of the RMPS and relevant State Policies), are necessary in order to take into account local issues and circumstances that need to be expressed in individual planning schemes. Where there is an inconsistency between local strategic planning and this regional strategy, the latter should prevail."*

The following land use strategies have been used to inform the preparation of the Draft Clarence LPS:

- Clarence Activity Centre Strategy
- Public Open Space Policy (2013)
- Clarence City Council Natural Assets Information Manual
- Kangaroo Bay Urban Design Strategy and Concept Plan
- Climate Change Impacts on Clarence Coastal Areas
- Richmond Cultural Resource Management Plan
- Bellerive Bluff
- Lauderdale Structure Plan
- Public Art Policy

4.1 Clarence Activity Centre Strategy

At its meeting on 24 February 2014 Council adopted the 'Clarence Activity Centre Strategy - December 2013' and associated recommendations superseding the previous Clarence City Council Retail Analysis – July 2010. The Clarence Activity Centre Strategy is included in the Appendices and the associated report can be downloaded from Council's website at:

<http://www.ccc.tas.gov.au/webdata/resources/files/a24.02.14.pdf>

The strategy presents recommendations for zoning and development controls for existing and future activity centres in Clarence in order to promote appropriate development, encourage sustainable economic development and to best serve the needs of the residents of Clarence and beyond.

The strategy recognises the primacy and future growth potential of Rosny Park, and also identifies the need for 2 additional activity centres to serve southern Clarence recommending Lauderdale and Glebe Hill (Howrah) as the most appropriate locations. Both have been zoned for this purpose in recent years and have current development permits.

4.2 Public Open Space Policy (2013)

The CIPS2015 contains regional provisions requiring Public Open Space to be provided as land, or cash in lieu, in accordance with the relevant Council Policy. In Clarence that policy is the Public Open Space Policy (2013), the primary purpose of which is to ensure the delivery of adequate and appropriate Public Open Space (POS) to serve the needs of the existing and future population in Clarence. The Policy assists Council to deliver a consistent approach to the consideration of POS.

The Policy is based on the constraints of the enabling legislation, established planning principles and provides a structured and robust framework to assist with the implementation of other adopted Council strategies as they relate to the delivery POS and associated networks.

Other POS related Council strategies include but are not limited to:

- Clarence Tracks & Trails Strategy 2012
- Positive Aging Plan 2012-2016
- Clarence Bushland and Coastal Strategy (August 2011)
- Community Health and Wellbeing Plan 2013-2018
- Draft Sport and Active Recreation Strategy

The Public Open Space Policy (2013) is included in the appendices.

Contrary to the CIPS2015, the SPP's does not contain provisions relating to either the open space assessment or recognition of local policy. While some elements of open space planning may be incorporated into local overriding provisions such as SAP's the TPS heavily relies on the provisions of the Local Government Act (Building and Miscellaneous Provisions) Act 1993 (LGBMP). In terms of administration and developer certainly it is considered that this is unsatisfactory and warrants suitable amendment to the SPP's in the longer term, however, in the short-term open space planning can be facilitated through LGBMP assisted by the Public Open Space Policy (2013).

4.3 Clarence City Council Natural Assets Information Manual

The Clarence City Council Natural Assets Information Manual is included in the Appendices. Entura (formerly Hydro Tasmania Consulting) was originally engaged by Clarence City Council to review and update the existing Natural Assets Inventory (NAI) as well as expand it to include fauna values. This review resulted in the development of the Natural Asset Information Manual (NAIM) reflective of it being more than just an inventory of significant values. The NAIM encompasses the entire municipality of the City of Clarence and responds (in part) to the significant level of development and major changes at the urban fringe that have occurred in Clarence in recent times.

The NAI was initially developed in 1996 to identify significant areas of natural vegetation within the Clarence local government area. The NAI was updated in 1999 to include the Richmond area. The NAI provided Council with a register to help identify and protect important areas of native vegetation in the development assessment process in conjunction with the planning scheme.

Since the development of the NAI there have been changes in the natural environment within Clarence as well as changes to environmental legislation. There have also been technological improvements in the way environmental data can be captured, mapped and delivered, particularly in the development of Geographic Information Systems (GIS). Clarence City Council has a well-developed GIS and is heavily reliant on its use to provide data spatially relevant to property cadastre.

The NAIM is primarily delivered through maps of vegetation communities, threatened species data and risk-based interpretations of the significance of flora, vegetation and fauna values. These maps have built upon existing knowledge, but significant levels of validation and verification have been undertaken within agreed high-priority areas in order to ensure the data has currency and integrity.

The NAIM was developed as a tool for assisting Council in its decision-making, particularly in considering the potential impact of planning decisions on natural values and the need for a detailed environmental submission as part of a planning application. The NAIM provided the underlying data and rationale behind CIPS2015 E27.0 Natural Assets Code and forms the basis behind the Draft LPS C7.0 Natural Asset Code mapping.

4.4 Kangaroo Bay Urban Design Strategy and Concept Plan

In 2004 the State Government and Clarence City Council called for expressions of interest in the future development of land in the vicinity of the former ferry terminal.

Despite strong initial interest from the private sector, the EOI process was subsequently terminated as it did not produce a development proposal that was both in accordance with the planning scheme provisions and viable from a business investment perspective.

Factors identified as contributing to the failure of the EOI process included:

- The lack of an overall masterplan for the area.
- Restrictions on mixed use development, in particular residential uses.
- The small size of the initial EOI parcel which had high development costs.

As a result, Inspiring Place Pty Ltd with assistance by Leigh Woolley Architect, Urban Enterprise Pty Ltd, Arup Pty Ltd & Davis Langdon Australia Pty Ltd developed the Kangaroo Bay Urban Design Strategy and Concept Plan which was finalised in February 2008. The Kangaroo Bay Urban Design Strategy and Concept Plan is included in the Appendices and formed the strategic basis behind the CPS2007 Kangaroo Bay Development Plan (DPO 11) implemented through Amendment A-2010/6 and the CIPS2015 Kangaroo Bay Particular Purpose Zone (PPZ 4). These earlier scheme provisions formed the basis behind the development of the Draft LPS CLA-P2.0 Particular Purpose Zone – Kangaroo Bay.

4.5 Climate Change Impacts on Clarence Coastal Areas

The Climate Change Impacts on Clarence Coastal Areas comprises of the following reports:

- Climate Change Impacts on Clarence Coastal Areas – Final Report (April 2009)
- The University of New South Wales – Water Research Laboratory (WRL) Technical Report (October 2008).

The reports are included in the Appendices and formed the strategic basis behind the Amendment A-2009/13 to the prior CPS2007.

The modelling undertaken by WRL consisted of detailed analysis of individual coastlines based on exposure and the physical attributes of particular sections of coastline. A weakness of this work is that it did not model all the Clarence Coastline; the work was for the most part restricted to the urban or populated coastline. Consequently, the modelling contains missing sections (albeit, less at-risk from development impacts/pressure than urban areas).

The work more recently completed for the Department of Premier and Cabinet (DPAC) produced a more complete state-wide model of the Tasman coastline. However, the DPAC model is based on more generic underlying assumptions than the WRL model and was not based on the same level of localised assessment. For this reason, those parts of the coastline modelled by WRL more accurately reflect the exposure/vulnerability to coastal hazards than the DPAC model. Accordingly, in Clarence the most accurate coastal hazard mapping can be achieved using a combination of the two models and is reflected in the current CIPS2015 controls. The Draft LPS reiterates this approach and is discussed in further detail at Section 6 of this report.

4.6 Richmond Cultural Resource Management Plan

The Richmond Cultural Resource Management Plan comprises of 3 volumes (included in Appendices) and formed the strategic basis for the development of the Heritage listings in Richmond and Richmond Village Overlay contained within the former CPS2007 and current listings and precinct in the CIPS2015.

Under the Daft LPS the Richmond heritage precinct was translated “like for like” whilst individual listings are now limited to those with local historical significance.

4.7 Bellerive Bluff Precinct Neighbourhood Character and Urban Design Framework Study

In December 2015 Council commissioned Architect and Urban Design Consultant Leigh Woolley to undertake an urban design analysis of the Bellerive Bluff. The conclusion of this work resulted in the development and final adoption of the Bellerive Bluff Precinct Neighbourhood Character and Urban Design Framework Study dated April 2016 (The Report).

The report formed the basis for the initiation of draft amendment A-2016/1 to the CIPS2015. The draft amendment was limited to the introduction of a new Bellerive Bluff Specific Area Plan (SAP) that incorporated development standards relating to:

- Setback and Building Height;
- Design;
- Excavation and retaining; and
- Subdivision.

Ultimately the Commission rejected A-2016/1 on the basis that it attempted to introduce new controls contrary to Planning Directive 4.1 (PD4.1). It is appropriate to reconsider that approach in the context of the TPS. The report remains a locally adopted strategy that subject to the tests under Section 34 of LUPAA could form part of the LPS. This assessment is discussed in further detail at Section 7 of this report.

4.8 Lauderdale Structure Plan

This Lauderdale Structure Plan (LSP) is a long-term plan for the use and development of Lauderdale. It provides a broad framework not intended to provide the level of detail you would expect in a detailed urban design masterplan, a social plan, landscape plan or the like.

The LPS provides a framework for actions, some of which may require further project work involving detailed investigation and design, before they can be implemented.

The LSP built on several important reports and plans to provide a framework for the following key elements in the growth of Lauderdale:

- Expansion of the urban growth boundary and associated planning scheme modifications.
- Provision for a neighbourhood activity centre with a large supermarket and associated specialty shops to serve the Lauderdale community and surrounding suburbs, from

Acton Park to Opossum Bay.

- Provision for expansion of the residential area along the main collector linking the South Arm Highway to Bayview Road.
- Improved movement systems, including public transport, bicycles and pedestrian access, improved connections between commercial properties and to public land.
- Enhanced streetscapes to provide a high standard of residential and commercial amenity.
- Climate change responses for public land, including managing beaches as well as supporting development controls to protect buildings from inundation and coastal erosion events in the future.
- Development coordinated with the supply and connection of reticulated services.

The Lauderdale Stormwater Drainage Assessment Report was prepared for Council by Johnstone McGee and Gandy Pty Ltd Consulting Engineers to inform the Lauderdale Structure Plan. The Report identifies a drainage design concept for the urban expansion provided under the LSP and considers the likely impact of stormwater and coastal inundation on existing developed areas.

The LSP was implemented through amendment A-2011/10 to the former CPS2007 and reflected in the current CIPS2015 through zoning and the Lauderdale Neighbourhood Centre SAP. These provisions have internally been translated “like for like” into the Draft LPS.

4.9 Public Art Policy 2013

Through the adoption of the Clarence Cultural Arts Plan 2012 – 2016 Council has made a commitment to adopt a strategic approach to the creation and management of public art in the City. The Public Arts Policy 2013 (included in Appendices) recognises the arts and cultural identity of Clarence is important:

- Within the community, as a way of developing community pride and a sense of belonging to the area;
- As a marketing lever, using the artistic and cultural identity of Clarence as a mechanism for promotion; and
- Unambiguously connected to the developments which attract the contribution. I.e. the works are made necessary to enhance the spaces developed by retail commercial purposes in the streetscape.

Inclusion of a public art program can stimulate economic activity by attracting new businesses to the area and creating jobs. The recognised cultural identity of the city can be exploited as a marketing tool to attract new tourists and residents to the region.

Under the CIPS2015 the Public Arts Policy 2013 was implemented through the E24.0 Public Art Code assisting Council in determining commercial planning applications, through the contribution of either a cash contribution towards public art or alternatively the appropriateness of a commissioned piece of art work. While the SPPs do not contain a Public Art Code, the Draft LPS reflects existing local strategy by inserting similar controls into

specific SAP's applying to established commercial centres.

5.0 Zones

The Commission, with the approval of the Minister, under Section 8A of LUPAA issued *Guideline No 1 - Local Provisions Schedule Zone and Code Application* (the Guidelines) in May 2017 and subsequently updated in October 2017.

The Guidelines outline instructions for the application of the SPP's with particular emphasis on Section LP1.0 of the SPP's which specifies the LPS requirements.

Section LP1.0 includes mandatory requirements for the Rural Living Zone in that it must differentiate between the A, B, C & D areas and the LPS must also differentiate between Particular Purposes Zones (PPZ's).

Guideline No.1 directs that the *"primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible"*. This is consistent with the Schedule 1 Objectives of the LUPAA, however must also be read in conjunction with the allowance for overriding local provisions to be included in a LPS and the requirement to demonstrate that it promotes sustainable use and development. Guideline No.1 contains 'should' statements for the zoning of land and in doing so, recognises that there will be circumstances whereby sustainable outcomes are not achieved without variation in zone type, or the inclusion of overriding local provisions.

5.1 CIPS2015 - SPP's Zone Conversion

Under the SPP's there are no Public Open Space (POS) considerations in any zones. This is significant departure from the existing CIPS2015 and the future TPS and is an issue that ought to be addressed urgently. Until the SPP's are amended to include suitable POS controls, a planning authority will be required to determine subdivision proposals under both LUPAA and LGBMP and may result in situations where a permit has to be granted under LUPAA and then rejected under LGBMP based on POS considerations.

For the most part, the Draft Clarence LPS carries through existing CIPS2015 zoning, as these correlated with the Zone Application Guidelines. The associated changes in zone standards are generally minor and it is considered that the strategic intent underpinned by the STRLUS and local strategies, in most cases, is not compromised by the SPP's. An overview of zone content that informed initial LPS preparation is shown in Table 5.1 below.

Table 5.1 CIPS2015 - SPP's Zone Conversion

CIPS2015 Zone	SPP's Zone	Comments				
		Lot size/Frontage		Setbacks		Other
		CIPS2015	SPP's	CIPS2015	SPP's	

10.0 General Residential	8.0 General Residential	450m2*	450m2*	Font 4.5* Side/rear – up to boundary	Font 4.5* Side/rear – up to boundary	No conversion issues.
11.0 Inner Residential	9.0 Inner Residential					No conversion issues
12.0 Low Density Residential	10.0 Low Density Residential	1500m2 15m frontage	1500m2 20m frontage	Font 4.5* Side/rear – up to boundary	Font 4.5* Side/rear – up to boundary	No conversion issues
13.0 Rural Living Zone	11.0 Rural Living Zone	1&2Ha	1,2,5 & 10Ha	Front 20m* Side/Rear 20m* Sensitive uses 100m from R/R and 200m from Sig Ag	Front 10m* Side/Rear 20m* Sensitive uses 200m from R/R and Ag	New site cover standards (400m2*)
14.0 Environmental Living	22.0 Landscape Conservation	20Ha & 6Ha	50 Ha AC (PC min 20Ha)	Front 30m* Side/Rear 30m* Sensitive uses 100m from R/R and 200m from Sig Ag	Front 10m* Side/Rear 20m* Sensitive uses 200m from R/R and Ag	Building heights 7.5m AS down to 6.0m AS both of which can be varied through PC. Single Dwelling 'P' to 'P' in in building area or otherwise 'D' New site cover standards (400m2*)
15.0 Urban Mixed Use	13.0 Urban Mixed Use	N/A Not used in Clarence				
16.0 Village	12.0 Village (10.0 Low Density Residential)	1000m2 15m* frontage	600m2 10m* frontage 1500m2 20m* frontage	Font 4.5m* Side/rear – 2m or half wall height*	Font 4.5m* Side/rear – 2m or half wall height Font 4.5* Side/rear – up to boundary	“Village to Village” would not an appropriate conversion in Clarence as the CIP2015-SPP’s changes from a residential to commercial focus. In Clarence Village would most readily be converted to LDR. Resultant issues would be lot size discrepancies and fewer permissible uses. However, it is noted that local shop and food services still would be provided for.
17.0 Community Purpose	27.0 Community Purpose	N/A (public purposes) 15m* frontage	N/A (public purposes) 10m* frontage	Font 10.0m* Side/rear – 3m or half wall height*		No conversion issues
18.0 Recreation	28.0 Recreation	N/A (public purposes) 15m* frontage	N/A (public purposes) 3.6m* frontage	Font 10.0m* Side/rear – 3m or half wall height*	Font 5.0m* Side/rear – 3m or half wall height	10m* building height in both. Visitor Accommodation limited to caravan park/camping style setups under SPP’s.
19.0 Open Space	29.0 Open Space	N/A (public purposes) 15m* frontage	N/A (public purposes) 15.0m* frontage	Font 5.0m* Side/rear – 3m or half wall height	Font 5.0m* Side/rear – 3m or half wall height	Increase from 6.5m* - 10m* building height.
20.0 Local Business	14.0 Local Business	300m2* 15.0m* frontage	200m2* 3.6m* frontage	Front setback – 9.0m* to state roads 4.5m* to others. Setback to a residential zone (Side/rear) – 3.0m or half wall height*	Front setback – Nil or between adjoining. Setback to a residential zone (Side/rear) – 4.0m or half wall height*	9.0m* building height in both but significantly reduced lot size, frontage and front setback.

21.0 General Business	15.0 General Business	300m2* 15.0m* frontage	100m2* 3.6m* frontage	Front setback – no more than adjoining. Setback to a residential zone (Side/rear) – 5.0m or half wall height*	Front setback – Nil <u>or</u> between adjoining. Setback to a residential zone (Side/rear) – 5.0m or half wall height*	12.0m* building height in both but significantly reduced lot size, frontage.
22.0 Central Business	16.0 Central Business	200m2* 10.0m* frontage	45m2* 3.6m* frontage	Front setback – 3.0m*, if facing a Residential zone. 9.0m*, if fronting Bayfield Street or Ross Avenue. Or otherwise nil	Front setback – Nil <u>or</u> between adjoining. Setback to a residential zone (Side/rear) – 6.0m or half wall height*	20m* (max 30m in CIPS2015) and 8.5m* within 10m of Gen Res Zone in both.
23.0 Commercial	17.0 Commercial	2000m2* 25.0m* frontage	1000m2* 3.6m* frontage	Front setback – 10.0m*, & 20.0m*, if fronting Tasman Highway. Side/rear Setback – 5.0m or half wall height*	Front setback – 5.5m* <u>or</u> between adjoining. Setback to a residential zone (Side/rear) – 4.0m or half wall height*	15.0m* down to 12.0m* building height and significantly reduced lot size, frontage & setbacks. Note: Under the LPS the conversion of CIPS2015 Commercial Zone in Cambridge has been split between a new PPZ and the Light Industry Zone. This split reflecting established use and development and the new PPZ responds to need for unique urban design considerations.
24.0 Light Industrial	18.0 Light Industrial					No Conversion Issues
25.0 General Industrial	19.0 General Industrial					No Conversion Issues
26.0 Rural Resource	20.0 Rural					No Conversion Issues
27.0 Significant Agricultural	21.0 Agriculture					No Conversion Issues
28.0 Utilities	26.0 Utilities					No Conversion Issues
29.0 Environmental Management	23.0 Environmental Management					No Conversion Issues
30.0 Major Tourism	24.0 Major Tourism	N/A Not used in Clarence				
31.0 Port & Marine	25.0 Port & Marine	N/A Not used in Clarence				
32.0 PPZ 1 – Urban Growth	30.0 Future Urban					
33.0 PPZ 2 – Future Rd						
34.0 PPZ 3 - GHD						New PPZ
35.0 PPZ 4 – K-Bay						New PPZ

*Note: general requirement but can be varied through PC.

5.2 Zone Conversion/Introduced Changes

While the application of the SPP's in Clarence through the Draft LPS have resulted in the need for some local overriding provisions discussed in detail in Section 7.0 of this report, some proposed zoning changes are proposed resulted from:

- the statements/requirements specified in the Guidelines*;
- fundamental changes in the Village Zone*;
- the inability to apply the Natural Asset Code in the Agriculture Zone;
- the State's mapping of Land Potentially Suitable for Agriculture Zone**;
- Rationalisation of spilt zone boundaries; and
- Correction of local anomalies.

* CPIS2015 *Village Zone & Conversion to the SPP Low Density Residential Zone*

Clarence has expressed concern for some time that a weakness in the Guidelines is that the zone application framework appears to have been developed in isolation independently of the other zones. Consequence is that there are gaps between zone application requirements creating uncertainty as to what zone/s to apply to some existing areas.

While currently zoned Village under the CIPS2015, under the Draft LPS the Low-Density Residential Zone (LDRZ) has been applied to the un-serviced coastal settlements in:

- Clifton Beach
- Cremorne
- Opossum Bay
- Sandford (Honeywood Drive)
- Seven Mile Beach
- South Arm (including Half Moon Bay)

To provide context, historically these areas were coastal holiday/shack destinations on typically smaller lots (500 -1000m² in Cremorne and 250m² – 800m² in Opossum Bay) that over time have been renovated/rebuilt and are now occupied primarily by permanent residents. These settlements are now essentially residential areas.

Under the Zone Application Framework these coastal settlements are not well accommodated in any of the following zones:

General Residential – because they are not serviced and there is no commitment to service them within 10years (if at all). Additionally, parts of these settlements are known to be subject to coastal hazards including erosion and inundation.

Low Density Residential – because the majority of the existing lots are substantially less than the "large lots" envisaged by the application framework.

Village – because a "genuine mix" of uses does not exist (the local shop in Cremorne has closed down in recent times and Opossum Bay has only the one General Store).

The application of the LDRZ to the above-mentioned coastal settlements will reduce the development potential afforded to the existing lots in terms of the range of permissible land uses, the minimum lot size prescribed for subdivision and multiple dwelling densities. These are matters that could be raised by any potentially aggrieved representor and considered on a

case by case basis. However, on balance it is submitted that the LDRZ is the best fit recognising that these coastal settlements:

- Are un-serviced;
- Are almost entirely residential;
- Have no commercial centre and few businesses; and
- In some cases, exposed to environmental Hazards.

Section 3.2.15 of this report confirms that the Low Density Residential Zone has been applied to *Coastal settlements currently zoned Village under the CIPS2015 responding to the shifting Village Zone purpose, which under the SPP's, now forms part of the suite of commercial zones. Similarly, the Zone Conversion Table at Table 5.1. identifies that the CIPS2015 Village to SPP Village would not be an appropriate conversion in Clarence as the CIP2015-SPP's changes from a residential to commercial focus.*

*** Land Potentially Suitable for Agriculture Zone*

Table 5.1 - CIPS2015 - SPP's Zone Conversion identifies the most equivalent to the CIPS2015 26.0 Rural Resource Zone is the TPS Rural Zone and similarly the most equivalent to the CIPS2015 27.0 Significant Agricultural Zone is the TPS 21.0 Agriculture Zone.

The general principles/methodology of zone application are:

- (1) Implement the State Land Potentially Suitable for Agriculture Zone layer (published on the LIST) where it supports a "like for like" conversion of the existing zones. I.e. CIPS2015 Rural Resource Zone to TPS Rural Zone and CIPS2015 Significant Agricultural Zone to TPS Agriculture Zone.
- (2) With respect to properties identified as 'Potentially Constrained', Strategic application of respective zones across a broader region is preferred to ad-hoc site-specific responses that could otherwise result in inappropriate "checker board" application of zones.

In this regard, the identified 'Potentially Constrained' sites are typically anomalous undersized lots surrounded by agricultural land. These lots have generally been developed with existing dwellings or will likely to result in pressure for the construction of future dwellings.

In this context it is noted that under the SPP's Single Dwellings are discretionary uses in both the Agricultural and the Rural Zones, albeit easier to satisfy/or less constrained by agricultural impact considerations in the Rural zone.

- (3) Removal of dual/spilt zones where supported by the State Land Potentially Suitable for Agriculture Zone layer having regard to whether the site had been developed with an existing dwelling and the absence or presence of natural assets on either side of existing split zoned boundaries. AZ5 of the Guidelines specifically provide for the retention of split zonings where they are warranted.

- (4) In circumstances where application of the State Land Potentially Suitable for Agriculture Zone layer (published on the LIST) would appear contrary to a “like for like” conversion of existing zones, further consideration was given to:
- The existing use/s on site and in particular whether it was being actively farmed.
 - Whether the land was serviced by, or could be to be connected to, a water reuse scheme.
 - The absence or presence of natural assets and the risk of losing any protection afforded to them by the Natural Assets Code in the event the site was to be zoned Agriculture. There are cases where farms coexist with significant vegetation currently protected under the Code. The application of the Agricultural Zone implies that the vegetation could be clear felled. Modern, sustainable agricultural practice supports the retention and improvement of vegetation to enhance farm productivity through land management.

Where the two differed, a “like for like” conversion of existing zones was weighted higher than zoning consistently with State Land Potentially Suitable for Agriculture Zone layer. The exceptions to this are identified in Table 5.2 Departure from CIPS2015 “like for like” Zone Conversion at line items 39 & 40 (428 Fingerpost Road, Campania and 334, 344, 354, 474, 486, 488, 528 & 552 Richmond Road, Cambridge respectively).

It is understood that despite the Natural Asset Code not being applicable to the Agricultural Zone, to assist understanding of the appropriateness of the Rural and Agricultural zone allocation that the Natural Asset Code mapping will be available for display during the exhibition of the LPS.

It is submitted that the approach outlined above:

- is consistent with the Guidelines as these provide for departures from the State Land Potentially Suitable for Agriculture Zone layer subject to considerations similar to those outlined above;
- reflects existing development potential and land owner expectations; and
- will afford any aggrieved land owners the opportunity to make submissions on a case by case basis.

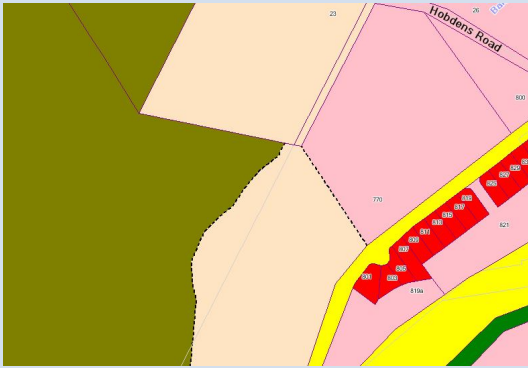
Proposed zone changes departing from a “like for like” conversation of the CIPS2015 are identified in Table 5.2 below.


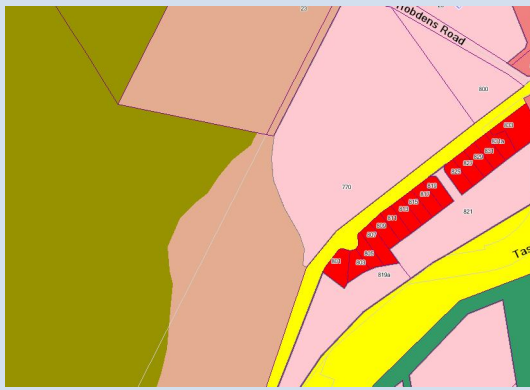
Table 5.2 Departure from CIPS2015 “like for like” Zone Conversion

	ADDRESS	PID	CIPS2015 ZONE/S	DRAFT LPS ZONE/S	COMMENT

1	31 Chipmans Rd, Rokeby	5202494	General Residential & Open Space	Community Purpose & Open Space	Split Zone retained. Proposed Community Purpose zone reflects that the site is developed with the Hobart Clinic and removes the need for SSQ currently in CIPS2015 Use Table. This conversion is consistent with Guideline CPZ1(b).
2	2 Alma Street, Bellerive	3531747	General Residential & Community Purpose	Community Purpose	Proposed Community Purpose zone removes split zoning and reflects that the site forms part of the Corpus Christie School. This conversion is consistent with Guideline CPZ1(a).
3	Rosny Park	various	Central Business	General Business revised to Central Business following post lodgement discussions with the TPC.	At the time the draft LPS was endorsed by Council and submitted to the TPC the Rosny Park activity centre was zoned General Business. Following post lodgement discussions with the TPC it became evident that Council had misinterpreted the Guidelines and that the better conversion would have been to Central Business on the basis that Rosny Park is identified in the STRLUS as a Principal Activity Centre (Table 1: Activity Centre Network p 76). Accordingly, this change has occurred post lodgement and is consistent with Guideline CBZ 1&2.
4	37 Tollard Drive, Rokeby	1466929	Utilities	Community Purpose	Proposed Community Purpose zone reflects that the site is developed with a Fire Station. This conversion is consistent with Guideline CPZ1(c).
5	43 Sugarloaf Road, Risdon Vale	5132192	Community Purpose	General Residential	The site is within the STRLUS UGB and developed with multiple dwellings approved on 20 September 2013 (D-2013/175). It is a corner lot adjoined to the north and west by properties zoned General Residential each of which are developed with Single Dwellings.
6	84 Cambridge Road, Bellerive	5076231	Inner Residential (93%) & Particular Purpose Zone 4 – Kangaroo Bay (7%)	100% Inner Residential	Removal of unnecessary split zone. Site currently developed with a Single Dwelling and the zone change would have no impact on future development potential.
7	7 Roebuck Street, Warrane	5144097	General Residential (53%) & Open Space (47%)	100% General Residential	Removal of unnecessary split zone. Site owned by Council and provides pedestrian link to Bounty Street Recreation area. Open Space zoned consistently with surrounding land (General

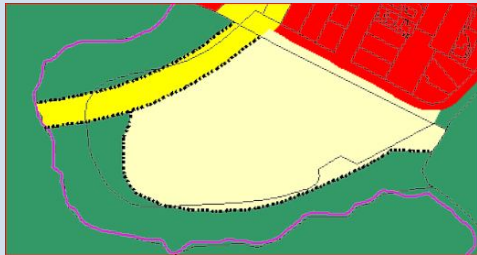
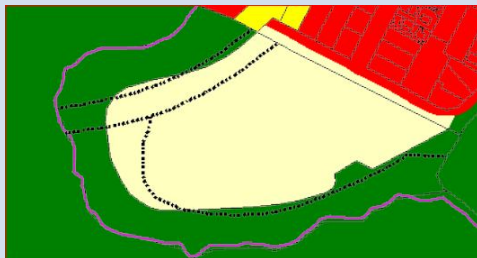
					<p>Residential in this case) is consistent with Council's POS Policy.</p> <p>The land is within the STRLUS UGB.</p>
8	109 East Derwent Highway, Lindisfarne	5115739	Local Business (99.5%) & General Residential (0.5%)	100% Local Business	<p>Removal of unnecessary split zone.</p> <p>Site developed with existing Service Station and within the STRLUS UGB.</p>
9	Southern end of Oceana Drive Tranmere		Particular purpose Zone 1 – Urban Growth.	Utilities	Application of Utilities zone is consistent with the remainder of Oceana Drive and Guideline UZ1 (b).
10	25 Wellington Road, Lindisfarne	5152708	General Business (89.5%) & General Residential (10.5%)	100% General Business	<p>Removal of unnecessary split zone.</p> <p>Site developed with a public carpark owned by Council. The area to be rezoned is limited to a 5.5m wide access strip and will have no impact on the development potential of the carpark.</p> <p>The land within the STRLUS UGB.</p>
11	25 Bridge Street, Richmond	5886891	Community Purpose	General Business	<p>Site developed with a privately owned heritage listed church building with planning approval for conversion to Visitor Accommodations and General Retail (D-2016/292) in September 2016.</p> <p>The adjoining land to the east and west is zoned General Business and the site is within the STRLUS UGB.</p>
12	Tollard Drive, Rokeby (previously part of 37 Tollard Drive)		Utilities	General Residential	<p>Rezone to match the alignment of the Tollard Drive cadastre.</p> <p>While it removes an anomaly, it is noted that the land within the STRLUS UGB.</p>
13	Pt 51 Cranston Parade, Cambridge	3395335 POT PID 2043143	Rural Living/Rural Resource Split	Change to split zone alignment	Minor rezoning rationalises existing split zone alignment for ease of split zone definitions.

14	74 Surf Road & Pt 87 Surf Road, Seven Mile Beach	3265629, & pt of 3289129	Open Space	Recreation	<p>Site is owned by Council and reflects adoption of 7MB Recreation Plan and desire to develop future playing fields.</p> <p>This conversion is consistent with Guideline RecZ1(a).</p>
15	770 Cambridge Road - Belbins Road, Cambridge	7714751	Split zoned Rural Resource and Rural Living	Change to Rural and Rural Living split zone alignment	<p>Minor rezoning rationalises existing split zone alignment.</p> <p>Under the CIPS2015 the alignment of the Rural Resource and Rural Living Zoning (reflecting the previous CPC2007 zone alignment) represents a straight line between 2 cadastral boundary deviations. While convenient for mapping purposes and split zone description the owners have expressed concern the zone boundary bisects the existing house as shown below. It is agreed that this is undesirable, realignment can be rationalised by shifting the zone ~30m (average) to the south west aligning it with the creek centerline. Given the size of the subject lot (91Ha) the realignment is relatively minor. The proposed new alignment introduces no strategic change but rationalises the boundaries to the Barilla Rivulet and away from the house.</p> <p>The proposed new alignment would ensure that zone application more adequately reflects topographical constraints and land capability than does the current alignment.</p> <p>CIPS2015 split zone split zone alignment</p>  <p>Aerial showing alignment of current CIPS2015 split zone bisecting the existing house (dotted black line). The creek bed can be identified by the row of trees to the west and south west of the house.</p>

					 <p>LPS (along creek centerline)</p> 
16	415 Flagstaff Gully Rd, Lindisfarne	3388741	Split zoned Utilities, Environmental Management & Rural Resource	Environmental Management to Rural. Utilities zone to remain unchanged	<p>415 Flagstaff Gully Road is a 309Ha site owned by the Pioneer Concrete Tas Pty Ltd and developed with the Flagstad Gully quarry and bitumen plant.</p> <p>Part of the site forms part of the Rison Brook Dam catchment area reflecting that portion of the land zoned Utilities.</p> <p>The land at 277 Flagstaff Gully Road adjoins the quarry is subject to the CIPS2015 Attenuation Overlay as a quarry buffer zone.</p> <p>The rezoning rationalises one of the site's split zoning introduced through the approval of a boundary adjustment with the land at 277 Flagstaff Gully Road. The rural zone is consistent with existing quarry approvals, would provide for potential expansion including buffer areas.</p> <p>On 2 December 2013 Council approved SD-2013/29 for a boundary adjustment between 277 and 415 Flagstaff Gully Road. The boundary adjustment was primarily to reduce the area of the privately owned 3rd party land subject to the CIPS2015 Attenuation</p>

					<p>Overlay as a quarry buffer zone. The amended titles resulting from SD-2013/29 were sealed on 31 July 2014.</p> <p>Prior to the approval of SD-2013/29 the land at 415 Flagstaff Gully Road was zoned Rural and Special Use under the CPS2007. These converted to Rural Resources and Utilities under the CIPS2015. The point being it was strategically dual zoned. Post the approval of SD-2013/29 a third zone – the Environmental Living Zone (ELZ) was introduced. The primary function of this land is a buffer associated with the quarry. An extractive industry is a prohibited use in the ELZ.</p> <p>An extract of the CIPS2015 and LPS Zone Maps are shown below. It is considered that rezoning the land from ELZ to Rural Resource:</p> <ol style="list-style-type: none"> 1. Assists in the reduction of unnecessary split/multiple zoned sites 2. Recognises the land subject to the attenuation buffer currently zoned ELZ as being associated with the approved quarry use, albeit a buffer. <p>CIPS2015 Zone Map</p>  <p>LPS Zone Map</p> 
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17	18 Debonford Lane, Geilston Bay	1978262	Split zoned Open Space and Recreation	Recreation	<p>The site is developed with the Geilston Bay sports ground, club rooms, skate park and associated parking area. The land contains a walking track long the northern boundary and abuts the Fags Gully Creek reserve.</p> <p>The rezoning removes an unnecessary split zone and is cosiest with Guideline RecZ1(a).</p>
18	1 Sundown Place, Geilston Bay	2672863	Open Space	General Residential	<p>Site owned by Council and provides a rear pedestrian link from adjoining properties to Sundown Place. Open Space zoned consistently with surrounding land (General Residential in this case) is consistent with Council's POS Policy.</p> <p>The land is within the STRLUS UGB.</p>
19	Ayers Court, Cambridge	CID 1398203	Utilities and Low Density Res	Utilities	Removal of unnecessary split zone with the Cambridge Road/Ayres Court Road reservation.
20	860 Cambridge Road, Cambridge	CID 1398202 CID 1359329	Utilities	Partially Local Business	<p>The proposed rezoning is limited portions of the Cambridge Road reservation adjacent to the Horseshoe Inn. The proposal follows a submission identifying that the subject areas are proposed to be acquired and adhered to the Horseshoe Inn title following a boundary adjustment that, present cannot be considered.</p> <p>The land is within the STRLUS UGB and will ultimately enable the rationalisation of an irregular road and zone boundary.</p>
21	Roads – category 1-5 from State Road Hierarchy AND any listed major local roads as is.	Various	Various	Utilities	Rezoning of major roads to Utilities as per Guideline UZ1 (a), (b) & (c) and UZ2
22	440 Back Tea Tree Road, Richmond	3185602	Rural Resource	Utilities	Land owned by Taswater and developed with reservoir. Zone consistent with Brighton City Council's draft LPS and Guideline UZ4.
23	936 Oceana Drive, Tranmere	3469023	Low Density Residential	Landscape Conservation	Minor rezoning to reflect cadastre above 37, 39 & 45 Spinnaker Crescent. Subject land (~970m2) is inside

					STRLUS UBG but does not impact its effective implementation.
24	Cambridge Park, Cambridge	Various	Commercial	Particular Purpose Zone	P3.0 Particular Purpose Zone - Cambridge Park Discussed in Section 7 of this report.
29	10 & 12 Conara Road, Montagu Bay	7739748 & 2284609	Community Purpose & Open Space	Utilities, Community Purpose & Open Space	<p>Inclusion of Utilise Zone to reflect location of Tasman Bridge/Highway. This is consistent with Guideline UZ1 (a).</p> <p>Modification to Community Purpose & Open Space alignment to provide for future land transfer from DoE to Crown as per Emma Riley and Associates DRAFT Montagu Bay Primary School Context Master Plan. An exact of the CIPS2015 and Draft LPS Zoning Maps are shown below.</p> <p>LPS</p>  <p>CIPS2015</p> 
30	Cambridge Park, Cambridge (West of Homemakers Centre)	Various	Commercial	Light Industrial	<p>The rezoning recognises current use and development which generally resulted from approvals under the CPS2007 when the land was zone Industry. Under the previous planning controls, the area is now committed to light industrial development accommodating uses such as warehouses, factories, motor repairs and self-storage facilities. It is considered that it is too late for the area to change to commercial use as envisaged by the controls intended for the precinct to the east. This is because:</p> <ul style="list-style-type: none"> • Site layout, including car parking numbers and arrangements suit industrial use • Buildings are designed for industrial uses and do not suit commercial activities

					<ul style="list-style-type: none"> The mixture of industrial uses is incompatible with commercial activities which require a higher amenity in the surrounding area and similar uses closely. There is no practical likelihood these sites would convert to Commercial use in the future. <p>Reflecting the committed use and development of the area in the Light Industrial zoning is a practical and realistic solution and is not in conflict with any State Policy. Indeed, to do otherwise would unfairly impact on those who have invested in the precinct.</p> <p>The STRLUS does not show the precinct as industrial land, because at that time (2013) it was envisaged that it would ultimately be used for commercial purposes along with the locality to the east. However, with the elapse of time since then, the nature of use and development within the precinct has changed greatly. To recognise it with the Light Industrial zone in conjunction with the land to the north and east, would be an appropriate planning outcome and would not have a material impact on the future supply of industrial land.</p> <p>Rezoning recognises current industrial use, development and approvals for vacant lots. This commitment to industrial function will ensure that there will be minimal development potential arising from the proposed zoning.</p> <p>The rezoning meets the Regional Policies at IA1.1, 1.2, 1.5 and IA3.1 (Section 17.5) of the STRLUS and it is considered that it would not compromise the other identified policies.</p>
31	22 Bastick Street, Rosny	CID 779562	Open Space	Recreation	The land to be rezoned is developed with carparks servicing recreation facilities.
32	End Bicheno Street	CID 1227231	Rural Living	Open Space & Rural	Proposed zoning is consistent with adjoining land.
33	162 Rockingham Drive, Clarendon Vale (access)	33623325	Rural Resource	Open Space	The current rural zoning of the access is an historic anomaly created through the initial rezoning the Fenshaw land (Clarence Heights). The land serves no rural purpose and the rezoning of the access removes one unnecessary split zone improving consistency with adjoining land.
34	Tangara Trail	various	Zoned as per adjacent zoning	Open Space	The rezoning of the Tangara Trail to Open Space recognises its function as a strategic link functioning as regional POS. This zoning approach reflects Council's POS policy.

35	32 Harmony Lane, South Arm	5212483	Village	Community Purpose	The site is currently developed with the South Arm Primary School. Rezoning the land to Community Purpose Zone is consistent with Guideline CPZ1 (a).
36	19 Alma Street, Bellerive	2601758	General Residential	Community Purpose	The site is owned by Council and developed with a Child Care Centre and Offices abutting the Senior Citizens Centre to the west (at number 17). Rezoning the land to Community Purpose Zone is consistent with Guideline CPZ1 (a)/(d).
37	Tasman Hwy adjacent to rear of 1039 Cambridge Rd, Cambridge	CID 1357118	LDR and Gen Res	Utilities	Removal of unnecessary split zoning on Tasman Highway road reservation.
38	29A Aruma Street	3534956	Open Space	Utilities	The site is owned by Taswater and developed with a water reservoir. Rezoning the land to Community Purpose Zone is consistent with Guideline UZ4.
39	428 Fingerpost Road, Campania	3301220	Rural Resource & Significant Agricultural	Agriculture	The site is not subject to the Natural Assets Code, is currently dual zoned and developed with a dwelling and farm improvements. The proposed partial site rezoning is consistent with the States 'Land Potentially Suitable for Agriculture Zone' shown on the LIST.
40	334, 344, 354, 474, 486, 488, 528 & 552 Richmond Road, Cambridge	7167284 5176582 5176590 5176718 5176689 5176697 5176726 5176734	Rural Resource & Significant Agricultural	Agriculture	The area comprises of 8 properties on the western side of Richmond Road. Several are dual zoned lots with direct frontage to Richmond Road while the others are internal lots currently zoned Rural Resource under the CIP2015. All lots contain an established dwelling and associated improvements. The proposed rezoning is consistent with the States 'Land Potentially Suitable for Agriculture Zone' shown on the LIST.

6.0 Codes

Section LP1.7 of the SPP's, specifies the requirements for the application of the various Codes. While not all the available Codes have been utilised in the Draft Clarence LPS, those that are have been applied consistently with the Guidelines and discussed below.

6.1 Parking and Sustainable Transport Code

The Parking and Sustainable Transport Code and associated Guidelines enable the identification of two overlays:

- A parking precinct plan; and
- Pedestrian precinct streets.

The Draft Clarence LPS does not identify either of these optional overlays.

The Code does however provide for the development and recognition of an adopted 'parking plan' specifying parking provision or alternatively cash in lieu of it. In this Instance a Draft Clarence Parking Plan is submitted with the LPS and is included in the Appendices.

6.2 Road and Rail Assets Code

The Draft Clarence LPS utilises the C3.0 Road and Railway Assets Code. Overlay Mapping and the identified roads is consistent with the Guidelines. The Road and Rail Assets Code Table is included Appendices.

6.3 Electricity Transmission Infrastructure Code

The Draft Clarence LPS incorporates the C4.0 Electric Transmission Infrastructure Protection Code. The overlay mapping reflects the data provided by TasNetworks and applied consistently with the Guidelines.

6.4 Historic Heritage Code

The Draft Clarence LPS utilises the C5.0 Local Historic Heritage Code.

A range of approaches undertaken by several Councils is likely to result in differing of identification and mapping solutions and will ultimately be a matter for the COMMISSION. However, the Draft Clarence LPS identifies only those places with local historic significance and does not duplicate state listings under the Tasmanian Heritage Register. It is our understanding that this is the preferred approach as under the SPP's the C5.0 Local Historic Heritage Code cannot be applied to those properties listed Tasmanian Heritage Register. This will represent a significant departure from the operation of the current CIPS2015 Historic Heritage Code.

The C5.0 Local Historic Heritage Code also identifies Richmond as a Local Heritage Precinct and several Significant Trees. Overlay Mapping identify the relevant properties, Precinct and Significant Trees is consistent with the Guidelines and the C5.0 Local Historic Heritage Code Table is included Appendices.

6.5 Natural Assets Code

The Natural Asset Code is comprised of three mapped overlays:

- The waterway and coastal protection area;
- Future coastal refugia area; and
- The priority vegetation area.

The LPS Requirements at Section LP1.7.5 of the SPP's, specifies the requirements for the Natural Assets Code and each other respective overlays.

6.5.1 Waterway and coastal protection area

The waterway and coastal protection overlay map was derived from the LIST's 'Waterway and Coastal Protection Area Guidance Map' and at this time remains unmodified. It is however acknowledged that future amendments are likely to be required consistent with those envisaged under Guideline NAC 3 which provides for:

- Correction of any identified mapping inaccuracies;
- Recognition of piped water courses; and
- Potentially the removal of the overlay from established urban environments.

6.5.2 Future coastal refugia area

Future coastal refugia area overlay map was prepared in accordance with Guidelines as detailed in the decision tree below:

Zone Category & Associated Zones: (as categorised in the Guidelines)	Refugia included in LPS	Comment/Rationale
Compatible Zones: Rural Resource Zone Significant Agriculture Zone Open Space Zone Environmental Management Zone	Yes	The refugia identified on the State's <i>Future Refugia Guidance Map</i> has been included in circumstances where the land is zoned with one of the 'Compatible Zones'. These zones provide for less intensive use and development than alternative zones. The presence of future refugia on these typically large lots is unlikely to prevent the land from being used and developed consistently with the identified zone purposes.
Special Consideration Zones: Rural Living Zone Environmental Living Zone	Varies	The refugia identified on the State's <i>Future Refugia Guidance Map</i> has been included on land zoned Rural Living in the Otago area but not including land in and surrounding Lauderdale. The topography and extent of potential refugia is vastly different between the Lauderdale Rural

		<p>Living areas to that elsewhere. Typically the future refugia mapping in Otago and Rural Living areas south of Lauderdale are limited to a portion of a title enabling the remainder of the land to be used and developed effectively. On the contrary, the land in and surrounding Lauderdale is very flat and the application of the future refugia mapping would constrain the land from being used and developed consistently with zone purpose.</p> <p>The refugia identified on the State's <i>Future Refugia Guidance Map</i> has been included where the land is zoned Environmental Living. The rationale behind this is that the inclusion of the future refugia on large lots is unlikely to constrain the land from being used and developed at an intensity consistent with the zone purpose.</p>
Case by Case Consideration Zones Utilities Zone Major Tourism Zone Community Purpose Zone Recreation Zone Particular Purpose Zone	Varies	<p>The refugia identified on the State's <i>Future Refugia Guidance Map</i> has applied in the 'Case by Case Zones' only in circumstances where the land is outside of existing urban settlements.</p> <p>The rationale behind this is that the inclusion of the future refugia on land within an urban environment is likely to constrain it from being used and developed at intensity commensurate with its setting.</p>
Incompatible Zones: General Residential Zone Inner Residential Zone Low Density Residential Zone Village Zone Urban Mixed Use Zone Local Business Zone General Business Zone Central Business Zone Commercial Zone Light Industrial Zone General Industrial Zone Port and Marine Zone	No	<p>The refugia identified on the State's <i>Future Refugia Guidance Map</i> has not been included in circumstances where the land is zoned with one of the 'Incompatible Zones'.</p> <p>The inclusion of the future coastal refugia on land subject to these zones is likely to constrain the land preventing it from being used and developed consistently with respective zone purposes.</p>

6.5.3 Priority vegetation area

Entura was engaged to develop the Clarence Biodiversity Risk Map. The work was completed by terrestrial ecologists with suitable experience and familiarity with the Forest Practices Authority, the Private Forests Reserves Program and with threatened flora and fauna species with the Department of Primary Industries, Parks and Water and Environment.



The figure above outlines the approach to the development of the Biodiversity Risk Map undertaken by Entura for the Clarence City Council and detailed below.

Base Data

The base data for the Biodiversity risk map was compiled from:

- TASVEG 3 mapping
- Clarence GIS data (rectified imagery)
- Clarence Planning Scheme
- Natural Values Atlas (NVA) records of threatened flora and fauna species

This base data was used to identify and update the natural values of the Clarence municipality and to develop the Biodiversity Risk Map. However, the field verification of existing information particularly vegetation data found that there was a high degree of inaccuracy due to the scale and age of the original information mapping as well as changes in land use in the urban fringe of the municipality. A method was adopted which included field validation of priority and high conservation value areas to ensure that the Biodiversity Risk Map could be used to support decisions with regard to determining the biodiversity value need for further surveys when council staff were assessing development applications.

TASVEG mapping

TASVEG 3 mapping was used a base data source for the Biodiversity Risk Map. The first step to improving the accuracy of TASVEG mapping for the Clarence Municipality was to take the most recent aerial photography available for the Clarence and to overlay the most recent TASVEG mapping and identify any areas that have undergone recent clearing and adjust the TASVEG mapping unit polygons to reflect this change in land use.

Next was the inclusion of updated mapping from other sources such as flora and fauna reports which formed part of planning permit applications submitted to Clarence Council and outcomes of other vegetation mapping projects. TASVEG mapping units were updated, where possible, from the updated aerial photography contained in Clarence's GIS at a 1:7,500 scale. Finally, field verification of TASVEG mapping units was undertaken by site inspection either from the site itself or visual inspection from adjoining public roads in identified high priority areas.

High priority areas

Field verification of vegetation units is time and resource intensive and therefore it was

limited to high priority areas from a planning perspective. The areas identified as high priority for field verification of mapping units comprised the following zones under the CPS2007:

- Intensive Agriculture Zone
- Rural Zone
- Rural Residential Zone.

These regions were considered a high priority as they were regarded the most likely to be subjected to future development pressure and also are areas within which the vegetation is in varying condition, highly fragmented and poorly mapped with regard to non-forest vegetation types. The differentiation between agricultural land (of low environmental priority) and native grasslands (of conservation significance and high potential for threatened species) is critical and its categorisation by aerial interpretation is problematic and so correct interpretation is important from a planning and assessment perspective.

NVA records

Threatened flora species

The base data used in the Biodiversity Risk Map for identification of threatened flora records was the NVA. All records with an accuracy of less than 500m were removed from the data set. Similarly, those records prior to 1970 were also removed so that remaining records were more reliable for use as a planning tool. It is considered that removing inaccurate and old records is unlikely to have significant impact on the outcomes of this report; particularly as a polygon-based assessment is provided.

Threatened fauna

The NVA provided the base data used in the Biodiversity Risk Map for identification of important threatened fauna habitats. Additional locality data and habitat information was provided from other sources including recovery plans, listing statements and the Forest Practices Authority Online Threatened Fauna Manual, which includes known localities for threatened forest species and identifies species that may potentially occur in suitable habitats. All records with an accuracy of less than 500 m were removed from the data set. Similarly, those records prior to 1970 were also removed so that remaining records were more reliable for use as a planning tool.

The habitat requirements for each species were compiled from available information (e.g. recovery plans and listing statements) and used to create threatened fauna habitat polygons using NVA point data and TASVEG vegetation communities.

Risk mapping

The base maps were used to create priority maps based on a risk-weighted approach for the categories of threatened communities, flora species and fauna habitat. A combined biodiversity values risk map has been developed by merging the vegetation community, threatened flora and fauna priority maps to create the Clarence Biodiversity Risk Map.

The Entura methodology is similar to the approach undertaken by Rod Knight and in this instance is considered preferable because of the field verification component of priority areas. The Biodiversity Risk Map is considered to comply with Section LP1.7.5 (c) and (d) of the SPP's.

6.6 Scenic Protection Code

The Draft Clarence LPS does not contain a Scenic Protection Overlay Map. It is recognised that the preparation of this mapping ought to follow strategic analysis that, at this time, has not been undertaken. Accordingly, it is anticipated that this exercise will commence after the submission of the LPS and followed by a suitable planning scheme amendment at the appropriate time.

The required C8.0 Scenic Protection Areas Table is included Appendices.

6.7 Attenuation Code

The Draft Clarence LPS does not contain an Attenuation Code Overlay Map. The Code will however apply through the attenuation distances specified in the SPP ordinance.

6.8 Coastal Erosion Hazard Code

The Draft Clarence LPS incorporates the C10.0 Coastal Erosion Hazard Code. Consistent with Guidelines, the overlay mapping is based two data sources:

- The Clarence Climate Change Impacts on Clarence Coastal Areas by The University of New South Wales Water Research Laboratory (WRL)*; and
- The work commissioned by the Department of Premier and Cabinet (DPAC) reference in the Guidelines.

*A copy of the Clarence Climate Change Impacts on Clarence Coastal Areas report is included in the Appendices. The report identifies the specific areas investigated, the modelling methodology and the underlying parameters.

The modelling undertaken by WRL consisted of detailed analysis of individual coastlines based on exposure and the physical attributes of particular sections of coastline. A weakness of this work is that it did not model of the Clarence Coastline, for the most part the analysis was restricted to the urban or populated coastline. Consequently, the WRL modelling contains missing sections.

The work more recently completed for DPAC produced a more complete state-wide model of the Tasman coastline (albeit missing some areas). The DPAC model is based on more generic underlying assumptions than the WRL model and was not based on the same level of localised assessment.

It is accepted that for most parts of the Tasmanian coastline the DPAC modelling is based on the best available information. However, in Clarence, those parts of the coastline specifically modelled by WRL more accurately reflect the exposure/vulnerability to coastal hazards. For this reason, in Clarence it is considered that the most accurate erosion (and inundation) modelling can be achieved using a combination of the two models. During the developed to the CIPS2015 this concept was been worked though with DPAC who, at the time, agreed that

in Clarence the approach is appropriate. This approach was ultimately accepted by the Commission and reflected in the approved CIPS2015.

The overlay erosion hazard overlay mapping contained in the Draft Clarence LPS is consistent with the erosion hazard overlay mapping contained in the current CIPS2015.

6.9 Coastal Inundation Hazard Code

The Draft Clarence LPS incorporates the C11.0 Coastal Inundation Hazard Code. As per the Coastal Erosion Hazard discussed above, and for the same reasons, the overlay mapping is based a combination of the WRL and DPAC mapping.

In this instance the mapping departs from the inundation mapping contained within the CIPS2015 Inundation Code due to the removal of the Riverine Inundation mapping which, under the SPP's, is now required to be contained in the Flood- Prone Areas Hazard Code. In terms of inundation from the sea, the Draft Clarence LPS inundation overlay mapping reflects the CIPS2015 and is consistent with the Guidelines.

The Coastal Inundation Hazard Code Table is included Appendices and includes a footnote outlining the modelling source behind the prescribed levels. There is some deference in the prescribed levels between for those in the CIPS2015 for two reasons:

1. The DPAC figures have been updated and are no typically 0.1m higher; and
2. Several of the coastlines were modelled by WRL but assigned DPAC values under the CIPS2015, these coastlines have now been updated reflecting WRL values where available.

6.10 Flood-Prone Areas Hazard Code

The Draft Clarence LPS incorporates the C12.0 Flood Prone Hazard Code. The overlay mapping is the based on the best information currently available to Council. The mapping has been compiled through catchment overland flood modelling based on 1% AEP (annual exceedance probability) year storm events. For catchments that are predominantly developed, the storm event magnitude was reduced to 5% AEP to account for flow in pipe networks. In the case of the Coal River Valley mapping has been produced by combining historic flood plain mapping (produced by the Hydro-Electric Commission in 1995) and localised overland flood modelling.

The overland flood modelling uses LiDAR topographical data (Geosciences Australia, 2013) and Australian Rainfall & Runoff 1987 methodology. Areas with water depths of less than 0.1m were removed from the mapping. The resulting data was cleaned up to remove obvious outliers and anomalies and where appropriate connectivity linked through known or likely overland flow paths.

6.11 Bushfire-Prone Code

The Draft Clarence LPS incorporates the C13.0 Bushfire-Prone Hazard Code and generally reflects a translation of the existing CIPS2015 overlay mapping which was endorsed by the Tasmanian Fire Service prior to that scheme's declaration. The changes made to the overlay mapping are due to the approval and development of urban subdivisions on the fringes. The Tables 6.11(a) and (b) in the appendices identify those properties where the LPS Bushfire-Prone Hazard Overlay mapping departs from that contained in the CIPS2015.

6.12 Potentially Contaminated Land Code

The Draft Clarence LPS utilises the C14.0 Potentially Contaminated Land Code and the Overlay Mapping is consistent with the Guidelines. Table 6.12 (in the appendices) identifies those properties subject to the Code and provides a brief description of the potential contamination/contamination activity.

6.13 Landslip Hazard Code

The Draft Clarence LPS utilises the C15.0 Landslip Hazard Area Code. Overlay Mapping is derived from the land slip hazard bands depicted on the *Landslip Planning Map – Hazard Bands 20131022* layer published on the list and is a direct translation of the mapping contained within the current CIPS2015 consistent with the Guidelines.

6.14 Safeguarding of Airports Code

The Draft Clarence LPS utilises the C16.0 Safeguarding of Airports Code. An Airport Noise Exposure Overlay and an Airport Obstacle Area Overlay has been developed using data provided by the Hobart International Airport that informed their airport masterplan.

7.0 Local Overriding Provisions (PPZ's, SAP's & SSQ's)

LUPAA requires that any PPZ, SAP or SSQ that applied to a planning scheme immediately before the commencement date of 17 December 2015 (when the Act was amended to provide for the TPS) must be included in the LPS [Schedule 6, clause (8)(1)]. A PPZ, SAP or SSQ that was included in a planning scheme after 17 December 2015 or an existing PPZ, SAP or SSQ amended after 17 December 2015 must be contained in the LPS if declared by the Minister [Schedule 6, clause 8A]. Section 32(4) of LUPAA does not apply to these PPZs, SAPs and SSQs.

The Minister can declare that a SAP, PPZ or SSQ is not subject to this requirement after consultation with the Commission. The effect of doing so provides that the SAP, PPZ or SSQ is not automatically contained in the LPS.

To assist Councils in the preparation their LPS's, and in anticipation of the Minister releasing an appropriate advisory statement, the Department of Justice's Planning Policy Unit (PPU) completed an audit of CIPS2015 local overriding provisions. The PPU audit forms the basis of the transitional arrangements (or otherwise) discussed below.

In circumstances where a PPZ, SAP or SSQ did not apply in a planning scheme prior to 17 December 2015, or alternatively a planning authority proposes the inclusion of a new PPZ, SAP or SSQ they may be included provided they are capable of meeting section 32(4) of LUPAA.

Section 32 - Contents of LPSs, specifies the requirements and limitations of LPS content. S.32(3) provides for the inclusion of Particular Purpose Zones and Specific Area Plans subject to the considerations at 32(4) which requires demonstration that an overriding provision will provide significant benefit or is required to cater for unique site qualities. S.32(4) states:

- (4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*
- (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
 - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

References to these principles are discussed below.

7.1 PPZ's

Guideline No.1 describes that a Particular Purpose Zone may be applied where the intended planning outcomes cannot be achieved through one or more SPP zones.

The SPP's outline the content requirements for any PPZ's at LP1.4. All transitioning PPZ's, post 17 December 2015, and new PPZ's meet these requirements.

The Draft Clarence LPS contains 3 PPZ's included in the appendices and discussed below.

7.1.1 CIPS2015 PPZ's not transitioning

Provision	Reason
32.0 Particular Purpose Zone 1– Urban Growth Zone	The Particular Purpose Zone is provided by the SPP Future Urban Zone
33.0 Particular Purpose Zone 2– Future Road*	The Particular Purpose Zone is provided by the SPP Utilities Zone

*note PPU audit did not identify this conversion. This has been discussed with the PPU and is addressed in the Ministers final transition declaration.

7.1.2 Transitioning PPZ's

Provision	Application
34.0 Particular Purpose Zone 3 – Gordon Hill Precinct	CLA-P1.0 Particular Purpose Zone – Gordon Hill Community Living
35.0 Particular Purpose Zone 4 - Kangaroo Bay	CLA-P2.0 Particular Purpose Zone – Kangaroo Bay

7.1.3 Modification to Transitioning PPZ's

The transitioning PPZ's have been modified to the extent necessary ensure consistency with the prescribed SPP format and drafting instructions. The permitted alterations are consistent with schedule 6 clause 8C(3) and 8D(8):

- so that the format and numbering conform to the requirements of the SPPs;
- to apply the drafting conventions in Practice Note 5 and 8, use consistent terminology and reflect the terminology used in the SPPs; and
- to correct cross references to relevant provisions and correctly reference documents.

More specific explanations of some alterations are indented in the table below.

Clause No.	Clause Title	Permitted alteration or modification description and purpose.
CLA- P1.0 Particular Purpose Zone – Gordons Hill Community Living Precinct		
CLA-P1.3 Definition of Terms	Additional terms: urban design context report residential aged care facility	Terms and corresponding definitions moved from within standards into the table. To clarify the operation of the standards. Residential aged care facility is a defined term transitioning from the CIPS2015, inclusion of this definition acknowledges that the intent in the transitioning PPZ may be different from the broader SPP defined term "residential care facility".
CLA-P1.6.4 Setbacks	A2	Revised numbering and drafting to clarify the intended operation of the standard as identified in submissions by the planning authority (doc/19/61137 and doc/19/60518).
CLA-P1.7.2 Ways and public open space	P1(h)	Revised to: 'public open space must be provided as land or cash in lieu, in accordance with a public open space policy endorsed by council.' To clarify the reference to 'the relevant Council policy' in the CIPS2015.
CLA- P2.0 Particular Purpose Zone – Kangaroo Bay		
CLA-P2.4 Use Table	Permitted use class: General Retail and Hire qualification	Inserted "and" between (a) and (b) in the qualification in response to planning authority comment on the intent of the provision in submission (DOC/19/37430).

CLA-P2.4 Use Table	Discretionary use class: Bulky Goods Sales qualification	Revised numbering and drafting to clarify the intended operation of the qualification as identified by the planning authority's submission (doc/19/61137).
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7.1.4 Other PPZ's

In addition to the transitioning PPZ's the Draft Clarence LPS includes the following new PPZ:

Provision/description	Application
New zone - Cambridge Commercial Precinct	CLA-P3.0 Particular Purpose Zone – Cambridge Commercial Precinct

CLA-P3.0 Cambridge Commercial Precinct

The Purpose of the PPZ

The proposed PPZ is designed to protect the unique nature of the precinct from intrusion of non-supportive activities and to protect the precinct for projects which are consistent with the original purpose of the area, ensuring it continues to develop as the major centre for these businesses in southern Tasmania.

Relevant Background

The Cambridge Park Homemakers Centre and the adjacent Entura office complex is at the core of a unique commercial centre specialising in large format bulky goods and specialty stores, campus style offices and businesses with particular synergies. While the Centre continues to evolve the original approvals were granted under the provisions of previous Clarence Schemes with planning controls unique to Clarence and specifically bulky goods retail. Due to its gateway location and the need to protect the unique offer, the Centre warrants suitable land use and urban design controls that reflect the existing and future development consistent with Council's vision.

Why the SPP provisions do not make adequate provision to achieve the purpose of the PPZ

The Cambridge Commercial Precinct PPZ introduces:

- 4 Local area objectives;
- Land use definitions for a 'Direct Factory Outlet' and a 'Campus Style Office Complex';
- A tailored Table of Uses and associated Use Standards;
- Development standards emphasising building presentation and landscaping treatments; and
- Subdivision standards.

The SPP suite of zones, specifically the Light Industry and Commercial Zones, do not suitably respond to the centre its setting and the adopted strategy for the precinct. The Tables of Use for neither zone provide for the specific range of uses this precinct has been set aside to target. Similarly, neither zone provides for the necessary development standards established for the area from the inception of the Cambridge Homemaker project, to ensure it is appropriately developed with specific relevance to the significant location.

These standards cannot be provided for in either the SPP Light Industry Zone or Commercial Zone as they do not regulate site sensitive issues including:

- external lighting (sensitive to the constraints of the location and proximity to the Highway and to aircraft);
- the operational layout of the site to ensure they do not impact the primary uses;
- building height, setback and design; and
- site landscaping to ensure suitability with the sensitive location of this precinct.

It is submitted that these controls are necessary in significant locations such as the Cambridge Park Homemakers Centre. It follows that if the SPP zones were applied, the precinct will not be able to develop as it has been planned to. Accordingly, Cambridge Commercial Precinct PPZ has been developed to fill this gap.

Section 32 (4) tests relied on to support the PPZ

The proposed PPZ for the Cambridge commercial precinct has a significant economic benefit for the state and region and is consistent with s. 32(4)(a) and (b) of the Act

Reasons why the provisions of the PPZ meet the s 32 (4) tests

The application this zone is limited a large 66Ha area of land comprised of numerous titles and internal roads located between the Tasman Highway and Kennedy Drive in Cambridge as shown on the planning scheme maps. It has access to both, including purpose designed and built service lanes to provide egress and access on to the Tasman Highway.

Bearing in mind the above, the PPZ meets s.32 (4) (a) and (b) because:

- The large format uses found in the precinct comprise a unique commercial area, for which the controls of any other zone in the SPP fit.
- The precinct is clearly not suited to an industrial zone, which would introduce conflicting industrial activities and compromise the operation and future consolidation of the commercial centre. Conversely, the business zones do not fit. Indeed, these would allow the intrusion of lower order businesses that would compromise the centre and the overall effect would have implications for the regional retail hierarchy.
- The STRLUS recognised the precinct as being separate from the industrial zones (STCA; 2011).
- The Clarence Activity Centre Strategy observed a separate activity centre category – which applied to the Cambridge precinct and which is not recognised in the SPP zones. The Strategy called these “Specialist Activity Centres” and noted that “There are also a range of centres that do not fit the general typology of a traditional activity centre. These can include ... Homemaker / Bulky goods precinct and Discount / Factory Outlet Centre” (MacroPlan Dimasi, 9; 2013).
- The STRLUS also recognises the precinct as a Specialist Centre (STCA, 79; 2016) and notably includes the policy “AC 1.11 Ensure the Cambridge Park Specialist Activity Centre is consolidated by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing” (STCA, 81; 2016).

It is clearly evident that this precinct fully justifies unique planning controls, deliverable only through the PPZ. The application of the zone provides economic benefit, security and investor confidence whilst ensuring development is commensurate with its setting.

7.1.5 Post Lodgement PPZ Updated Reference Numbers

Subsequent to the submission of Council’s adopted Draft LPS, Local Objective reference numbers have been updated to ensure consistency with the required LPS format. The modifications to the PZZ’s post lodgement are as follows:

CLA-P2.2 Local Area Objectives

Reference Number	Area Description
CLA-P2.2.1	Village Area shown on the overlay map as CLA-P2.2.1 and on Figure CLA-P2.1 as Area A - Village
CLA-P2.2.2	Marina Area shown on the overlay maps as CLA-P2.2.2 and on Figure CLA-P2.1 as Area B - Marina.

CLA-P2.2.3	Wharf Area shown on the overlay maps as CLA-P2.2.3 and on Figure CLA-P2.1 as Area C - Wharf.
CLA-P2.2.4	Boulevard Area shown on an overlay map as CLA-P2.2.4 and on Figure CLA-P2.1 as Area D - Boulevard.

CLA-P3.2 Local Area Objectives

Reference Number	Area Description
CLA-P3.2.1	Cambridge Commercial, shown on an overlay map as CLA-P3.2.1.

7.2 SAP's

The SPP's outline the content requirements for any SAP's at LP1.5. All transitioning SAP's and new SAP's meet these requirements.

The Draft Clarence LPS contains 22 SAP's included in the appendices. These SAP's comprise of the conversion of 15 existing (16 including the Quoin Ridge Code-SAP conversion) and 6 new SAP's discussed below.

7.2.1 CIPS2015 SAP's not transitioning

All SAP's contained within the CIP2015 existed prior to 17 December 2015. The PPU audit did not identify any existing SAP's that could not be transitioned under Schedule 6 of LUPAA.

7.2.2 Transitioning SAP's

The PPU audit identified the majority of the existing SAP's (and Quoin Ridge Code) to be transitioned under Schedule 6 of LUPAA. However, post lodgement discussions with the TPC further rationalised the SAP's to be transitioned as identified in Table below.

Table of Existing SAP's to be transitioned

CIPS2015 SAP	LPS SAP Application	PPU audit (CIPS2015 SAP's suitable for translation)	Transitioning subsequent to post lodgement discussions with the TPC	
			Yes/No	Comment
E26.0 Quoin Ridge Code	CLA-S22.0 Quoin Ridge Specific Area Plan	Yes	Yes	Modified post lodgement for consistency with Brighton's equivalent SAP.

CIPS2015 SAP	LPS SAP Application	PPU audit (CIPS2015 SAP's suitable for translation)	Transitioning subsequent to post lodgement discussions with the TPC	
			Yes/No	Comment
F2.0 Lauderdale Neighbourhood Centre Specific Area Plan	CLA-S2.0 Lauderdale Neighbourhood Centre Specific Area Plan	Yes	Yes	It is noted that transitioning will mean the loss of Public Art provisions.
F4.0 ParanVille Specific Area Plan	CLA-S4.0 ParanVille Specific Area Plan	Yes	Yes	
F5.0 Olive Grove Specific Area Plan	CLA-S5.0 Olive Grove Specific Area Plan	Yes	Yes	
F6.0 74 Sugarloaf Road Specific Area Plan	CLA-S6.0 74 Sugarloaf Road Specific Area Plan	Yes	Yes	
F7.0 North East Droughty Specific Area Plan	CLA-S7.0 North East Droughty Specific Area Plan	Yes	Yes	
F8.0 East Glebe Hill Specific Area Plan	CLA-S8.0 East Glebe Hill Specific Area Plan	Yes	Yes	
F9.0 Cranston Parade Specific Area Plan	CLA-S9.0 Cranston Parade Specific Area Plan	Yes	Yes	
F10.0 North Glebe Hill Specific Area Plan	CLA-S10.0 North Glebe Hill Specific Area Plan	Yes	Yes	
F11.0 Sandford Specific Area Plan	CLA-S11.0 Sandford Specific Area Plan	Yes	Yes	
F12.0 Begonia Street Specific Area Plan	CLA-S12.0 Begonia Street Specific Area Plan	Yes	Yes	

CIPS2015 SAP	LPS SAP Application	PPU audit (CIPS2015 SAP's suitable for translation)	Transitioning subsequent to post lodgement discussions with the TPC	
			Yes/No	Comment
F14.0 Oceana Drive Residential and Bushland Specific Area Plan	CLA-S14.0 Oceana Drive Residential and Bushland Specific Area Plan	Yes	Yes	

7.2.3 Modification to Transitioning SAP's

The transitioning SAP's have been modified to the extent necessary ensure consistency with the prescribed SPP format and drafting instructions. The transitioning SAP's have been modified to the extent necessary ensure consistency with the prescribed SPP format and drafting instructions. The permitted alterations are consistent with schedule 6 clause 8C(3) and 8D(8):

- so that the format and numbering conform to the requirements of the SPPs;
- to apply the drafting conventions in Practice Note 5 and 8, use consistent terminology and reflect the terminology used in the SPPs; and
- to correct cross references to relevant provisions and correctly reference documents.

More specific explanations of some alterations are indented in the table below.

Clause No.	Clause Title	Permitted alteration or modification description and purpose.
CLA-S2.0	Lauderdale Neighbourhood Centre Specific Area Plan	
CLA-S2.2.3		Inserted an application clause to transition mandatory application requirements to achieve the effect intended by the CIPS2015 SAP provisions.
CLA-S4.0	Paranville Specific Area Plan	
		General alterations as described above.
CLA-S5.0	Olive Grove Area Specific Area Plan	
		General alterations as described above.
CLA-S6.0	74 Sugarloaf Road Specific Area Plan	
		General alterations as described above.
CLA-S7.0	North East Droughty Specific Area Plan	
CLA-S7.2 Application of this Plan		Revised to insert correct references to precincts, areas, maps and figures and clarify the operation of the provisions. Mandatory application requirements transitioned into this clause to achieve the effect intended by the CIPS2015 provisions.
CLA-S7.3 Local Area Objectives		Precinct objectives moved from within the Plan Purpose to within the Local Area Objectives to meet the LPS requirements of the SPPs and clarify the operation of the provisions.
CLA-S8.0	East Glebe Hill Specific Area Plan	
CLA-S8.8.1 Subdivision		Removed first part of A1 because it is already provided for by the SPPs, adjustment of a boundary is permitted by

A1		clause 7.3 and therefore the acceptable solution A1(a) and first (b) is not needed.
CLA-S9.0 Cranston Parade Specific Area Plan		
		General alterations as described above.
CLA-S10.0 North Glebe Hill Specific Area Plan		
CLA-S10.4 Definition of Terms	Planning Scheme Date	The definition is deleted and instead the date of commencement of the CIPS2015 is inserted into the relevant standard to clarify the operation of the standard and achieve the effect intended in the CIPS2015.
CLA-S10.7.1 Development of Stage 4 A1		Revised the drafting to clarify the intended operation of the provision.
CLA-S10.8.4 Staging A2		Revised to remove the paragraph about permit conditions because 'to council's satisfaction' is invalid in an acceptable solution for uncertainty, moreover the paragraph is redundant because the other elements of A1 provide for the effect intended.
CLA-S11.0 Sandford Specific Area Plan		
		General alterations as described above.
CLA-S12.0 Begonia Street Specific Area Plan		
CLA-S12.8.1 Access A1		A1(a) is deleted because it is already provided for by the SPPs, adjustment of a boundary is permitted by clause 7.3 and therefore the acceptable solution A1(a) is not needed.
CLA-S14.0 Oceana Drive Residential and Bushland Specific Area Plan		
CLA-S14.7.1		Standards from the General Residential Zone have been inserted into the SAP containing the required modifications to parts of the clauses dealing with building height to ensure that the provisions operate in the manner intended in the CIPS2015. This methodology has been used to simplify and ensure clarity in the operational clauses describing how the SAP standard modifies the underlying zone standards. It is considered simpler to provide the whole standard as modified by the IPS SAP standard as a substitution to the LPS zone standard than write out the explanation of the intended modifications and operational changes to multiple clauses and sub-clauses within the standard. The applicable General Residential Zone building envelope diagrams have been included with the modification to the building height prescribed by the SAP.
CLA-S22.0 Quoin Ridge Specific Area Plan		
CLA-S22.0	Overall SAP drafting	Revised to be consistent with and coordinated with the Quoin Ridge SAP in the exhibited version of Brighton draft LPS consistent with LPS criteria [Section 34(2)(g)].
CLA-S22.2.2 CLA-S22.6 CLA-S22.7	Application of this Plan Use Standards Development Standards for	Inserted operational clauses to clarify that provisions of the SAP apply in addition to certain zones standards and achieves the effected intended by the relevant provision before it contained the alteration. [Schedule 6, clause 8C(3)(d)]

CLA-S22.8	Buildings and Works Development Standards for Subdivision	
CLA-S22.4	Definition of Terms	<p>Insert definition for source of electro-magnetic radiation and consequential deletion of corresponding drafting from SAP standards so that an extensive list does not need to be repeated in standards of the SAP, to apply consistent terminology, to simplify the drafting of the SAP standards and to achieve the effect intended before it contained the alteration.</p> <p>[Schedule 6, clause 8C(3)(a) and (d)]</p>

7.2.4 Other SAP's

In addition to the transitioning SAP's the Draft Clarence LPS includes the following modified and new SAP's:

SAP	Provisions/description
CLA-S1.0 Clarence Heights Specific Area Plan	Urban design/subdivision controls and improved Birds Strike provisions
CLA-S3.0 Single Hill Specific Area Plan	Urban design/subdivision controls and improved Birds Strike provisions
CLA-S13.0 Glebe Hill Neighbourhood Centre Specific Area Plan	Urban design, use and public art controls
CLA-S15.0 Cambridge Industrial Estate Specific Area Plan	Urban design/subdivision controls
CLA-S16.0 Rosny Park Specific Area Plan	Urban Design including Public Art
CLA-S17.0 Bellerive Specific Area Plan	Urban Design including Public Art
CLA-S18.0 Lindisfarne Specific Area Plan	Urban Design including Public Art
CLA-S19.0 Tasman Highway Development Specific Area Plan	Urban Design including landscaping
CLA-S 20.0 Cambridge Dispersive Soils Specific Area Plan	Management of Dispersive Soils
CLA-S21.0 Bellerive Bluff Specific Area Plan	Urban Design controls

Each of which is discussed in further detail below.

CLA-S1.0 Clarence Heights Specific Area Plan The Purpose of the SAP

The purpose of the Clarence Heights SAP is to provide a framework to implement a master planned community to the east of Clarendon Vale.

The masterplan originated from a proposed planning scheme amendment (A-2006/12) to the Eastern Shore Area 2 Planning Scheme 1986. While that amendment ultimately failed due to the implementation of the CPS2007, the masterplan was incorporated in to that scheme through a subsequent amendment reflected in current CIPS2015.

Relevant background

In this instance the proposed zoning reflects a direct translation of the CIPS2015, and the SAP very much reflects the CIPS2015 SAP provisions providing for a graduated development and land use within the Clarence Heights Planning Area, from urban development on lower slopes close to the existing residential area to conserved bushland on elevated areas to the north and west.

While the existing CIPS2015 SAP could have been drafted to meet the transitional requirements, in this instance there is a long history of the owner flagging a desire to implement several changes to the existing provisions. Discussions with the applicant and their representative indicated that any potential changes could be potentially be explored by submitting a representation during the exhibition of the LPS. Accordingly, Council is committed to affording the owner an opportunity to make a submission at the appropriate time.

Why the SPP provisions do not make adequate provision to achieve the purpose of the SAP

The application of this SAP is limited to the area east of Clarendon Vale and South east of the ParanVille site as shown on the planning scheme maps.

The SAP implements a range of urban design controls to implement the Clarence Heights Master Plan. The area is divided into 4 distinct precincts providing a transition from urban to bushland living on the upper hill faces. Controls relate to Use, Visual Impact, Natural Values and Subdivision Standards (including lots size and configuration, traffic circulating, water sensitive urban design and staging).

The SPP provisions do not provide for the level of control envisaged by the Clarence Heights Master Plan including urban design street layout, staging, lot sizes and location of prescribed building areas.

Section 32 (4) tests relied on to support the SAP

The proposed SAP is consistent with S.32(4)(a) in that the provisions will provide social, economic and environmental benefits to the municipal area through the master planned expansion of Clarendon Vale.

Reasons why the provisions of the SAP meet the S. 32 (4) tests

The SAP essentially reiterates the previous Clarence Heights planning controls that were incorporated in the previous CPS2007 and the current CIPS2015. The controls were approved as part of those schemes on the basis that they were consistent with State Policies, Schedule 1 of LUPAA and the STRLUS. The proposed SAP is considered to meet these requirements for the same reasons they were supported under the previous schemes.

The master planned expansion of Clarendon Vale enabled through the SAP will provide for the delivery and expansion of services including road layout, connectivity, open space and linkages. Economic benefit will be facilitated through the construction of the subdivision and subsequent development. Additionally, improved community and environmental outcomes will be facilitated through the prescribed layout and siting controls.

CLA-S3.0 Single Hill Specific Area Plan

The Purpose of the SAP

The purpose of the Single Hill SAP is to provide a framework to guide the rural residential subdivision and development of Acton Park leading up to the foot hills of Single Hill.

Relevant Background

The application of this SAP is limited to the Single Hill and the surrounding Acton foot hills to the north of Kirra Road, South of Acton Creek and east of Axiom Way/Cahill Place as shown on the planning scheme maps.

The original Single Hill Outline Development Plan was introduced via a planning scheme amendment (A-2008/27) to the CPS2007 approved on 7 November 2011. The Single Hill SAP was translated into the current CIPS2015.

The proposed underlying zones reflect a direct translation of the CIPS2015, and the SAP very much reflects the CIPS2015 F3.0 Single Hill SAP. While the existing CIPS2015 SAP could have been drafted to meet the transitional requirements, in this instance there is a history of the owner flagging a desire to implement several changes to the existing provisions. Discussions with the applicant and their representative indicated that any potential changes could be potentially be explored by submitting a representation during the exhibition of the LPS. Accordingly, Council is committed to affording the owner an opportunity to make a submission at the appropriate time. Opportunity has taken to improve the controls relating to Bird Strike.

Why the SPP provisions do not make adequate provision to achieve the purpose of the SAP

The SAP implements a range of urban design controls to implement the Single Hill Outline Development Plan. The SPP provisions do not provide for the level of control envisaged by the Single Hill Outline Development Plan including urban design, road layout, open spaces, staging, lot sizes and location of prescribed building areas.

The SAP does not apply to use and provides for a range of development standards relating to:

- vegetation removal and visual impact:

- height, materials and finishes; bird strike; water conservation; and
- subdivision form.

Section 32 (4) tests relied on to support the SAP

The proposed Single Hill SAP has significant social, economic and environmental benefits and spatial qualities befitting the region and is therefore consistent with s.32(4)(a) and (b) of the Act.

Reasons why the provisions of the SAP meet the S. 32 (4) tests

The proposed Single Hill SAP essentially reiterates the F3.0 Single Hill SAP planning controls incorporated into the current CIPS2015, albeit with improved Bird Strike provisions. The controls were approved as part of the previous schemes on the basis that they were consistent with State Policies, Schedule 1 of LUPAA and the STRLUS. The proposed SAP is considered to meet these requirements for the same reasons they were supported under the previous schemes.

The proposed SAP is consistent with S.32(4)(a) in that Economic benefit will be facilitated through the construction of the subdivision and subsequent development.

The proposed SAP is consistent with S.32(4)(b) in that the provisions will provide social benefits through the master planned expansion of Acton/Single Hill, reduced visual impact, retention of significant vegetation and the delivery of services including open space and linkages. Additionally, improved environmental outcomes will be facilitated through the prescribed siting controls (management of vegetation), storm water treatment controls and bird strike provisions.

CLA-S13.0 Glebe Hill Neighbourhood Centre Specific Area Plan

The Purpose of the SAP

The purpose of the Glebe Hill Neighbourhood Centre SAP is to provide an additional level of planning controls to address the specific urban design and economic development objectives planned for the site.

Relevant background

The Glebe Hill Neighbourhood Centre has not yet been developed. It is intended to be a green field future activity centre at the "Minor or Neighbourhood Centre" scale identified under the STRLUS.

The declaration of the current CIPS2015 saw the introduction of the F13.0 Glebe Hill Neighbourhood Centre Specific Area Plan (F13.0 SAP). The primary purpose of the F13.0 SAP

is to provide for a Neighbourhood Centre comprising of a supermarket and supporting uses to service the Glebe Hill Estate and the Rokeby/ Droughty Point growth corridor.

On 23 May 2016 Council approved SD-2016/12, a 6-lot commercial subdivision envisaged under the F13.0 SAP. That Permit did not commence and has now expired. On 23 May 2016 Council also approved D-2016/417 for the construction of a Neighbourhood shopping centre, while not yet commenced the permit has been extended and remains valid (until 21 November 2020 unless commenced or further extended).

Why the SPP provisions do not make adequate provision to achieve the purpose of the SAP

The application of Glebe Hill Neighbourhood Centre SAP is limited to the land at 30 Pass Road which matches the entirety of the General Business (existing and proposed) zoning on the intersection of Rokeby Road and Pass Road. The SAP builds on the underlying SPP General Business Zone provisions providing an additional level of planning control, which the SPP's cannot deliver.

The specific controls for the Glebe Hill Neighbourhood Centre are tailored to provide for an activity centre of sufficient size and offer to serve a broader catchment while responding to its unique setting adjacent to a recently established residential community.

The SAP introduces:

- 3 precincts;
- land Use definitions for public art and public art works;
- A tailored Use Table replacing that of the underlying zone;
- Additional Use Standards for discretionary uses;
- development standards relating to design, urban form, landscaping, siting and scale, staging, and provision of public art; and
- Additional Subdivision Standards ensuring certainty with lot configuration and staging.

The Glebe Hill Neighbourhood Centre SAP incorporates Public Art provisions based on those contained in the CIPS2015 Public Art Code. Through the adoption of the Clarence Cultural Arts Plan 2012 – 2016 Council has made a commitment to adopt a strategic approach to the creation and management of public art in the City. The Public Arts Policy 2013 (included in Appendices) recognises the arts and cultural identity of Clarence is important:

- Within the community, as a way of developing community pride and a sense of belonging to the area; and
- As a marketing lever, using the artistic and cultural identity of Clarence as a mechanism for promotion.

The under the CIPS2015 the Public Arts Policy 2013 was implemented through the E24.0 Public Art Code assisting Council to determine commercial planning applications, through the contrition of either a cash contribution towards public art or alternatively the appropriateness of a commissioned piece of art work. While the SPP's do not contain a Public Art Code, the

Draft LPS reflects existing local strategy by inserting similar controls into specific SAP's applying to established commercial centres.

The suite of zones available under the SPP's and their associated provisions cannot ensure the delivery of such a tailored response.

Section 32 (4) tests relied on to support the SAP

The proposed SAP for the centre has significant social and economic benefits and spatial qualities the region and is therefore consistent with s.32(4)(a) and (b) of the Act.

Reasons why the provisions of the SAP meet the S.32 (4) tests

In this case the SAP's provisions are aimed at delivering fundamental urban design and structural principles, particularly in terms of building design, subdivision layout, access onto a state highway. This provides significant social benefit at the local level consistent with S32.(4)(b) and economic benefit to the municipal area consistent with S32.(4)(a).

The inclusion of a public art program can stimulate economic activity by attracting new businesses to the area and creating jobs. The recognised cultural identity of the city can be exploited as a marketing tool to attract new tourists and residents to the region. These strategies will ensure that the future development of the site appropriately responds to its unique setting and will reinforce its sense of place. Again, this is consistent with S32.(4)(a).

CLA-S15.0 Cambridge Industrial Specific Area Plan

The Purpose of the SAP

The purpose of the Cambridge Industrial SAP is to provide an additional level of planning controls to address the specific urban design and economic development objectives through a framework to provide for viable well-presented local light industrial estate that minimises land use conflict with sensitive uses in adjacent zones.

Relevant background

The application of the Cambridge Industrial SAP is limited the Light Industrial and Open Space zoned land bounded by Kennedy Drive, Backhouse Lane, the Barilla Rivulet and the future Cambridge bypass road.

In this instance the proposed zoning reflects a direct translation of the CIPS2015 and the SAP very much reflects the CIPS2015 SAP provisions. While the existing CIPS2015 SAP could have been drafted to meet the transitional requirements, in this instance there is a history of the owner flagging a desire to implement several changes to the existing provisions. Discussions with the applicant and their representative indicated that any potential changes may be explored by submitting a representation during the exhibition of the LPS. Accordingly, Council is committed to affording the owner an opportunity to make a submission at the appropriate

time.

The SAP essentially reiterates the previous Cambridge Industrial Estate planning controls that were initially incorporated in the previous Clarence Planning Scheme 2007 through the approval of amendment A-2012/7 (effective 14 August 2014) and later reflected in the current CIPS2015. The controls were approved as part of those schemes on the basis that they were consistent with State Policies, Schedule 1 of LUPAA and the STRLUS. The proposed SAP is considered to meet these requirements for the same reasons they were supported under the previous schemes.

Why the SPP provisions do not make adequate provision to achieve the purpose of the SAP

The SAP provides for 3 precincts prescribing Local Area Objectives for each. The controls are tailored to each precinct and prescribe use tables, use standards, development standards relating to height, setbacks, building design and landscaping. These arise from a unique proposal that supported the rezoning of the land to industrial purposes. The SPP's do not provide equivalent controls.

Section 32 (4) tests relied on to support the SAP

The proposed SAP for the centre has significant social and economic benefits and spatial qualities the region and is therefore consistent with s. 32(4)(a) and (b) of the Act.

Reasons why the provisions of the SAP meet the S.32 (4) tests

The scale and siting requirements unique to this light industrial centre delineate it from other similarly zoned centres thereby creating economic opportunities at the municipal level consistent with S.32(4)(a). Economic benefits will be facilitated through the subdivision, that development and the ongoing commercial/industrial uses. The prescribed siting, building design and landscaping controls will further assist to provide economic benefit through increased investor confidence in well designed and presented industrial area while at the same time provide social benefit by improving the interface and reduce land use conflict with the adjoining sensitive uses. These controls are consistent with both s.32(4)(a) and (b) of the Act.

CLA-S16.0 Rosny Park Specific Area Plan

The Purpose of the SAP

The purpose of the Rosny Park SAP is to provide an additional level of planning controls to address the specific urban design and economic development objectives that have been pursued for the Rosny Park central business area.

Relevant Background

This SAP is limited to the Rosny Park central business area, bound on the north-east by Gordons Hill Road, the south-east by Cambridge Road, the south by Rosny Hill Road and the west by the Rosny Park Golf Course as shown on the planning scheme maps.

Why the SPP provisions do not make adequate provision to achieve the purpose of the SAP

The SPP Central Business zone does not cover all the planning issues and requirements applicable to the unique planning and urban design expectations of Rosny Park. Accordingly, the SAP builds on the underlying Central Business Zone provisions providing an additional level of planning control to deliver the desired outcomes that were established in previous schemes.

The SAP introduces:

- 6 Local area objectives;
- land Use definitions for public art and public art works;
- development standards establishing building setbacks and furniture in certain streets, urban design standards for building design and format, as well as landscaping;
- urban design standards to facilitate the development of double fronted commercial premises where they abut an existing street frontage and either of the inner block off street car parking areas accessed from Bayfield Street or Winkleigh Place and the associated consolidation of private car parking with the abutting public parking areas.
- provision of public art; and
- subdivision standards.

Section 32 (4) tests relied on to support the SAP

The proposed SAP for the Rosny Park Activity Centre precinct has significant social, economic and environmental benefits and spatial qualities for the state and region and is therefore consistent with s. 32(4)(a) and (b) of the Act

Reasons why the provisions of the SAP meet the S.32 (4) tests

The STRLUS acknowledges the regional context for Rosny Park and provides the basis for planning controls that are appropriate to its functions and those of other centres.

By designating Rosny Park as one of 3 Principal Activity Centres in southern Tasmania (STCA; 77;13), the STRLUS recognises the centre's importance in providing a range of services to people drawn from a hinterland that extends well beyond the City. The centre's regional importance is clear from a range of attributes: it contains the largest indoor shopping centre in the State; the largest collection of financial institutions and commercial offices east of the River Derwent as well as major offices of each level of government – including Centrelink, State Library, Tasmanian Museum and Art Gallery, Bellerive Police, Workplace Standards and of course, Clarence Council.

The natural topography provides varied views to the centre: from Bellerive, the view is channelled up Kangaroo Bay to the commercial hub, whilst an overview of the whole centre opens up when approaching from Rosny Hill Road, whose tree lined edges gives way to filtered views of the golf course, the historic Rosny Barn complex and then to the centre – dominated

by the Eastlands complex and the multi-story buildings opposite it.

The expansive overlooking views give a complete perspective of the form and activities of the centre: highlighting landmark buildings and architectural features. Such views prompt the need to consider the centre's physical presentation, where roof top parking, building design signage and roof top infrastructure become dominant components of how the centre presents.

The broader landscape is impressive, with the landmark Bellerive Oval set adjacent to the expanses of the River Derwent; glimpses of Bellerive Village and set amongst the broader residential neighbourhoods of the area, which also overlook Rosny Park from established housing on the hillsides to its east.

The views and the connectedness of Rosny Park to the Kangaroo Bay area and Bellerive will become even more significant as major development occurs along the Boulevard and Wharf precinct in Kangaroo Bay.

Rosny Park is dominated by Eastlands. Originally juxtaposed to residential areas along Bligh and Bayfield Street, it was an inwards looking shopping mall, built in the style of the time, when it was accepted that such centres did not need any connection to other uses or competition with future retail and commercial activity in the adjacent streets.

However, the adjacent streets steadily transitioned from residential into commercial streets and building on the original residential street layout, took on much of the form of a traditional shopping centre. This is an unusual outcome, as shopping malls are usually found on free standing sites where there is abundant land available at lower prices and happily remain separate and unrelated to other commercial and shopping destinations.

The Eastlands complex is the largest indoor mall in Tasmania with over 100 premises, including several large anchors and a current planning permit for significant extensions. The growth of the centre and the adjacent commercial streets is supported by the largest municipal population in southern Tasmania, which in turn has a hinterland of suburbs, towns and rural areas that supports a diversity of services, employment sources and social attractions.

The unusual origins of the centre's structure have created a distinctive activity centre environment. Bligh Street is the key spine. Providing access to Eastlands and the cinema complex, but Bayfield Street is the primary commercial street and is dominated by financial institutions, offices and health care providers. That part of Bayfield Street between Bligh Street and Winkleigh Place is the core of the traditional format street component of the activity centre and recent streetscape redevelopment in conjunction with the land owners has reinforced the role of frontage setbacks, street furniture and landscaping in the success of the street.

Adjacent streets contain a predictable mixture of businesses – banks, various agencies, hardware, electrical, cafes and take-always as well as public offices. Businesses are higher order closer to the Bayfield Street corner, mostly smaller and more reliant on customer / pedestrian contact. Larger footprint public buildings and larger floor space retailers are found around the perimeter – especially north of Eastlands.

It is this complex relationship between the physical setting, historical growth and building form and use that has made Rosny Park a unique Centre, justifying planning controls to retain and improve on its sense of place and functional operation.

The proposed SAP for Rosny Park has significant social and economic benefits for the State the region and the municipality. The specific controls for Rosny Park recognise the unique urban structure, setting and role of the centre. The controls retain long standing planning strategies and practices, which have aimed at delivering the fundamental urban design and structural principles. These include:

- ensuring established forecourt setbacks in Bayfield Street and Ross Avenue continue to be enforced;
- consolidation of internal car parking areas at Bayfield Street and Winkleigh Place;
- consolidation of the centre by promoting double fronted commercial buildings where they abut one of the internal car parks and by discouraging driveways to commercial streets so that full width frontages are developed; and
- a high level of personal safety and security.
- providing public art.

Fundamentally these controls address the consolidation and conditions for economic growth within the centre and just as importantly contribute to an enhanced sense of place that will improve amenity and the role of the centre as a meeting place for social engagement and recreation.

As part of this, the SAP applies the Public Art provisions contained in the CIPS2015 Public Art Code. Through the adoption of the Clarence Cultural Arts Plan 2012 – 2016 Council has made a commitment to adopt a strategic approach to the creation and management of public art in the City. The Public Arts Policy 2013 (included in Appendices) recognises the arts and cultural identity of Clarence is important:

- Within the community, as a way of developing community pride and a sense of belonging to the area; and
- As a marketing lever, using the artistic and cultural identity of Clarence as a mechanism for promotion.

Inclusion of a public art program can stimulate economic activity by attracting new businesses to the area and creating jobs. The recognised cultural identity of the city can be exploited as a marketing tool to attract new tourists and residents to the region.

The under the CIPS2015 the Public Arts Policy 2013 was implemented through the E24.0 Public Art Code assisting Council to determine commercial planning applications, through the contrition of either a cash contribution towards public art or alternatively the appropriateness of a commissioned piece of art work. While the SPP's do not contain a Public Art Code, the Draft LPS reflects existing local strategy by inserting similar controls into specific SAP's applying to established commercial centres.

It is considered that the controls will guide the appropriate growth of the centre around its unique attributes and that this will have significant social and economic benefits for the people who use it and the businesses and services that locate there. The public art provisions are a critical element of this approach, by helping to enhance the buildings at a human scale, adding interest and uniqueness to the place. In due course, Council will provide examples of works that have related to new developments and have helped them achieve integration into the built environment.

CLA-S17.0 Bellerive Specific Area Plan

The Purpose of the SAP

The purpose of the SAP is to provide an additional level of planning controls to address the specific urban design and economic development objectives that have been pursued for the Bellerive village business area.

Relevant background

The STRLUS acknowledges the regional context for the Bellerive activity centre and provides the basis for planning controls that are appropriate to its functions and those of other centres. The centre has critical connection to the Kangaroo Bay boardwalk area and to the Bellerive residential neighbourhood, the character of which is discussed elsewhere in the submission.

Bellerive is a major focal point in the historical settlement of the Eastern Shore and the traditional qualities of the Cambridge Road streetscape, which is the core of the centre, have been largely protected by unique planning controls for the centre. Those controls have been in place since the former ESP1963.

While the centre has grown to the south, it still retains a strong relationship between the physical setting adjacent to Kangaroo Bay, the River Derwent, the historic core and the overlooking residential neighbourhood.

Why the SPP provisions do not make adequate provision to achieve the purpose of the SAP

The Bellerive SAP is limited to the south side of Bellerive village activity centre, which is a traditional strip centre running along each side of Cambridge Road Bellerive, from Victoria Esplanade in the west to Clarence Street in the east. It also extends along Percy and Clarence Streets to Scott Street, as shown on the planning scheme maps. However, the SPP controls do not provide adequate means of controlling the form of development that Council has guided over many years.

Therefore, the SAP builds on the underlying SPP General Business Zone provisions providing an additional level of planning control to deliver the desired outcomes established in previous schemes. The SAP introduces:

- 5 Local area objectives;

- land Use definitions for public art and public art works;
- development standards establishing building setbacks and furniture in certain streets, urban design standards for building design and format, as well as landscaping;
- provision of public art; and
- subdivision standards.

Section 32 (4) tests relied on to support the SAP

The proposed Bellerive SAP for the precinct has significant social and economic benefits and spatial qualities the municipality and is therefore consistent with s. 32(4)(a) of the Act.

Reasons why the provisions of the SAP meet the S. 32 (4) tests

The specific controls for Bellerive recognise the unique urban structure, setting and role of the centre. The controls retain planning strategies, which have aimed at delivering the fundamental urban design and structural principles, particularly in terms of building design and the provision of public art.

These controls address the cultural heritage and traditional urban form of the area and ensure new development contributes to an enhanced sense of place that will improve amenity and the role of the centre as a meeting place for social engagement and recreation.

As part of this, the SAP applies the Public Art provisions contained in the CIPS2015 Public Art Code. Through the adoption of the Clarence Cultural Arts Plan 2012 – 2016 Council has made a commitment to adopt a strategic approach to the creation and management of public art in the City. The Public Arts Policy 2013 (included in Appendices) recognises the arts and cultural identity of Clarence is important:

- Within the community, as a way of developing community pride and a sense of belonging to the area; and
- As a marketing lever, using the artistic and cultural identity of Clarence as a mechanism for promotion.

Inclusion of a public art program can stimulate economic activity by attracting new businesses to the area and creating jobs. The recognised cultural identity of the city can be exploited as a marketing tool to attract new tourists and residents to the region.

The under the CIPS2015 the Public Arts Policy 2013 was implemented through the E24.0 Public Art Code assisting Council to determine commercial planning applications, through the contribution of either a cash contribution towards public art or alternatively the appropriateness of a commissioned piece of art work. While the SPP's do not contain a Public Art Code, the Draft LPS reflects existing local strategy by inserting similar controls into certain SAP's applying to established commercial centres.

Economic benefits consistent with S.32(4)(a) will be facilitated through the development and ongoing commercial uses. The prescribed development controls and associated public art provisions will further increased investor confidence in a well-designed and presented centre while at the same time provide social benefit by improving presentation and amenity.

CLA-S18.0 Lindisfarne Specific Area Plan

The Purpose of the SAP

The purpose of the Lindisfarne SAP is to provide an additional level of planning controls to address the specific urban design and economic development objectives that have been pursued for the Lindisfarne village business area.

Relevant background

The STRLUS acknowledges the regional context for the Lindisfarne activity centre and provides the basis for planning controls that are appropriate to its functions and those of other centres. The centre a unique neighbourhood shopping centre and Council has invested in the enhancement of the streetscape to ensure a high level of amenity and sense of place appreciated by the surrounding community.

Why the SPP provisions do not make adequate provision to achieve the purpose of the SAP

The SAP builds on the underlying SPP General Business Zone provisions providing an additional level of planning control to deliver the desired outcomes that were previously established in previous schemes. The SAP introduces the following controls, which are not available in the SPPS, but are appropriate to continue Council's strategies for the centre:

- 4 Local area objectives;
- land Use definitions for public art and public art works;
- development standards development design and urban form; and
- provision of public art.

Section 32 (4) tests relied on to support the SAP

The proposed SAP for the centre has significant social, economic and environmental benefits and spatial qualities the region and is therefore consistent with s. 32(4)(a) and (b) of the Act.

Reasons why the provisions of the SAP meet the S.32 (4) tests

The proposed Lindisfarne SAP has significant social and economic benefits for the State and region and is consistent with S. 32(4)(a) and (b) of the Act for the following reasons:

Specific controls for the Lindisfarne centre recognise the unique urban structure, setting within an established residential neighbourhood and the role of the centre. The controls retain planning strategies, which have aimed at delivering the fundamental urban design and

structural principles, particularly in terms of building design and the provision of public art. These strategies have involved substantial redevelopments within the streetscape, reinforcing the sense of place.

As part of this, the SAP applies the Public Art provisions contained in the CIPS2015 Public Art Code. Through the adoption of the Clarence Cultural Arts Plan 2012 – 2016 Council has made a commitment to adopt a strategic approach to the creation and management of public art in the City. The Public Arts Policy 2013 (included in Appendices) recognises the arts and cultural identity of Clarence is important:

- Within the community, as a way of developing community pride and a sense of belonging to the area; and
- As a marketing lever, using the artistic and cultural identity of Clarence as a mechanism for promotion.

Inclusion of a public art program can stimulate economic activity by attracting new businesses to the area and creating jobs. The recognised cultural identity of the city can be exploited as a marketing tool to attract new tourists and residents to the region.

Under the CIPS2015 the Public Arts Policy 2013 was implemented through the E24.0 Public Art Code assisting Council to determine commercial planning applications, through the contribution of either a cash contribution towards public art or alternatively the appropriateness of a commissioned piece of art work. While the SPP's do not contain a Public Art Code, the Draft LPS reflects existing local strategy by inserting similar controls into specific SAP's applying to established commercial centres.

Economic benefits consistent with S.32(4)(a) will be facilitated through the development and ongoing commercial uses. The prescribed development controls and associated public art provisions will further increased investor confidence in a well-designed and presented centre while at the same time provide social benefit by improving presentation and amenity.

CLA-S19 Tasman Highway Development Specific Area Plan The Purpose of the SAP

The purpose of the Tasman Highway SAP is to provide an additional level of planning controls to address the specific urban design and economic development objectives that are important to manage the appearance of the area and its relationship with the Tasman Highway.

Relevant background

The presentation of the Tasman Highway as the gateway to Hobart is a significant role in the promotion of the State but it is also important from a local economic development viewpoint. Ensuring well-presented industrial areas is an important factor in encouraging further industrial development in the area.

The Light Industrial zoning of this western end of The Kennedy Drive/ Tasman Highway precinct was originally intended to be used for commercial activities in conjunction with the balance of the precinct, which is dominated by the Homemaker Centre and Entura offices.

However, prior to the controls being introduced, rapid development of the area has seen it become a light industrial one. It is too late to revert to the originally intended zone. However, it is appropriate to retain the Tasman Highway setback treatments to ensure that the continuity of design approach to the enhancement of the Highway, is maintained.

Why the SPP provisions do not make adequate provision to achieve the purpose of the PPZ

The Tasman Highway SAP applies to a 20 m wide strip of land abutting the Tasman Highway and introduces urban design provisions intended to protect the amenity of the Tasman Highway (consistent with the CISP2015 planning controls).

There are no suitable provisions in the SPPs that can be applied to this sensitive location to protect and enhance the Tasman Highway as the gateway to Hobart, by retaining existing setback and landscaping buffer provisions from the current scheme.

The SAP builds on the underlying Light Industrial Zone provisions providing an additional level of planning control to deliver the desired outcomes established in previous controls.

The SAP provides for:

- 2 purpose statements
- 2 Local Area Objectives
- Development standards covering setbacks, building design, landscaping, outdoor storage and external lighting controls.

The Light Industrial zoning of this western end of The Kennedy Drive/ Tasman Highway precinct was originally intended to be used for commercial activities in conjunction with the balance of the precinct, which is dominated by the Homemaker Centre and Entura offices.

However, prior to the controls being introduced, rapid development of the area has seen it become a light industrial one. It is too late to revert to the originally intended zone. However, it is appropriate to retain the Tasman Highway setback treatments to ensure that the continuity of design approach to the enhancement of the Highway, is maintained.

Section 32 (4) tests relied on to support the SAP

The proposed SAP for the centre has significant economic and environmental benefits and spatial qualities the region and is therefore consistent with s. 32(4)(a) and (b) of the Act.

Reasons why the provisions of the SAP meet the S.32 (4) tests

The proposed SAP has significant economic benefits for the State and region and is consistent with S. 32 (4) (a) and (b) of the Act for the following reasons:

- The presentation of the Tasman Highway as the gateway to Hobart is significant in the promotion of the State. These controls will ensure an appropriate treatment to that boundary is achieved. This cannot be achieved through the application of the underlying Light Industrial zoning controls.
- The controls will deliver a high standard of development presentation throughout the precinct that respects the gateway and nearby properties. This will assist to provide economic benefit through increased investor confidence in well designed and presented industrial area.

CLA-S20.0 Cambridge Dispersive Soils Specific Area Plan The Purpose of the SAP

The purpose of the Cambridge Dispersive Soils SAP is to provide an additional level of planning controls to manage to minimise and/or mitigate adverse impacts from development occurring on land that contains potential dispersive soils. In this instance the proposed SAP is has been applied to an isolated parcel of land in Mt Rumney (Houston Drive) as shown on the planning scheme maps.

Relevant background

While the E21.0 Dispersive Soils Code is available under the southern interim planning schemes it has not been utilised under the CIPS2015. However, recent subdivision in the Mt Rumney area (Houston Drive) has revealed tunnel erosion associated with underground services and road drainage highlighting the need to manage development in areas exposed to dispersive soils.

To enable an understanding of the hazard Council commissioned the following reports:

- Clarence City Council Geotechnical Assessment - Tunnel Erosion in Houston Drive Mornington (Cromer - October 2017); and
- Clarence City Council Houston Drive, Cambridge - Tunnel Erosion Identification and Management (LMRS Pty Ltd – November 2015).

Copies of these reports have been provided to the Commission under separate cover.

Why the SPP provisions do not make adequate provision to achieve the purpose of the SAP

The SPP's do not contain an equivalent Code to the E21.0 Dispersive Soils Code and for this reason it is proposed to introduce an appropriate control to manage the hazard. In this instance it is considered that a SAP would be more appropriate than a PPZ (which would result in a duplicated use table) or applying SSQ's (which would unnecessarily complicate the scheme by duplicating the provisions on multiple lots).

Given that Council is aware of the hazard, it should ensure that developers are also made aware of the potential impacts of these soils and respond appropriately. An overriding provision is therefore required.

Section 32 (4) tests relied on to support the SAP

The proposed SAP for the precinct has significant environmental benefits and therefore consistent with s. 32(4)(b) of the Act.

Reasons why the provisions of the SAP meet the S. 32 (4) tests

As dispersive soils are considered an environmental hazard, the planning authority has an obligation under the Act to identify, where known, the existence of such soils. The draft SAP directly responds to this issue and promotes the following objectives of the STRULS:

- MRH 5 *Respond to the risk of soil erosion and dispersive and acid sulfate soils*
- MRH 5.1 *Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.*

As Council is aware of these soil types, it would be inconsistent with the provisions of the STRULS not to identify these areas under the LPS. Additionally, the draft SAP will not create any conflict with the objectives of any State Policy.

Application of the draft SAP will achieve a significant environmental benefit in respect to the local area (i.e. sub-municipal), by identifying these soils and providing management techniques to ensure their impact is limited. Its application is considered necessary and consistent with the test under S.32(4)(b) LPS Criteria, of LUPAA.

CLA-S21.0 Bellerive Bluff Specific Area Plan

The Purpose of the SAP

The purpose of the SAP is to provide is to provide planning controls which are necessary to protect and enhance the unique and valued characteristics of the area; arising from a combination of the way the area has evolved and its physical setting within the region.

Relevant background

Historically Bellerive Bluff has had additional or special planning controls differentiating it from other residential areas. The context of which can be summarised as follows:

- The Eastern Shore Planning Scheme 1963 continued the Bellerive Bluff Special Area provisions which included a general area and 2 precincts.
- The Clarence Planning Scheme 2007 regulated developed through the application of

the Residential Zone and Bellerive Bluff Overlay (which again recognised a general area and 2 precincts).

- The approval of the State's Planning Directive 4 (PD4) on 2 May 2012 introduced new planning controls applicable to all "general" residential zones. With the exception of height controls applicable to those properties abutting the foreshore, the approval of PD4 ensured that the Bellerive Bluff residential areas would be subject to the same residential development standards across the State.
- The successor to PD4 was Planning Directive 4.1 (PD4.1) which became effective through the approval of the CIPS2015, which amongst other things included new standards for multiple dwellings and removed remaining height controls.

As detailed in section 4.7 of this report, on 26 September 2016 Council adopted the Bellerive Bluff Precinct Neighbourhood Character and Urban Design Framework Study dated April 2016 (The Report) by Leigh Woolley dated April 2016. This study is the result of a detailed analysis of the unique Bellerive Bluff urban characteristics and was subject to substantial public consultation before adoption by the Council.

Why the SPP provisions do not make adequate provision to achieve the purpose of the SAP

The area subject to the proposed Bellerive Bluff SAP comprises of the residential development fronting and to the west of Queen Street and Battery as shown on the planning scheme maps.

Under the CIPS2015 the majority Bellerive Bluff is zoned General Residential, the Battery and foreshore environs are zoned Open Space and the Cottage School at 4 Queen Street the remainder is zoned Community Purpose. These zones are proposed to be translated to the equivalent SPP zones on "like for like" basis.

The Bluff contains 38 Properties identified in the CIPS2015's Historic Heritage Code, 35 of which are listed on the Tasmanian Heritage Register and the remaining 3 will be carried though on to the LPS Local Historic Heritage Code. Parts of the foreshore areas are subject to the CIPS2015's Waterway and Protection, Inundation and Coastal Erosion Hazard Codes which again are proposed to be translated in to the equivalent SPP Codes.

The CIPS controls have been translated to SPP controls. However, these SAP controls do not fully allow for the protection and enhancement of the area, as justified in the Woolley study.

The Woolley study is included in the appendices and forms the basis behind the proposed Bellerive Bluff SAP. Importantly, the Bluff's unique character is not just based on heritage. Compared to other precincts it has a relatively small number of individually listed heritage properties and its distinctiveness is not entirely based on built form, but rather its location and as headland with features that provide a certain quality of living. These unique attributes/features are not well recognised/managed generic planning controls. The State's PD4 controls (and its successor PD4.1) have been unable to respond to the Bluff's unique setting and distinctive built form and this issue would be promulgated through the application of the SPP's General Residential Zone controls.

In this instance the application of a local heritage precinct under C.6.0 Local Historic Heritage Code is not appropriate as there is no identified *“collective heritage value of individual places as a group for their streetscape or townscape values”*.

Accordingly, the Bluff requires a tailored suite of site-specific planning controls that are not available under the standards SPP suite of Zones and Codes. In terms of development potential and land capability the proposed SAP provides a similar framework to the underlying Zone and Code provisions. The Bluff is entirely within the STRLUS’s Urban Growth Boundary, the proposed controls do not apply to use and provide alternative development standards that do not impact the densities envisaged under the STRLUS. For this reason, the draft SAP is generally consistent with both the STRLUS and Schedule 1 LUPAA objectives.

The SAP and introduces new local overriding development standards relating to:

- Setback and Building Height;
- Design;
- Excavation and retaining; and
- Subdivision.

Section 32 (4) tests relied on to support the SAP

The proposed SAP for the centre has significant social and environmental benefits and spatial qualities the region and is therefore consistent with s. 32(4)(a) and (b) of the Act.

Reasons why the provisions of the SAP meet the S.32 (4) tests

The proposed Bellerive Bluff SAP implements the adopted Bellerive Bluff Precinct Neighbourhood Character and Urban Design Framework Study which responds to the Bluff’s unique setting, historic evolution and urban form and is consistent with its community’s expectations. For this reason, the SAP is consistent with S.32(4)(a) providing (to some extent) a social benefit to the broader community by recognising the role it plays in broader “Dwelling Region”. More significantly, consistent with S.32(4)(b) the SAP recognises and responds to the Bluff’s unique qualities providing social benefit to its residents at the local level.

7.2.5 Post Lodgement SAP Updated Reference Numbers

Subsequent to the submission of Council’s adopted Drat LPS, Local Objective reference numbers have been updated to ensure consistency with the required LPS format. The modifications to the SAP’s post lodgement are as follows:

CLA-S1.3 Local Area Objectives

CLA-S1.3.1 Local Area Objectives

Sub-clause	Area Description
CLA-S1.3.1.1	Urban Precinct, shown on an overlay map as CLA-S1.3.1.1 and in Figure CLA-S1.2
CLA-S1.3.1.2	Transition Precinct, shown on an overlay map as CLA-S1.3.1.2 and in Figure CLA-S1.2
CLA-S1.3.1.3	Skyline Precincts, shown on an overlay map as CLA-S1.3.1.3 and in Figure CLA-S1.2
CLA-S1.3.1.4	Open Space Precincts, shown on an overlay map as CLA-S1.3.1.4 and in Figure CLA-S1.2

CLA-S2.3 Local Area Objectives

CLA-S2.3.1 Local Area Objectives

Sub-clause	Area Description
CLA-S2.3.1.1	Lauderdale Neighbourhood Centre, shown on an overlay map as CLA-2.3.1.1

CLA-S4.3 Local Area Objectives

CLA-S4.3.1 Local Area Objectives

Sub-clause	Area Description
CLA-S4.3.1.1	Residential Precinct, shown on an overlay map as CLA-S4.3.1.1 and in Figure CLA-S4.2.
CLA-S4.3.1.2	Community Living Precinct, shown on an overlay map as CLA-S4.3.1.2 and in Figure CLA-S4.2.
CLA-S4.3.1.3	Local Business Precinct, shown on an overlay map as CLA-S4.3.1.3 and in Figure CLA-S4.2.
CLA-S4.3.1.4	Education Precinct, shown on an overlay map as CLA-S4.3.1.4 and in Figure CLA-S4.2.
CLA-S4.3.1.5	Open Space Precinct, shown on an overlay map as CLA-S4.3.1.5 and in Figure CLA-S4.2.

CLA-S7.3 Local Area Objectives

CLA-S7.3.1 Local Area Objectives

Sub-clause	Area Description
CLA-S7.3.1.1	East Face Precinct, shown on an overlay map as CLA-S7.3.1.1 and in Figure CLA-S7.1
CLA-S7.3.1.2	Hill Top Precinct, shown on an overlay map as CLA-S7.3.1.2 and in Figure CLA-S7.1

CLA-S7.3.1.3	Saltmarsh Precinct, shown on an overlay map as CLA-S7.3.1.3 and in Figure CLA-S7.1
CLA-S7.3.1.4	West Face Precinct, shown on an overlay map as CLA-S7.3.1.4 and in Figure CLA-S7.1

CLA-S15.3 Local Area Objectives

CLA-S15.3.1 Local Area Objectives – Precinct A

Sub-clause	Area Description
CLA-S15.3.1.1	Precinct A shown on an overlay map as CLA-S15.3.1.1 and in Figure CLA-S15.9.1 in green.

CLA-S15.3.2 Local Area Objectives – Precinct B

Sub-clause	Area Description
CLA-S15.3.2.1	Precinct B shown on an overlay map as CLA-S15.3.2.1 and in Figure CLA-S15.9.1 in brown.

CLA-S15.3.3 Local Area Objectives – Precinct C

Sub-clause	Area Description
CLA-S15.3.3.1	Precinct C shown on an overlay map as CLA-S15.3.3.1 and in Figure CLA-S15.9.1 in yellow.

CLA-S16.3 Local Area Objectives

CLA-S16.3.1 Local area objectives

Sub-clause	Area Description
CLA-S16.3.1.1	Rosny Park activity centre shown on an overlay map as CLA-S16.3.1.1

CLA-S17.3 Local Area Objectives

CLA-S17.3.1 Local area objectives

Sub-clause	Area Description
CLA-S17.3.1.1	Bellerive Village activity centre shown on an overlay map as CLA-S17.3.1.1

CLA-S18.3 Local Area Objectives

CLA-S18.3.1 Local Area Objectives

Sub-clause	Area Description
CLA-S18.3.1.1	Lindisfarne Village Area shown on an overlay map as CLA-S18.3.1.1

CLA-S19.3 Local Area Objectives

CLA-S19.3.1 Local Area Objectives

Sub-clause	Area Description
CLA-S19.3.1.1	The Tasman Highway Development Precinct Area as shown on an overlay map as CLA-S19.3.1.1

CLA-S21.3 Local Area Objectives

CLA-S21.3.1 Local Area Objectives – Esplanade Precinct

Sub-clause	Area Description
CLA-S21.3.1.1	Esplanade Precinct, shown on an overlay map as CLA-S21.3.1.1 and in Figure CLA-S21.1

CLA-S21.3.2 Local Area Objectives – Bay Face Precinct

Sub-clause	Area Description
CLA-S21.3.2.1	Bay Face Precinct shown on an overlay map as CLA-S21.3.2.1 and in Figure CLA-S21.9.1

CLA-S21.3.3 Local Area Objectives – River Face Precinct

Sub-clause	Area Description
CLA-S21.3.3.1	River Face Precinct shown on an overlay map as CLA-S21.3.3.1 and in Figure CLA-S21.1

CLA-S21.3.4 Local Area Objectives – Ridge Precinct

Sub-clause	Area Description
CLA-S21.3.4.1	Ridge Precinct shown on an overlay map as CLA-S21.3.4.1 and in Figure CLA-S21.1

CLA-S21.3.5 Local Area Objectives – Beach Face Precinct

Sub-clause	Area Description
CLA-S21.3.5.1	Beach Face Precinct shown on an overlay map as CLA-S21.3.5.1 and in Figure CLA-S21.1

CLA-S21.3.6 Local Area Objectives – Back Beach Precinct

Sub-clause	Area Description
CLA-S21.3.6.1	Back Beach Precinct shown on an overlay map as CLA-S21.3.6.1 and in Figure CLA-S21.1

CLA-S21.3.7 Local Area Objectives – Battery Precinct

Sub-clause	Area Description
CLA-S21.3.7.1	Battery Precinct shown on an overlay map as CLA-S21.3.7.1 and in Figure CLA-S21.1

7.3 SSQ's

Historically Clarence has resisted planning schemes amendments that rely on site specific qualifications or specified departures as they are commonly referred to. The PPU audit of the SSQ contained in the CIPS2015 is summarised in the table below and where required additional Council (officer) comments are provided. Importantly no new SSQ's are proposed

and two existing SSQ's will be required to be translated into the LPS.

SSQ	PPU Assessment/ Comment	CCC Comment	SSQ Required
Rural Living Zone 13.2 Use Table Food Services discretionary — 'only if a restaurant at 1169 Acton Road (CT 12576/1) and provides seating for maximum of 12 guests'	Council to advise whether SSQ is necessary. The SSQ may be unnecessary as a consequence of the SPP Rural Living Zone which provides for Food Services as a discretionary use with a floor area not more than 200m2	It is considered that in this instance further SSQ unnecessary as the SPP Rural Living Zone provisions are sufficient.	No
Environmental Living Zone – 14.5.1 and Table 14.1 Permitted minimum lot size of: Oceana Drive Bushland Residential and Transition Residential Development Plan – 6ha.	Subject to the transitional provisions.	The existing CIPS2015 SAP and proposed LPS SAP provides for a 5ha Minimum lots size pursuant to the PC. Accordingly the provision does not need to transition as a SSQ. It is also noted that the subdivision has been completed.	No
Environmental Living Zone – 14.2 Use Table Resource Development permitted – 'Only if for agricultural use and it does not involve the construction of any agricultural buildings on titles CT 154826/1, CT 164947/200, CT 170743/1, CT 136675/2, CT 136675/3, CT 136675/4, CT 136675/5, CT 136675/6 and CT 170742/1 03. Resource Development discretionary — 'Except if permitted and only if for agricultural use on titles CT 154826/1, CT 164947/200, CT 170743/1, CT 136675/2, CT 136675/3, CT 136675/4, CT 136675/5, CT 136675/6 and CT 170742/103'.	For discussion with Council	CT's associated with 936 Oceana Drive with require equivalent SSQ's as the parts to be land are proposed to be zoned Landscape Conservation. It is noted however that CT 170743/1 has now been replaced with CT 173670/1 and CT 170742/1 03 has now been replaced with CT 173546/102. These changes have been reflected in the SSQ's table included in the appendices.	Yes
Commercial Zone — 23.2 Use Table Manufacturing and Processing discretionary — Only if on the land contained within the title references CT 167838/0, CT 167838/1 CT	Not subject to the transitional provisions. Reason: The SSQ is provided by the SPP Commercial Zone Use Table	Land proposed to be zoned Light Industrial and use accommodated within Use Table. On this basis additional an SSQ is not required.	No

SSQ	PPU Assessment/ Comment	CCC Comment	SSQ Required
167838/2. CT 167838/3, CT 167838/4 and CT 167838/5.			
Commercial Zone — 23.2 Use Table Resource Processing discretionary — 'Only if for a winery, brewery, cidery or distillery at 18 Kennedy Drive.	Not subject to the transitional provisions. Reason: The SSQ is provided by the SPP Commercial Zone Use Table	Land proposed to be zoned Light Industrial and use accommodated within Use Table. On this basis additional an SSQ is not required.	No
General Industrial Zone — 25.2 Use Table Extractive Industry discretionary — Only for mining lease 1348P/M, located at 126 Mornington Road, Mornington (CT 135388/0, CT 135388/1 and CT 135388/2).	Subject to the transitional provisions.		Yes
Significant Agriculture Zone — 27.2 Use Table Educational and Occasional Care discretionary — 'Only if located at 701 Richmond Road, Cambridge (CT 170021/3 and CT 23558211) and only if related to University of Tasmania sciences educational programs'.	For discussion with council. Further review will be required dependent on the SPP zone chosen for the site. <i>Note: The SPP Agriculture Zone use table includes Educational and Occasional Care as an unqualified discretionary use.</i>	Land proposed to be zoned Agriculture and use accommodated within Use Table. On this basis an additional SSQ is not required.	No

The SPP's outline the content requirements for any SSQ's at LP1.6 The two existing SSQ's that are required to be translated into the LPS meet these requirements are included in the Appendices.

8.0 Applied, adopted or Incorporated Documents

CLA-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
<i>Bellerive Bluff Precinct – Neighbourhood Character and Urban Design Framework Study (April 2016)</i>	Leigh Woolley Architect + Urban Design Consultant (April 2016)	CLA-S21.1.2

<i>Clarence Activity Centre Strategy December 2013</i>	MacroPlan Dimasi Australia (December 2013)	CLA-S13.7.3 Objective CLA-S13.8.1 Objective CLA-S13.8.2 Objective
<i>Clarence City Council Retail Analysis 2010</i>	Macroplan Australia and E3 Planning	CLA-S2.1.1
<i>Clarence City Council Tracks and Trails Action Plan (2008).</i>	Clarence City Council	CLA-S4.1.2 (f)
<i>Clarence Tracks and Trails Strategy (2012)</i>	Clarence City Council (July 2012)	CLA-S9.8.2 P6
<i>Guide to Traffic Management Part 12: Traffic Impacts of Development 2009</i>	Austroroads	CLA-S1.4.1
<i>Lauderdale Structure Plan 2011</i>	Clarence City Council (2011)	CLA-S2.1.2
<i>Outdoor furniture list for Rosny Park</i>	Clarence City Council (2019)	CLA-S16.7.1 A2
<i>Site Master Plan – Site Stormwater Drainage Plan</i>	Pitt and Sherry (November 2011)	CLA-S9.8.2 P1
<i>Southern Tasmania Regional Land Use Strategy 2010 -2035 (1 October 2013)</i>	As amended 1 October 2013	CLA-S11.1.2 CLA-S13.7.2 Objective

9.0 Adjacent Municipal Areas

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

The City of Clarence shares borders with Brighton, Sorrel and Southern Midlands Councils. Separated by the Derwent the City of Clarence is adjacent to Kingborough, Hobart and Glenorchy Councils.

While none of the above-mentioned Councils have an approved LPS, it is considered that there is a strong likelihood that there will be no inconsistencies with the LPS’s for the respective adjoining Councils for the following reasons:

- The strategic direction for each Council is reflected in the STRLUS and assessment of

- each of their reflective LPS's will need to demonstrate consistency with it;
- Each of the Councils are required to prepare LPS's that are consistent with the Guidelines;
 - The respective Interim Schemes have demonstrated the required level of coordination and it is anticipated that, far as is practicable, the existing zone and code provisions will be translated on a "like for like" basis as; and
 - Many of the Codes rely on mapping produced by the same source, which include the State, Tasnetworks and the Regional Ecosystem Model feeding into the Natural Assets Code.

10.0 Glossary of Terms

CIPS2015	Clarence Interim Planning Scheme 2015
Commission	Tasmanian Planning Commission
DPAC	Department of Premier and Cabinet
EMPCA	Environmental Management and Pollution Control Act 1994
ESP1963	Eastern Shore Planning Scheme 1963
ESA2PS1986	Eastern Shore (Area 2) Planning Scheme 1986
LGBMP	Local Government Act (Building and Miscellaneous Provisions) Act 1993
LPS	Local Planning Schedule
LSP	Lauderdale Structure Plan
LUPAA	Land Use Planning And Approval Act 1993
NEPM's	National Environment Protection Measures
PPU	Department of Justice's Planning Policy Unit
PPZ	Particular Purpose Zone
SAP	Specific Area Plan
SSQ's	Site Specific Qualifications
SPP's	State Planning Provisions
SPPA	State Policies and Practices Act 1993
STRLUS	Southern Tasmanian Regional Land Use Strategy
TPS	Tasmanian Planning Scheme
WRL	The University of New South Wales Water Research Laboratory

11.0 Appendices

11.1 Clarence Local Strategy

11.1.1 Clarence Activity Centre Strategy

<http://www.ccc.tas.gov.au/webdata/resources/files/Clarence%20Activity%20Centre%20Strategy.pdf>

11.1.2 Public Open Space Policy (2013)

<http://www.ccc.tas.gov.au/webdata/resources/files/public-open-space-policy.pdf>

11.1.3 Clarence City Council Natural Assets Information Manual

Copy to be provided to the Commission upon request

11.1.4 Kangaroo Bay Urban Design Strategy and Concept Plan

<http://www.ccc.tas.gov.au/page.aspx?u=1650&c=14999>

11.1.5 Climate Change Impacts on Clarence Coastal Areas

<http://www.ccc.tas.gov.au/webdata/resources/files/CCICCA-Final-Report-A415375.pdf>

11.1.6 Richmond Cultural Resource Management Plan

Copy to be provided to the Commission upon request

11.1.7 Bellerive Bluff Precinct Neighbourhood Character and Urban Design Framework Study

<http://www.ccc.tas.gov.au/webdata/resources/minutesAgendas/Council%20Meeting%20Agenda%20-%2026%20September%202016.pdf> (see attachments following page 151)

11.1.8 Lauderdale Structure Plan

http://www.ccc.tas.gov.au/webdata/resources/files/Lauderdale-Structure-Plan_A615353.pdf

11.1.9 Public Art Policy 2013

http://www.ccc.tas.gov.au/webdata/resources/files/Public_Art_Policy_2013.pdf

11.2 Clarence LPS Codes

11.2.1 Draft Clarence Parking Plan

CLARENCE CAR PARKING PLAN

1. Policy Basis

The Tasmanian Planning Scheme introduces new car parking requirements, including new quotas for each use category unless there is a parking plan for the area. In the circumstances where an adopted parking plan applies to an area, parking provision in terms of either number of spaces or cash in lieu of spaces not provided apply.

Clause C2.5.1 – Acceptable Solution [A1 (a)] provides that the number of onsite parking spaces must be no less than the number specified in Table C2.1 - unless another number is set in an adopted parking plan for the area.

The performance criteria prescribed at Clause C2.5 allows Council to vary the required number of car spaces and in addition provides Council with the option of developing a *parking precinct plan*. At this time a *parking precinct plan* has not been developed on the basis that it would be inconsistent with carparking approaches established under the previous Clarence Interim Planning Scheme 2015 (CIPS2015) and the Clarence Planning Scheme 2007 (CPS2007). However, establishing a parking plan for Clarence provides for the car parking considerations and cash in lieu of car parking not provided on site consistent with the approaches established under the CIPS2015 and CPS2007 before that.

2. Objective

To facilitate new use development and encourage commercial activity as an important component of Clarence by:

- Providing for certainty in the provision of car parking in planning applications;
- Encouraging investment;
- Ensuring adequate car parking facilities in the centre to serve staff and customers; and
- Ensuring parking facilities encourage sustainable means of transport, meet appropriate standards and do not detract from the amenity of the surrounding area.
- to provide an alternative for developers who are unable to provide for the onsite car parking generated by their commercial proposals.

3. Policy

It is planning policy that the Clarence Parking Plan:

- Constitutes a 'Car Parking Plan' for the purposes referred to in Clause C2.5.1 – Acceptable Solution A1 (a);
- Applies to the Central Business, General Business, Local Business, Particular Purpose and Commercial zones;
- Despite the car parking rate specified for a particular use within Table C2.1 to Clause C2.5.1, the maximum number of car spaces required shall be no more than would have been required for that use under the Clarence Planning Scheme 2007.
- In circumstance where on site car parking demand cannot be provided on site, or is undesirable to do so, a cash in lieu payment for those spaces not provided may be considered.

- in accepting a cash in lieu payment for car parking required by the Planning Scheme, the rate of payment shall be as follows:

CENTRE	PAYMENT (\$) PER SPACE
Rosny Park	12,000
Bellerive/Kangaroo Bay	10,000
Lindisfarne	8,000
Richmond	5,500
Other centres	To be determined having regard to local car parking development costs.

11.2.2 C3.0 Road and Railway Asset Code List

Note: post lodgement, Road and Railway Asset Code List below has been updated with more detailed descriptions of each road segment

CLA -Table C6.3 Other Major Roads

ROAD	FROM	TO
South Arm Road	The intersection with Oakdowns Parade	The intersection with Fort Direction Road
South Arm Road	The 3474/3546 South Arm Road common boundary, South Arm	The intersection with Blake Street, Opossum Bay
Gellibrand Drive	The intersection with South Arm Road, South Arm	The intersection with Rifle Range Road, Sandford
Rifle Range Road	The intersection with Gellibrand Drive, Sandford	The intersection with South Arm Road, Sandford

Cremorne Avenue	The intersection with South Arm Road, Sandford	The intersection with the north western boundary of 91 Cremorne Avenue, Cremorne
Clifton Beach Road	The intersection with South Arm Road, Sandford	The intersection with Bicheno Street, Clifton Beach
Dorans Road	The intersection with South Arm Road, Sanford	The intersection with the northern boundary of 460 Dorans Road, Sanford
Roches Beach Road	The intersection with Acton Road, Roches Beach	The intersection with Nowrah Road, Roches Beach
Seven Mile Beach Road	Acton Road	Estate Drive
Surf Road	The 76/78 Surf Road, common boundary, Seven Mile Beach	The intersection with Grueber Ave, Seven Mile Beach
Grueber Avenue	The intersection with Surf Road, Seven Mile Beach	Intersection with Lianherne Golf Course Entrance at 132 Surf Road, Seven Mile Beach
Pittwater Road	The intersection with Tasman Highway, Cambridge	The intersection with Surf Road, Seven Mile Beach
Tasman Highway	Airport Roundabout at the intersection with Holyman Avenue, Cambridge	Municipal boundary at start of Causeway
Kennedy Drive	Airport Roundabout at the	Cambridge Road

	intersection with Tasman Highway and Holyman Avenue Cambridge	Roundabout at the intersection with Cambridge Road and Tasman Highway off ramp, Cambridge
Cambridge Road	Cambridge Road Roundabout at the intersection with Kennedy Drive and the Tasman Highway off ramp, Cambridge	The intersection with Lamb Place, Cambridge
Pass Road	The intersection with Houston Drive, Cambridge	Glebe Hill Road Roundabout at the intersection with Glebe Hill Road, Howrah
Flagstaff Gully Link Road	The intersection with the Tasman Highway respective on and off ramps, Mornington	The intersection with Begonia St, Lindifarne
Sugarloaf Road	The intersection with the East Derwent Highway, Geilston Bay	175m south of the intersection with Laurel Street (adjacent to the southern boundary of 75 Sugarloaf Road)
Grasstree Hill Road	The intersection with the East Derwent Highway roundabout, Risdon	The intersection with Sugarloaf Road, Geilston Bay
East Derwent Highway	Clarence/Brighton municipal boundary	The intersection with the Grasstree Hill Rd roundabout, Risdon
East Derwent Highway	The intersection with the Grasstree Hill Road roundabout, Risdon	The intersection with the Tasman Highway and Rosny Hill Road (Tasman Bridge)

Grasstree Hill Road	The intersection with Malcolms Hut Road, Richmond	The intersection with Richmond Road, Richmond
Back Tea Tree Road	The intersection with Grasstree Hill Road, Richmond	Clarence/Brighton municipal boundary
Middle Tea Tree Road	Richmond valley Golf Course Entrance, Richmond	Clarence/Brighton municipal boundary
Colebrook Road	The intersection with Richmond Road, Richmond	Clarence/Southern Midlands municipal boundary
Fingerpost Road	The intersection with Colebrook Road, Campania	Clarence/Sorell municipal boundary
Prossers Road	The intersection with Fingerpost Road, Richmond	The 41/73 Prossers Road common boundary, Richmond
Brinktop Road	The intersection with Prossers Road, Richmond	Clarence/Sorell municipal boundary
Malcolms Hut Road	The intersection with Richmond Road, Richmond	The intersection with Grasstree Hill Road, Richmond
Richmond Road	The intersection with Kadina Court, Cambridge	The intersection with Colebrook Road (start of Bridge Street), Richmond
Estate Drive	The intersection with Seven Mile Beach Road, Seven Mile	The intersection with Acton Road, Acton Park

	Beach	
Acton Road	The intersection with Alliance Drive Roundabout, Cambridge	The intersection with South Arm Road, Lauderdale
South Arm Highway	The intersection with Mornington Road, Mornington	The intersection with Oceana Drive, Howrah
Rokeby Road	The intersection with Oceana Drive, Howrah	The intersection with Burtonia Street, Rokeby
Rosny Hill Road (Hobart bound lanes)	The intersection with Bligh Street, Rosny Park	Tasman Bridge, Rose Bay
Rosny Hill Road	The intersection with Tasman Highway, Montagu Bay	The intersection with Riawena Road, Montagu Bay
Tasman Highway	Tasman Bridge, Rose Bay	Airport Roundabout at the intersection with Holyman Avenue, Cambridge

11.2.3 C6.0 Heritage Code List

CLA- Table C6.1 Local Heritage Places

Reference Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent	Statement of Local Historic Heritage Significance and Historic Heritage Values
1	Bellerive	5 Britannia Place	Riverview	116919/1	Timber house constructed 1892, with original corrugated iron roof, verandahs on several sides, original iron lace and wooden	Its ability to demonstrate the principal characteristics of a weatherboard single storey Victorian domestic building.

					decorated verandah.	
2	Bellerive	20 King Street	Corona	95518/2 95518/3	A weatherboard cottage with a central door and flanking double hung windows. The roof is gabled and there is a verandah to the street which is possibly a later addition.	Its ability to demonstrate the principal characteristics of a weatherboard single storey Victorian domestic building.
3	Bellerive	42 King Street	Kiaora	27802/1	A simple weatherboard cottage with modest Federation Queen Anne overtones. Features a hipped roof and projecting gabled roof on two sides with a verandah between, with timber detail.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Federation Queen Anne domestic building.
4	Bellerive	1 York Street	Indarra	94483/4	A single storey weatherboard cottage with a gable roof to the street and smaller gable for a sheltered entry, both have battened decoration.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Inter-War Californian Bungalow house.
5	Bellerive	4 York Street	Belle York	76155/25	A weatherboard cottage with a central door, flanking double hung Venetian windows and hipped roof with narrow boxed and bracketed eaves. The verandah on the street façade has hipped ends and single posts and is heavily decorated with timber mouldings and motifs.	Its ability to demonstrate the principal characteristics of a weatherboard single storey Victorian domestic building.
6	Bellerive	5 York Street	Cottage	93825/4	Victorian house of timber construction with bracketed eaves, a projecting cant bay	Its ability to demonstrate the principal characteristics of a single storey

					window and hipped roof. The four paneled front entry door is located off a verandah which features cast iron brackets.	weatherboard Victorian cottage.
7	Bellerive	9A York Street	Yarra Grange	107192/1	A modest brick building with some hints of the Queen Anne Style. Projecting gable to the street and a verandah that appears to replace an earlier one. The roof is hipped and is covered in imitation metal tiles.	Its ability to demonstrate the principal characteristics of a single storey brick Federation domestic building.
8	Bellerive	11 York Street	House	203361/1	A Federation house of brick construction with a projecting gable with battened decoration and a pair of double hung windows.	Its ability to demonstrate the principal characteristics of a single storey brick Federation domestic building.
9	Bellerive	14 York Street	Kumara	76155/30	A Victorian house of timber construction with bracketed eaves, a projecting cant bay window and hipped roof. The verandah features timber brackets and is enclosed at the end.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic building.
10	Bellerive	16 York Street	Cottage	200868/1	A Victorian house of timber construction with bracketed eaves, a projecting hipped roof with a pair of double hung windows below. The verandah features timber decoration.	Its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic building.
11	Bellerive	18 York Street	Cottage	246186/1	A Victorian single storey house of timber construction. Medium pitch hipped roof has	Its ability to demonstrate the principal characteristics of a single storey weatherboard

					closed bracketed eaves and a projecting gable roof with timber decoration and a simple bargeboard, includes a bay window. Verandah under a separate roof has a slender post and detailed valance and brackets.	Victorian domestic building.
12	Lindisfarne	21 Derwent Avenue	Glenferrie	197728/1	Sandstone house with hopped roof and lined soffits. Features a symmetric elevation and a pair of sandstone chimneys with capped tops. Also some sandstone outbuildings.	Its ability to demonstrate the principal characteristics of a single storey sandstone Victorian Georgian domestic building.
13	Rokeby	10 Church Street	Rokeby Village Green	153173/1		
14	Rokeby	3 South Arm Road	Clarence Plains Board of Education School	36232/1	The cottage is a circa 1860's, one storey, small weatherboard cottage in poor to condition that formed a part of original 'Rokeby Village'.	The significance of the building lies in its association with the early development of the township which has contributed to the community's sense of place.
15		Rokeby	125 South Arm Road	6807/3	Well, Belmont Lawn	

CLA - Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
1	Richmond		<p>The Richmond Township Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> (a) Is one of the best surviving examples of an Australian colonial township from the early period of colonisation; (b) It demonstrates the theme of the penal system, through the use of sandstone and the various buildings associated with convicts; (c) It comprises of a concentration of highly intact historic buildings of Colonial Georgian style.

			<p>Design Criteria/Conservation Policy:</p> <p>(a) To enhance the historic integrity of groups of buildings and the streetscapes;</p> <p>(b) To retain the distinctive character of Richmond which is derived from its buildings, open spaces, undulating topography, market garden and historic gardens and orchards, and in particular the scale of buildings, low solid fences, walls, style of building, building lines and building materials;</p> <p>(c) To retain important views to town landmarks and the surrounding rural countryside.</p>
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CLA - Table C6.3 Local Historic Landscape Precincts

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

CLA - Table C6.4 Places or Precincts of Archaeological Potential

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

CLA - Table C6.5 Significant Trees

Reference Number	Town/Locality	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
CLA-C6.5.1	Cambridge, 20 Denholms Road	109773/1	Mature Elm Trees	Ulmus	Elm Tree	14
CLA-C6.5.2	Cambridge, 701 Richmond Road	170021/3 235582/1	Mature Elm Trees	Ulmus	Elm Tree	25

CLA-C6.5.3	Clarendon Vale, 45 Goodwins Road	13868/1	Fruit Trees, Hawthorns and Weeping Willows			
CLA-C6.5.4	Rokeby, 5 South Arm Road	117057/1	English Oak Tree	Quercus robur	English Oak Tree	1
CLA-C6.5.5	Rokeby, 3 South Arm Road	36232/1	Jardinelle Pear			
CLA-C6.5.6	Rokeby, in the road reserve in front of 31-35 East Grange Road	not applicable	3 old Blue Gums			3
CLA-C6.5.7	Rokeby, in the road reserve in front of 57-59 East Grange Road	not applicable	1 old Blue Gum			1

11.2.3 C8.0 Scenic Protection Code Lists

CLA- Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule				

CLA- Table C8.2 Scenic Road Corridors

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

11.2.4 C11.0 Coastal Inundation Hazard Area Code List

CLA -Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Acton Park	0.9	2.0	2.6	2.3
Bellerive Beach#	0.9	2.4	3.0	2.7
Bellerive/Rosny Park - Kangaroo Bay#	0.9	2.1	2.7	2.4
Cambridge	0.9	2.0	2.6	2.3
Clifton Beach#	0.9	2.9	3.5	3.2
Clifton - Bicheno St, Pipe Clay Lagoon#	0.9	2.4	3.0	2.7
Cremorne - Beach#	0.9	2.6	3.2	2.9
Cremorne - Pipe Clay Esplanade #	0.9	2.2	2.8	2.5
Geilston Bay	0.9	2.0	2.6	2.3
Howrah#	0.9	2.5	3.1	2.8
Lauderdale - Roches Beach- Mays Beach#	0.9	2.4	3.0	2.7
Lauderdale - Ralphs Bay#	0.9	2.6	3.2	2.9

Lindisfarne	0.9	2.0	2.6	2.3
Montagu Bay	0.9	2.0	2.6	2.3
Opossum Bay#	0.9	2.3	2.9	2.6
Otago	0.9	2.0	2.6	2.3
Richmond	0.9	2.0	2.6	2.3
Risdon	0.9	2.0	2.6	2.3
Rokeby#	0.9	2.4	3.0	2.7
Rose Bay	0.9	2.0	2.6	2.7
Sandford	0.9	2.0	2.6	2.7
Seven Mile Beach#	0.9	2.6	3.2	2.9
South Arm - Half Moon Bay#	0.9	2.3	2.9	2.6
South Arm Neck - Hope Beach#	0.9	3.0	3.6	3.3
South Arm Neck - Ralphs Bay#	0.9	2.9	3.5	3.2
Tranmere	0.9	2.0	2.6	2.3

Note: The values shown in Table C11.1 above have been derived through two separate modelling projects. The first, delineated by a cross hatch (#) was produced by the University of New South Wales Water and Research Laboratories (WRL) while the second was produced by the DPAC policy development project for dealing with hazards in the planning system. Where data was provided by WRL it has been used in preference to the DPAC model.

11.2.5 Bushfire-Prone Hazard Area CIPS2015-LPS Conversion

Table 6.11(a) Expansion

Address	PID	Comment
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12 Lindrum Road	3405767	Vacant land – overlay extended to cover entire property matching the cadastre
14 Lindrum Road	3405759	"
14 Bulla Drive	3405679	"
12 Bulla Drive	3405687	"
148 Rockingham Drive	POT PID 3405425	"

Table 6.11(b) Retraction

Address	PID	Comment
148 Rockingham Drive	POT PID 3405484	Removed from overlay
11 Norla Street	2209203	Removed from overlay
6 Lindrum Road	3405791	Removed from overlay
4 Lindrum Road	3405556	Removed from overlay
10 Lindrum Road	3405775	Removed from overlay
9 Lindrum Road	3405732	Removed from overlay
2 Grangefield Court	7199227	Removed from overlay
148 Rockingham Drive	POT PID 3405425	Removed from overlay
10 Athena Drive	3319084	Removed from overlay
8 Athena Drive	3319092	Removed from overlay
6 Athena Drive	3319105	Removed from overlay
4 Athena Drive	3319113	Removed from overlay
2 Athena Drive	3319121	Removed from overlay
1 Athena Drive	3319156	Removed from overlay
3 Athena Drive	3319164	Removed from overlay
5 Athena Drive	3319236	Removed from overlay
7 Athena Drive	3319279	Removed from overlay
2A Athena Drive	3319332	Removed from overlay
28 Athena Drive	3487766	Removed from overlay
26 Athena Drive	3487774	Removed from overlay
24 Athena Drive	3487782	Removed from overlay
22 Athena Drive	3487790	Removed from overlay
20 Athena Drive	3487803	Removed from overlay
18 Athena Drive	3487811	Removed from overlay
16 Athena Drive	3487838	Removed from overlay
14 Athena Drive	3487846	Removed from overlay
12 Athena Drive	3487854	Removed from overlay
9 Athena Drive	3487862	Removed from overlay
11 Athena Drive	3487870	Removed from overlay
13 Athena Drive	3487889	Removed from overlay
15 Athena Drive	3487897	Removed from overlay
17 Athena Drive	3487918	Removed from overlay
170 Sugarloaf Road	3487934	Removed from overlay
4 Elaia Drive	3319148	Removed from overlay
14 Elaia Drive	3319172	Removed from overlay
12 Elaia Drive	3319180	Removed from overlay
10 Elaia Drive	3319199	Removed from overlay
8 Elaia Drive	3319201	Removed from overlay

6 Elaia Drive	3319228	Removed from overlay
3 Peppercress Lane	3319244	Removed from overlay
5 Peppercress Lane	3319252	Removed from overlay
7 Peppercress Lane	3319260	Removed from overlay
4 Peppercress Lane	3319287	Removed from overlay
6 Peppercress Lane	3319295	Removed from overlay
8 Peppercress Lane	3319308	Removed from overlay
10 Peppercress Lane	3319316	Removed from overlay
12 Peppercress Lane	3319324	Removed from overlay
11 Norla Street	2209203	Removed from overlay
4 Endeavour Court	2619456	Removed from overlay
55 Spinnaker Crescent	2522603	Removed from overlay
47 Spinnaker Crescent	2801696	Removed from overlay
49 Spinnaker Crescent	2801709	Removed from overlay
51 Spinnaker Crescent	2801717	Removed from overlay
53 Spinnaker Crescent	2801725	Removed from overlay
43 Spinnaker Crescent	2857235	Removed from overlay
978 Oceana Drive	3420326	Removed from overlay
980 Oceana Drive	3420334	Removed from overlay
982 Oceana Drive	3420342	Removed from overlay
984 Oceana Drive	3420350	Removed from overlay
976 Oceana Drive	3428029	Removed from overlay
1 Bindara Road	3468952	Removed from overlay
2 Bindara Road	3468960	Removed from overlay
3 Bindara Road	3533718	Removed from overlay
16 Cherrington Drive	3533726	Removed from overlay
14 Cherrington Drive	3533734	Removed from overlay
12 Cherrington Drive	3533742	Removed from overlay
10 Cherrington Drive	3533750	Removed from overlay
8 Cherrington Drive	3533769	Removed from overlay
6 Cherrington Drive	3533777	Removed from overlay
4 Cherrington Drive	3533785	Removed from overlay
7 Cherrington Drive	3533865	Removed from overlay
9 Cherrington Drive	3533873	Removed from overlay
11 Cherrington Drive	3533881	Removed from overlay
20 Cherrington Drive	3533937	Removed from overlay
1 Mandeville Court	3533822	Removed from overlay
1 Anchorage Court	2522777	Removed from overlay
3 Anchorage Court	2805136	Removed from overlay
17 Anchorage Court	2809188	Removed from overlay
11 Anchorage Court	2837381	Removed from overlay
15 Anchorage Court	2873518	Removed from overlay
13 Anchorage Court	2873526	Removed from overlay
9 Anchorage Court	2873534	Removed from overlay
7 Anchorage Court	2873542	Removed from overlay
5 Anchorage Court	2873550	Removed from overlay
975 Oceana Drive	2522785	Removed from overlay
977 Oceana Drive	3420270	Removed from overlay
981 Oceana Drive	3420318	Removed from overlay
991 Oceana Drive	3468899	Removed from overlay

989 Oceana Drive	3468901	Removed from overlay
987 Oceana Drive	3468928	Removed from overlay
985 Oceana Drive	3468936	Removed from overlay
983 Oceana Drive	3468944	Removed from overlay
936 Oceana Drive	3469023	Removed from overlay
2 Starboard Road	3468880	Removed from overlay
2 Yachtsmans Way	3420289	Removed from overlay
4 Yachtsmans Way	3420297	Removed from overlay
26 Yachtsmans Way	3468848	Removed from overlay
201 Mockridge Road	3516950	Removed from overlay
199 Mockridge Road	3516969	Removed from overlay
197 Mockridge Road	3516977	Removed from overlay
195 Mockridge Road	3516985	Removed from overlay
193 Mockridge Road	3516993	Removed from overlay
2/30 Cavenor Drive	3483685	Removed from overlay
1/30 Cavenor Drive	3483677	Removed from overlay
4 Banksfield Street	3364977	Removed from overlay
58 Cavenor Drive	3365005	Removed from overlay
56 Cavenor Drive	3364993	Removed from overlay
54 Cavenor Drive	3364985	Removed from overlay
52 Cavenor Drive	3364969	Removed from overlay
54 Mariah Crescent	3262436	Removed from overlay
52 Mariah Crescent	3262444	Removed from overlay
2/58 Mariah Crescent	3180764	Removed from overlay
1/58 Mariah Crescent	3180756	Removed from overlay
4/60 Mariah Crescent	3178963	Removed from overlay
3/60 Mariah Crescent	3178955	Removed from overlay
2/60 Mariah Crescent	3178947	Removed from overlay
1/60 Mariah Crescent	3178939	Removed from overlay
50 Cavenor Drive	3131292	Removed from overlay
48 Cavenor Drive	3131284	Removed from overlay
46 Cavenor Drive	3131268	Removed from overlay
44 Cavenor Drive	3131268	Removed from overlay
42 Cavenor Drive	3131241	Removed from overlay
40 Cavenor Drive	3131233	Removed from overlay
2 Highgrove Road	3071090	Removed from overlay
1 Highgrove Road	3071103	Removed from overlay
36 Cavenor Drive	3071082	Removed from overlay
34 Cavenor Drive	3071074	Removed from overlay
32 Cavenor Drive	3071066	Removed from overlay
66 Mariah Crescent	3060172	Removed from overlay
64 Mariah Crescent	3060164	Removed from overlay
62 Mariah Crescent	3060156	Removed from overlay
56 Mariah Crescent	3060113	Removed from overlay
28 Cavenor Drive	3054880	Removed from overlay
68 Mariah Crescent	3054872	Removed from overlay

10.2.4 Potentially Contaminated Land Code

Table 6.12 Potentially Contaminated Land

Address	Comment
1309 Tasman Highway, Cambridge Tas 7170	Airport Activities/Fuel Storage
115 Kennedy Drive, Cambridge Tas 7170	Airport Activities/Fuel Storage
155 Cambridge Road, Warrane Tas 7018	Defence Facility
141 Fort Direction Road, South Arm Tas 7022	Defence Facility/Rifle Range/Explosives
849 South Arm Road, Sandford Tas 7020	Rifle Range
90 Mornington Road, Mornington Tas 7018	Engineering Workshop
54 Mornington Road, Mornington Tas 7018	Current Council Dept
312 East Derwent Highway, Geilston Bay Tas 7015	Southern Welders
26 Maxwells Road, Cambridge Tas 7170	Feed Mill
5 Paloota Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1169 Acton Road, Cambridge Tas 7170	Plant Nursery
9 Takari Place, Mornington Tas 7018	Plant Nursery
122b Mornington Road, Mornington Tas 7018	Historic Plant Nursery/Wood Yard/Scrap Yard/Uncontrolled Land Fill Site
43 Roches Beach Road, Roches Beach Tas 7170	Historic Market Garden
500 Acton Road, Acton Park Tas 7170	Egg Farm
70 Scotts Road, Risdon Vale Tas 7016	Illegal Land Fill
126 Mornington Road, Mornington Tas 7018	Waste Transfer Station/Gravel Quarry
64 Cambridge Road, Bellerive Tas 7018	Bellerive Yacht Club Slipway
418 Flagstaff Gully Road, Lindisfarne Tas 7015	Pioneer Quarry
21a Gregson Street, Risdon Tas 7015	Historic Lime Stone Quarry/Fertiliser Plant/Nyrstar Soil Contamination
1875 South Arm Road, Sandford Tas 7020	Sand Mining
1597 South Arm Road, Sandford Tas 7020	Sand Mining
144 Roaring Beach Road, South Arm Tas 7022	Sand Mining
2472 South Arm Road, South Arm Tas 7022	Sand Mining
150 Musk Road, Sandford Tas 7020	Sand Mining
84 School Road, Sandford Tas 7020	Gravel Quarry
2 Old Coach Road, Cambridge Tas 7170	Historic Railway Tunnel Waste
71 Belbins Road, Cambridge Tas 7170	Redgate Quarry (Old Firing Range)
560 Fingerpost Road, Orielton Tas 7172	Sawmill
91 Geilston Creek Road, Geilston Bay Tas 7015	Historic Sawmill
289a Cambridge Road, Mornington Tas 7018	Historic Sawmill/Night Soil Disposal/Works Depot
65 South Arm Road, Rokeby Tas 7019	Historic Sawmill
75 Mornington Road, Mornington Tas 7018	Historic Metro And Veolia Site
917 East Derwent Highway, Risdon Tas 7015	Waste Water Treatment Plant
901 Cambridge Road, Cambridge Tas 7170	Historic Wood Yard
76 Richardsons Road, Sandford Tas 7020	Historic Wood Yard\Sand Mining/Land Fill
1092 Cambridge Road, Cambridge Tas 7170	Historic Plastic Fabrications
1040 Cambridge Road, Cambridge Tas 7170	Tasfire Site

429 Flagstaff Gully Road, Lindisfarne Tas 7015	Adjacent Hotmix Plant Runoff/Uncontrolled Land Fill Site/Fuel Storage - Notified By Dpiwe
30 Gordons Hill Road, Rosny Park Tas 7018	Chemical Storage/Iron & Steel Engine Works Laboratory
20 Gunning Street, Bellerive Tas 7018	Fort Site - Land Fill & Demolition Waste
29 Lincoln Street, Lindisfarne Tas 7015	Dry Cleaners
1066 Cambridge Road, Cambridge Tas 7170	Historic Chrome Plating Works
311 Cambridge Road, Mornington Tas 7018	Engineering Workshop
22 Goodwins Road, Clarendon Vale Tas 7019	Historic Housing Dept Works Depot
450 South Arm Road, Lauderdale Tas 7021	Plant Nursery/Firewood
73 Roches Beach Road, Roches Beach Tas 7170	Historic Market Garden
19 Roches Beach Road, Roches Beach Tas 7170	Historic Market Garden
960 Cambridge Road, Cambridge Tas 7170	Historic Fuel Storage And Transport Depot
64 White Kangaroo Road, Campania Tas 7026	Chicken Farm
180 Fingerpost Road, Campania Tas 7026	Chicken Farm
20 Electra Place, Mornington Tas 7018	Historic Hec Depot
48 Debomfords Lane, Geilston Bay Tas 7015	Land Fill
26a Esplanade, Lindisfarne Tas 7015	Land Fill
3 Esplanade, Lindisfarne Tas 7015	Land Fill
20 Kangaroo Bay Drive, Rosny Park Tas 7018	Land Fill
20a Rosny Esplanade, Montagu Bay Tas 7018	Land Fill
165a Clarence Street, Howrah Tas 7018	Land Fill
770 Cambridge Road, Cambridge Tas 7170	Historic Quarry Site Used For Land Fill
765 Rifle Range Road, Sandford Tas 7020	Historic Hobart Tip Site
10a Honeywood Drive, Sandford Tas 7020	Mooring Sites/Boat Ramp
22c Rosny Esplanade, Rosny Tas 7018	Slip Way
9a Ford Parade, Lindisfarne Tas 7015	Jetty
450 Rokeby Road, Howrah Tas 7018	Historic Gravel Quarry
1345 South Arm Road, Sandford Tas 7020	Historic Gravel Quarry
77 Malcolms Hut Road, Richmond Tas 7025	Historic Gravel Quarry
2 Percy Street, Bellerive Tas 7018	Historic Council Depot/Quarry Site
8 Percy Street, Bellerive Tas 7018	Historic Gravel Quarry
10 Percy Street, Bellerive Tas 7018	Historic Quarry Site/Council Depot
271 East Derwent Highway, Geilston Bay Tas 7015	Historic Quarry Site/Land Fill
3 Palloona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
48 Quarry Road, Mornington Tas 7018	Historic Rifle Range
672 East Derwent Highway, Risdon Vale Tas 7016	Rifle Range
60 Quarry Road, Bellerive Tas 7018	Historic Sandstone Pit/ Historic Fuel Storage
2/125 Mornington Road, Mornington Tas 7018	Historic Sawmill
1/10 Lamb Place, Cambridge Tas 7170	Historic Sawmill
1063 Cambridge Road, Cambridge Tas 7170	Sawmill
60 Droughty Point Road, Rokeby Tas 7019	Auto Salvage
31 Gordons Hill Road, Bellerive Tas 7018	Historic Service Station - Contamination Remediated To An Acceptable Level For Current Use

967 Cambridge Road, Cambridge Tas 7170	Current Service Station
242 Clarence Street, Howrah Tas 7018	Current Service Station
166 East Derwent Highway, Lindisfarne Tas 7015	Current Service Station
538 South Arm Road, Lauderdale Tas 7021	Current Service Station
86 Clarence Street, Bellerive Tas 7018	Current Service Station
109 East Derwent Highway, Lindisfarne Tas 7015	Current Service Station
295 Cambridge Road, Mornington Tas 7018	Motor Mechanics
11a Howrah Road, Howrah Tas 7018	Current Service Station
3 Cambridge Road, Bellerive Tas 7018	Ken Vance Motor Mechanics
2 Rosny Hill Road, Rosny Park Tas 7018	Current Service Station
29 Bridge Street, Richmond Tas 7025	Current Service Station
2 Howrah Road, Howrah Tas 7018	Current Service Station
42 Sugarloaf Road, Risdon Vale Tas 7016	Current Service Station
26 Lincoln Street, Lindisfarne Tas 7015	Historic Service Station, No Record Of Remediation
221 Clarence Street, Howrah Tas 7018	Historic Service Station, No Record Of Remediation
25 Cambridge Road, Bellerive Tas 7018	Historic Service Station, No Record Of Remediation
31 Cambridge Road, Bellerive Tas 7018	Historic Service Station, No Record Of Remediation
169 Cambridge Road, Warrane Tas 7018	Historic Service Station, No Record Of Remediation
96 Clarence Street, Bellerive Tas 7018	Historic Service Station, No Record Of Remediation
62 Cambridge Road, Bellerive Tas 7018	Historic Dry Cleaners - Unknown Storage
17 Gordons Hill Road, Bellerive Tas 7018	Historic Fuel Storage
395 Pass Road, Cambridge Tas 7170	Underground Storage Below Workshop
8 Schouten Place, Warrane Tas 7018	Historic Fuel Storage
415 Flagstaff Gully Road, Lindisfarne Tas 7015	Fuel Holding Tanks/Cement Plant/Quarry Site
151 East Derwent Highway, Lindisfarne Tas 7015	Current Service Station
10 Electra Place, Mornington Tas 7018	Historic Depot
90 Rosny Esplanade, Rosny Tas 7018	Waste Water Treatment Plant
91 Droughty Point Road, Rokeby Tas 7019	Waste Water Treatment Plant/Night Soil Disposal
78 Surf Road, Seven Mile Beach Tas 7170	Waste Water Treatment Plant
40 Commercial Road, Richmond Tas 7025	Waste Water Treatment Plant
417 Pass Road, Cambridge Tas 7170	Wood Yard
301 Cambridge Road, Mornington Tas 7018	Wood Yard
42 Scotts Road, Risdon Vale Tas 7016	Wood Yard
1a Ford Parade, Lindisfarne Tas 7015	Motor Yacht Club Marina
19 Otago Bay Road, Otago Tas 7017	Boat Wrecks
7 Backhouse Lane, Cambridge Tas 7170	Historic Railway Point\Historic Fuel Storage
4 Napier Street, Geilston Bay Tas 7015	Historic Sawmill/Fuel Storage
1 Gordons Hill Road, Bellerive Tas 7018	Current Service Station
570 South Arm Road, Lauderdale Tas 7021	Historic Tip Site

165 Mornington Road, Mornington Tas 7018	Uncontrolled Land Fill Site/Wood Yard
438 South Arm Road, Lauderdale Tas 7021	Historic Greenhouses - Asbestos Identified
123 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
506 South Arm Road, Lauderdale Tas 7021	Uncontrolled Land Fill - See Report A1046710
9 Palloona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
121 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
88 Mornington Road, Mornington Tas 7018	Structure And Metal Fabrications
60 Debomfords Lane, Geilston Bay Tas 7015	Land Fill/Marina
191 George Street, Dulcot Tas 7025	Uncontrolled Land Fill - Tyres
10b Bangalee Street, Lauderdale Tas 7021	Current Service Station
1 Lewis Avenue, Seven Mile Beach Tas 7170	Current Service Station
3 Holyman Avenue, Cambridge Tas 7170	Current Service Station
263 Kennedy Drive, Cambridge Tas 7170	Current Service Station
16 Lincoln Street, Lindisfarne Tas 7015	Historic Service Station, No Record Of Remediation
102 Kennedy Drive, Cambridge Tas 7170	Historic Service Station, No Record Of Remediation
57 South Arm Road, Rokeby Tas 7019	Historic Service Station, No Record Of Remediation
167 Derwent Avenue, Lindisfarne Tas 7015	Historic Service Station, No Record Of Remediation
1/20 Mornington Road, Mornington Tas 7018	Historic Fuel Storage/Wood
104 Mornington Road, Mornington Tas 7018	Historic Fuel Storage - Notified By Dpiwe
6 Bangalee Street, Lauderdale Tas 7021	Current Bus/Transport Depot/Fuel Storage - Notified By Dpiwe
3507 South Arm Road, South Arm Tas 7022	Fuel Storage - Notified By Dpiwe
59 South Arm Road, Rokeby Tas 7019	Historic Service Station, No Record Of Remediation
18 Flagstaff Gully Road, Lindisfarne Tas 7015	Historic Service Station, No Record Of Remediation
127 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
56 Kings Road, Cambridge Tas 7170	Excessive Sump Oil Dumped On Site - Notified By Epa
271 Colebrook Road, Richmond Tas 7025	Gravel Quarry
80 Flagstaff Gully Link Road, Warrane Tas 7018	Pistol Club Rifle Range
125 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
18 Wentworth Street, Bellerive Tas 7018	Historic Quarry Site/Waste Water Disposal/Land Fill/Fuel Storage
178 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/176 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3/176 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1 Palloona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
99 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
99b Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
99a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
103 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination

105 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
4 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1/3a Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/3a Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1/1 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/1 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3/1 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
64 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
77 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
77a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
77b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
56 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
58 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
58a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
58b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
58c Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
2 Palloona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
133 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
131 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1/115 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/115 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3/115 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
117 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
119a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
119 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
7 Palloona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
174 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
174a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
172a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1/172 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/172 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
170 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
1/168 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/168 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3/168 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
4/168 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
166 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
164 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
164a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
162 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
162a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
160 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
7 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination

9 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
4 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
6 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
8 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
18 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
20 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
22 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
10 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
12 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
14 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
59a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
59 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57e Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57c Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57d Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
55 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
53a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
53 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
51 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
49 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
47 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
45a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
45 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
43 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57f Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
57g Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
61 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
63 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
65 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
67 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
69 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
71 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
73 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
73a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
75 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
79 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
81 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
81a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
83 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
87 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
85 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
85a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination

87a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
89 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
101 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
101a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
5 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
107 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
109 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
111 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
113 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
60 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
62 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
62a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
70 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
72 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
74 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
76 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
84 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
84a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
84b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
86 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
86a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
86b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
88 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
88a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
88b Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
90 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
90a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
94 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
96 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
98 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
100 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
1/158 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2/158 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
3/158 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
154 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
152 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
150 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
144 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
142 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
140 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
140a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
140b Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
138 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
136 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
134 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination

148 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
132 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
130 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
128 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
128a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
124 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
122 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
118 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
116 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
114 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
112 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
110 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
108 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
106 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
104 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
102 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
68 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
66 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
66a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
50 Geilston Bay Road, Geilston Bay Tas 7015	Nyrstar Soil Contamination
50a Geilston Bay Road, Geilston Bay Tas 7015	Nyrstar Soil Contamination
78 Geilston Bay Road, Geilston Bay Tas 7015	Nyrstar Soil Contamination
76 Geilston Bay Road, Geilston Bay Tas 7015	Nyrstar Soil Contamination
120 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
91 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
91a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
93 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
95 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
95a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
97 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
97b Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
97a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
38 Geilston Bay Road, Geilston Bay Tas 7015	Nyrstar Soil Contamination, Historic Fertiliser Plant
8/476 South Arm Road, Lauderdale Tas 7021	Historic Service Station - See Report From C Potter On File
92a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
78 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
9 Ambleside, Lindisfarne Tas 7015	Nyrstar Soil Contamination
156 Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
174 Clarence Street, Bellerive Tas 7018	Current Service Station
4/27 South Arm Road, Rokeby Tas 7019	Current Service Station
2/42 South Arm Road, Rokeby Tas 7019	Current Service Station
528 South Arm Road, Rokeby Tas 7019	Current Service Station
37 Bridge Street, Richmond Tas 7025	Current Service Station

26 Wellington Street, Lindisfarne Tas 7015	Historic Service Station, No Record Of Remediation
526 Pass Road, Cambridge Tas 7170	Historic Service Station, No Record Of Remediation
3139 South Arm Road, South Arm Tas 7022	Current Service Station
11 Palooona Street, Lindisfarne Tas 7015	Nyrstar Soil Contamination
92 Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
16 Granville Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
100a Derwent Avenue, Geilston Bay Tas 7015	Nyrstar Soil Contamination
160a Derwent Avenue, Lindisfarne Tas 7015	Nyrstar Soil Contamination
2 Pier Road, Opossum Bay Tas 7023	Current Service Station
21 Mornington Road, Mornington Tas 7018	Millingtons Funeral Home
380 Flagstaff Gully Link Road, Mornington Tas 7018	Historic Tip Site
1 Tianna Road, Lindisfarne Tas 7015	Nyrstar Soil Contamination
6/76 Mornington Road, Mornington Tas 7018	Auto Wreckers
1 Cremorne Ave, Cremorne Tas 7024	Historic Service Station
1/73 Droughty Pt Road, Rokeby Tas 7016	Automotive Workshop/Boat Yard/Historic Wood Yard
26/73 Droughty Pt Road, Rokeby Tas 7016	Steel Fabrication Workshop/Historic Wood Yard
2/73 Droughty Pt Road, Rokeby Tas 7019	Steel Fabrication Workshop/Historic Wood Yard
23/73 Droughty Pt Road, Rokeby Tas 7016	Historic Engineering Workshop
25/73 Droughty Pt Road, Rokeby Tas 7016	Historic Wood Yard/Historic Engineering Workshop
4/73 Droughty Pt Road, Rokeby Tas 7016	Automotive Workshop
7/73 Droughty Pt Road	Deep Sea Oil Manufacturers
5/73 Droughty Pt Road, Rokeby Tas 7016	Workshop
6/73 Droughty Pt Road	Deep Sea Oil Manufacturers
24/73 Droughty Pt Road, Rokeby Tas 7016	Historic Workshop
3/73 Droughty Pt Road	Glass Processing - Southern Glazing
8/73 Droughty Pt Road, Rokeby Tas 7016	Waste Handling And Transfer Facility - Tox Free
6 McIntyre Street, Mornington Tas 7018	Scrapyard/Recycling Facility
122c Mornington Road, Mornington Tas 7018	Concrete Plant/Landfill
124 Mornington Road, Mornington Tas 7018	Garden Supplies/Landfill
19 Jannah Court, Mornington Tas 7018	Historic ??
116 Mornington Road, Mornington Tas 7018	Bowser And Tank
41 Mornington Road, Mornington Tas 7018	Landfill
4/29 Mornington Road, Mornington Tas 7018	Iron
1/29 Mornington Road, Mornington Tas 7018	Iron
2/29 Mornington Road, Mornington Tas 7018	Iron
1215 Acton Road, Cambridge Tas 7170	Cambridge Sand - Workshop Facilities
36 Debomfords Lane, Geilston Bay Tas 7015	Land Fill
300 Bicheno Street, Clifton Beach Tas 7020	Pistol Range
40 Kangaroo Bay Drive, Rosny Park, Tas 7018	Historic Railway Yard
9 Electra Place, Mornington Tas 7018	Glazing Services

11.3 Clarence LPS SSQ's

CLA -Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
CLA-SSQ- 1	936 Oceana Drive, Tranmere	CT 154826/1, CT 164947/200, CT 173670/1 CT 136675/2, CT 136675/3, CT 136675/4, CT 136675/5, CT 136675/6 & CT 173546/102	Resource Development permitted – ‘Only if for agricultural use and it does not involve the construction of any agricultural buildings. Resource Development discretionary — ‘Except if permitted and only if for agricultural use’	22.2
CLA-SSQ- 2	126 Mornington Road, Mornington	CT 135388/0, CT 135388/1 & CT 135388/2	Extractive Industry discretionary — Only for mining lease 1348P/M	19.2