

Woodbridge – N Knight and T Silvester







Response to our representation from Council

Representation 63 and 123 Matters raised in representation The representations raise concerns about the application of the RZ at [REDACTED], Woodbridge, and its potential impact on future development, particularly in relation to Crown access arrangements. It also questions why the RLZ was not considered as an alternative. Page 45 Planning Authority response The standard provisions of the RZ require that new dwellings be located on lots with frontage and access to a road maintained by a road authority. Where this is not possible, the performance criteria allow for legal access via a right of carriageway to such a road. This requirement also applies to access across Crown land. Any request for changes to this provision is best addressed through the review of the SPPs, and Council has formally requested that the State Planning Office consider this issue as part of that process. The land is currently zoned Environmental Living under KIPS2015. The LCZ was proposed for the site under the 2019 version of the draft LPS, which was then changed to the RZ in the 2024 version of the draft LPS that was exhibited. The application of the RLZ is not supported, as it does not satisfy criterion RLZ 2 of the State Government's LPS Guidelines. Applying the RLZ would also result in spot zoning, which is considered inappropriate. Furthermore, the STRLUS does not support the creation of new rural residential settlements, though it does encourage the consolidation of existing ones. Recommendation to TPC No change is recommended to the RZ in this report as a result of the representation.

Zone application guidelines referring to RLZ2

Zone Application Guidelines

- RLZ 1 The Rural Living Zone should be applied to:
- (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or
 - (b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,
- unless RLZ 4 below applies.
- RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:
- (a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or
 - (b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.
- RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on :
- (a) a reflection of the existing pattern and density of development within the rural living area; or
 - (b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

Tasman Council comparison chart Part 1

Overview of variations between existing Interim Planning Scheme (IPS) and Statewide Planning Scheme (SPPs)								
(+ indicates a new element in the SPP in comparison to the IPS								
(-) indicates an element of the IPS that has been removed in the SPP								
Zones (Existing IPS)	Zones (SPP equivalent)	Use Table	Use Standard	Height	Setback	Other development standards	Subdivision	Comments
Low Density	Low Density	(+) consulting room, medical centre, & similar	(+) General clause for all discretionary uses	No change	Front setback increased from 4.5m to 8m	(+) residential density for multiple dwellings of 1500m2 if serviced, 2500m2 if unserviced with discretion to 1200m2 and 2000m2 respectfully	(-) public open space design consideration	Anticipate increased number of discretionary developments given new setback provisions, many of which will be unnecessary
						(-) internal lot standard		
		(+) Primary & high schools	(-) noise level standard (managed by hours of operation)		Side setback increased from 1.5m to 5m	(-) north facing window	Minimum lot size increased from 1000m² to 1500m² (1200m² under performance criteria)	
		(+) food services (excluding a take-away)				(-) garage width standards		
		(+) local shop				(-) privacy standard (note new side setback)		
(+) multiple dwellings								
Zones (Existing IPS)	Zones (SPP equivalent)	Use Table	Use Standard	Height	Setback	Other development standards	Subdivision	Comments
Rural Living	Rural Living	Agriculture is permitted rather than discretionary	(-) noise level standard (managed by hours of operation)	No change	Side setback decreased from 20m to 10m (-) 100m setback to EMZ	Site cover increased from 375m² to 400m²	Minimum lot size is 1ha, 2ha, 5ha or 10ha. Was a standard 1ha under IPS.	Zone is a combination of Rural Living and Environmental Living zones from interim planning scheme, hence approach to minimum lot size
		(+) local shop				(-) cut and fill standard		
		(+) food services up to 200m²				(-) light reflectance value standard	(-) public open space design consideration	
		(-) manufacturing and processing				(-) outbuilding standard	(-) internal lot standard	
		(+) tourist operation				(-) avoid native vegetation and skylines		
Zones (Existing IPS)	Zones (SPP equivalent)	Use Table	Use Standard	Height	Setback	Other development standards	Subdivision	Comments
Environmental Living	Rural Living	(+) veterinary centre			10m, reduced from 30m	Site cover increased from 300m² to 400m²	Was 10ha – 10ha can be specified	The Rural Living Zone does not provide a

Tasman Council Comparison Chart Part 2

	The environmental living zone has been deleted	(+) animal breeding & boarding (+) food service (+) local shop (+) resource processing (+) vehicle fuel sales and service	(-) noise level standard (managed by hours of operation)	8.5m, was 7.5m		(-) cut and fill standard (-) light reflectance value standard (-) outbuilding standard (-) standard to avoid native vegetation and skylines	in the Rural Living Zone	standard for tree removal and works on the skyline/ridgeline. For areas once zoned Environmental Living this is a significant change.
Zones (Existing IPS)	Zones (SPP equivalent)	Use Table	Use Standard	Height	Setback	Other development standards	Subdivision	Comments
Village Zone	Village Zone	More uses are permitted, rather than discretionary, including:	(+) general non-residential use standard	no change	side setback increased from 2m to 3m	(-) building design standard	(-) public open space design consideration	
		business and professional services, community meeting, food services and general retail & hire	(-) noise level standard				(-) internal lot standard	

Tasman Council Comparison Chart part 3

Zones (Existing IPS)	Zones (SPP equivalent)	Use Table	Use Standard	Height	Setback	Other development standards	Subdivision	Comments	
Rural Zone	Rural Resource Zone	Permitted status for		Height increase d to 12m from 10m					
Note: this is largely a new zone for where 'agricultural use is limited or marginal'		(+) veterinary centre, agribusiness office	(+)use standard that use requires rural location for operation reasons		Front setback reduced from 20m to 5m				
		(+) animal breeding & boarding					(-) boundary reorganisation standard		
		(+) emergency services	(+) discretionary use standard addressing scale of use and infrastructure capacity		(-) 100m setback to EMZ	(-) cut and fill standard			
		(+) extractive industry				(-) light reflectance value	(+) excise existing dwellings & visitor accomm.		
		(+) food services associated with agricultural use				(-) plantation forestry standard			
		(+) general retail & hire if associated with agricultural use	(-) sensitive use standard		Side setback reduced from 50m to 5m	(-) standard to avoid native vegetation and skylines	(-) subdivision of heritage places		
		(+) manufacturing & processing ass. with extraction industry	(+) discretionary use standard addressing protection of agricultural land			(+) new standard requiring dwellings to have right of way frontage - prohibits dwellings relying on Crown reserved roads	Discretion to consider lots less than 40ha if required for rural use		
		(+) research & development							
		(+) resource processing							
		(+) storage							
		Discretion. status for:	(+) discretionary use standard addressing adjoining uses						
		(+) business & professional services							
		(+) community meeting & entertainment							
		(+) food services - any							
		(+) general retail & hire - any							
		(+) manufacturing & processing - any							
Zones (Existing IPS)	Zones (SPP equivalent)	Use Table	Use Standard	Height	Setback	Other development standards	Subdivision	Comments	
Significant Agricultural	Agriculture	Permitted status for:	(+) discretionary use standard ensuring use is requires rural location for operation reasons	Height increase d to 12m	Front setback reduced from 20m to 5m	(+) new standard requiring dwellings to have right of way frontage - prohibits	Minimum lot size reduced from no subdivision of any kind to no		

Tasman Council Comparison Chart Part 4

Zones (Existing IPS)	Zones (SPP equivalent)	Use Table	Use Standard	Height	Setback	Other development standards	Subdivision	Comments	
Landscape Conservation	Nil	NPR / Permitted uses are passive recreation, natural & cultural values management, minor utilities and additions to dwellings	Use standards for:	Is 6m	Front setback of 10m	(+) new standard requiring dwellings to have right of way frontage - prohibits dwellings relying on Crown reserved roads	Minimum lot size of 50ha with discretion to 20ha		
		Discretionary uses are:	Hours - for some uses		Side setback of 20m	(+) Light reflectance value			
		community meeting & entertainment	Visitor accommodation			(+) Site coverage of 400m ²			
		Animal breeding & boarding	For all discretionary uses						(+) Design standard for avoid native vegetation and skylines
		Emergency services							
		Food services up to 200m ²							
		General retail & hire associated with tourist operation							
		Single dwelling							
		Resource development							
		Outdoor recreation area							
		Tourist operation							
		Visitor accommodation							

Tasmanian Planning Scheme

Comparison of selected zones

Kingborough

The information below relates to Planning Permit requirements only. It does not affect separate requirements under the Building Act 2016.

	Environmental Living Zone (ELZ)	Landscape Conservation Zone (LCZ)	Rural Living Zone (RLZ)	Kingborough Bushland and Coastal Living Zone
	Not available in the Tasmanian Planning Scheme			(Particular Purpose Zone)
Zone Purpose	Provides for residential and other uses and development in areas that have natural and landscape values.	Focuses on landscape protection and allows other compatible uses (including residential uses).	Supports rural-residential use, but it provides more scope for other land uses. The purpose includes the retention of natural and landscape values; however, there are no controls in the zone code.	Provides for residential use and development in a manner that balances residential amenity with natural and landscape values in a bushland and coastal setting. Also provides non-residential use or development that is compatible with the residential amenity, natural and landscape values in a bushland or coastal setting.
No Permit Required Uses (The No Permit status can only be maintained if all applicable 'Acceptable Solutions' are met in relevant zones and codes).	Natural and cultural values management, passive recreation, minor utilities (underground), home-based childcare.	Natural and cultural values management, passive recreation.	Natural and cultural values management, passive recreation, single dwelling, grazing, minor utilities.	Natural and cultural values management, passive recreation and single dwelling (only if in a building area on a sealed plan otherwise permitted).
Permitted Uses (The Permitted status can only be maintained if all applicable 'Acceptable Solutions' are met in relevant zones and codes).	Single dwelling, home-based business, visitor accommodation.	Single dwelling (only if within building area on a sealed plan otherwise discretionary), home-based business, minor utilities.	Home-based business, visitor accommodation.	Single dwelling, home-based business, minor utilities and visitor accommodation.
Discretionary Uses (It means that a Planning permit application is required. If it fails to meet the status of No Permit or Permitted).	Churches, craft centres, public halls, fire station, café/restaurant (limited to listed properties), crop production on cleared land, tourist operations (limited to listed properties), other	Community Meeting and Entertainment if for a place of worship, art and craft centre or public hall, Domestic Animal Breeding, Boarding or Training, Emergency services, Food services	Business and Professional Services if for a veterinary, Community Meeting and Entertainment if for a place of worship, art and craft centre or public hall, Domestic Animal Breeding, Boarding or Training, Education and	Place of worship, arts and craft centre, public hall, domestic animal breeding, boarding or training if on predominantly cleared land, emergency services, food services (<200m ²), general retail and hire if associated

	Environmental Living Zone (ELZ)	Landscape Conservation Zone (LCZ)	Rural Living Zone (RLZ)	Kingborough Bushland and Coastal Living Zone
	Not available in the Tasmanian Planning Scheme			(Particular Purpose Zone)
	utilities (not listed as NPR).	(limited to 200sqm), General Retail and Hire if for a Tourism Operation. Residential if for a single dwelling. Resource Development if not for intensive animal husbandry or plantation forestry, Sports and recreation if for an outdoor recreation facility, Tourist Operation, Utilities, Visitor Accommodation	Occasional Care if for a childcare centre, primary school or existing respite centre, Emergency services, Food services (limited to 200sqm), General Retail and Hire for primary produce sales, sales related to Resource Development or a local shop, Manufacturing and Processing if for alteration or extension to existing Manufacturing and Processing plants, Resource Development if not for intensive animal husbandry or plantation forestry or not listed as NPR, Resource Processing if not for an abattoir, animal sales yard or sawmilling, Sports and recreation if for an outdoor facility, Utilities if not listed NPR, Vehicle Fuel Sales and Service.	with an existing use, agriculture use, crop production or grazing on predominantly cleared land, resource processing if not for an abattoir, animal sales yard, fish processing or sawmilling, tourist operation associated with an existing use and utilities (not listed no permit required).
Visitor Accommodation Controls	Must be in existing building, max 160m ² . Discretionary considerations are available under the performance criteria and are primarily focused on residential amenity.	Must be in an existing building, max 300m ² . Discretionary considerations are available under the performance criteria and are primarily focused on the protection of landscape values.	Must be in an existing building, max 200m ² . Discretionary considerations are available under the performance criteria and are primarily focused on the protection of residential amenity.	Must be in an existing building, max 200m ² . Discretionary considerations are available under the performance criteria and focused on compatibility with the residential amenity, natural and landscape values in a bushland or coastal setting.
Natural and Landscape Values when considering new uses	Not stated in a specific discretionary clause, but all use and development must generally respond to natural or landscape values as per the zone purpose and design provisions.	Discretionary uses must be compatible with landscape values, considering the nature, scale and extent of the use, and measures to minimise or mitigate impacts.	Discretionary use must not cause an unreasonable loss of amenity to adjacent sensitive uses, but landscape impact is not a required consideration.	Discretionary use must be compatible with the residential amenity, natural and landscape values in a bushland or coastal setting.
Minimum Lot Size	There are no minimum lot size requirements, but density controls apply – 1 lot per 10ha and 1 per 20ha on Bruny Island.	Minimum lot size requirement of 50ha with the possibility of creating smaller lots but not less than 20ha.	Minimum lot size requirement depends on the zone subcategory: Area A = 1ha, Area B = 2ha, Area C = 5ha, and	Minimum lot size requirement of 10ha or 1 lot per 10ha under the discretionary provisions.

Question without notice to Council 18/08/2025

10.3 Section 35F Report

At the Council meeting on 18 August 2025, **Ms Natisha Knight** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

My question is about rural zoning and the ability to build a house under that zone. The planning scheme requires that it needs to be accessed by a publicly maintained road. If it relies on Crown land for access, it states that, under my understanding, that you cannot build, because that's not fronting publicly maintained road. However, in the response to my submission, it is stated that all you need is access to the property?

Officer's Response:

The access provisions under the Rural Zone are State-wide, with the 'Acceptable Solution' requiring that any new dwelling be located on a lot with frontage and access to a road maintained by a road authority.

Where this requirement cannot be met, an assessment must be made against the relevant Performance Criteria. These criteria appear to assume the existence of a permanent legal right of access, such as through the purchase of a Crown Road reserve or the establishment of an access easement on title. However, Council understands that securing such arrangements may not always be feasible, creating a potential barrier to otherwise appropriate development.

Council has contacted the State Planning Office in this regard, and the response is that the requirements for building a new house in the Landscape Conservation Zone, Rural Zone and Agriculture were specifically included in the State Planning Provisions (SPPs) to ensure people have ongoing (in perpetuity) legal access to their land from a public road before making substantial investments like constructing a house. It is based on a similar requirement in the former Launceston Interim Planning Scheme 2015.

There is an opportunity to consider alternative wording/requirements for this issue through the SPPs review, which is being managed by the State Planning Office. Council does not have an ability to make any changes to the provisions of those parts of the Scheme.

Adriaan Stander, Senior Strategic Planner

Response from State Growth re Rural Zone/Crown Road

RE: Rural zoning

From Sean McPhail [REDACTED]
Date Tue 19/08/2025 2:49 PM
To natisha knight [REDACTED]
Cc State Planning Office Shared Mailbox <SPO@stateplanning.tas.gov.au>

Dear Natisha,

Thank you for seeking clarification on the requirements in the Rural Zone.

The requirement that you refer to which manages access to properties in the Rural Zone is currently applicable in the Tasman municipality and all other areas of the State that are operating the Tasmanian Planning Scheme.

The requirement applies if a proposal is made for a new dwelling in the Rural Zone and aims to ensure there is suitable legal vehicular access to the land. It doesn't apply to existing dwellings or any other proposed developments. Compliance with this requirement requires either direct frontage to a public road or legal access by an appropriate right of carriageway. I understand a right of carriageway is unable to be granted over Crown reserved roads. Below is a copy of requirement as stated in the planning scheme for your reference:

Email response from Director of Environment Development and Community to KLUB inbox 17/03/2026 page 1

Dear Alison,

I would like to apologise again for not providing this advice more promptly and appreciate your patience while we have been working through a number of concurrent priorities.

Thank you for your ongoing questions to assist landowners about access requirements under the Tasmanian Planning Scheme. The information below is provided based on advice received from the State Planning Office (SPO), Natural Resources and Environment Tasmania (NRE), and discussions with other councils managing similar issues.

Under the Interim Planning Scheme, some properties have been able to pursue a dwelling by relying on a licence over a Crown Road reserve. Under the Tasmanian Planning Scheme, however, new dwellings in certain zones must have lawful and permanent access to a public road in perpetuity. This requirement is set out in sections 20.4.3, 21.4.3 and 22.4.3 of the State Planning Provisions. A licence over a Crown Road reserve does not meet this requirement, as it is temporary and does not provide a permanent legal right of access.

Advice from NRE confirms that access over Crown land is generally considered in two ways:

- **Licences** – These are relatively quick and inexpensive to obtain, but they are temporary and cannot be relied upon to demonstrate permanent access for development approval under the planning scheme.
- **Easements (rights of way)** – These provide permanent, property-based access, but they are costly and time-consuming. NRE has advised that costs typically start at around \$25,000 and that the process can take 12 to 18 months to complete.

NRE has advised that applicants are usually referred back to Council early to confirm access requirements, so it is clear whether a licence is sufficient (for example where it's not a house that is proposed) or whether a permanent easement is required. Many landowners are not aware of this until well after purchasing land. They have also advised that they will try in all situations to make access available if it is possible.

Whether an easement can be granted over Crown land is assessed by the Crown on a case-by-case basis and is not guaranteed. While NRE will attempt to facilitate access where possible, there are situations where this cannot occur. These include cases where:

- the Crown land tenure does not allow easements (for example, land managed under the *Nature Conservation Act 2002*),
- physical barriers such as rail corridors prevent continuous access, or
- limited corridor widths or competing access demands create constraints.

Email response from Director of Environment Development and Community to KLUB

inbox 17/03/2026 page 2

NRE has also highlighted practical challenges for landowners, including uncertainty around driveway widths due to bushfire requirements, and situations where easements have been purchased to meet planning requirements only for the reserved road to later become a public road.

It is important to note that existing approved development on properties with crown a licensed access that are proposed for these zones will not have the requirement imposed retrospectively.

Council is aware that these issues are not unique and are being experienced by other rural and regional councils across Tasmania, particularly where historical access has relied on Crown Road reserves. Council is required by legislation to assess all development applications against the planning scheme, including the requirement for lawful and permanent access. Where this requirement is not met, Council's discretion is limited. As Council has not yet transitioned to the new Scheme, we have not been able to consider this requirement in practice and are therefore limited in the level of detailed guidance we can currently provide. We can confirm that Council's position will be that, where this issue arises, we will examine all compliant options available to an applicant, with the aim of supporting the most straightforward and least onerous pathway.

Council continues to work with the SPO, NRE and other councils to seek clearer and more workable guidance, and the advice received from NRE has been forwarded to the State Planning Office for consideration as part of its review of the State Planning Provisions. Council has also provided this advice to the Tasmanian Planning Commission. It is Council's understanding that access requirements are not generally considered as part of zoning applications under the relevant guidelines, but that access constraints may be more appropriately noted in precinct-based zoning decisions.

Ultimately, these matters are for the State and the Commission to consider.

Question without notice by Mr Hodson on the 4th May – the first official acknowledgement from council page 1

9 QUESTIONS ON NOTICE FROM THE PUBLIC

9.1 CROWN ROAD ACCESS

At the Council meeting on 4 May 2026, **Mr Joel Hodson** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

I don't think anything was ever publicly provided through Council meetings regarding when you received information and then were going to forward it on post the Irenelnc report? I know the stuff went to Klub but I don't think anything ever was answered here to my question regarding that? To do with that I wonder if there is within the performance criteria of the various zones that are affected, the language can be quite vague and uncertain for residents. It suggests having regard to which to me reads quite subjectively. Can Council give some indication of how you will look at this issue upon a development application being handed in to Council?

Officer's Response:

Please refer to previous responses on this matter in Council agendas dated 20 October 2025, 3 November 2025 and 2 February 2026. In addition to those responses, further information is provided below, which was also shared with the President of the Kingborough Land Users Body on 17 March 2026. This information is based on advice received from the State Planning Office (SPO), Natural

Resources and Environment Tasmania (NRE), and discussions with other councils managing similar issues. The advice received from NRE was forwarded by Council in January 2026 to the Tasmanian Planning Commission as well as to the State Planning Office for consideration as part of the review of the State Planning Provisions.

Under the Tasmanian Planning Scheme, new dwellings in certain zones (specifically the Rural, Agriculture and Landscape Conservation Zones) must have lawful and permanent access to a public road. This requirement, set out in Sections 20.4.3, 21.4.3 and 22.4.3 of the State Planning Provisions of the Tasmanian Planning Scheme, is intended to ensure that every new dwelling has safe and reliable access.

The simplest way to meet this requirement is for the property to directly front a council-maintained road, which results in automatic compliance. Where this is not possible, access may instead be provided via a right of carriageway (for example, a shared driveway over another property or access across a Crown road reserve).

A key change from the Kingborough Interim Planning Scheme 2015 is the stronger emphasis on permanence. Previously, some developments relied on licences over Crown road reserves, however these arrangements are temporary and do not provide a secure, ongoing right of access. The Tasmanian Planning Scheme now requires access to be permanent, ensuring long-term certainty and functionality.

Council is aware that many potentially affected landowners have concerns about this matter and is keen to better understand how access over Crown roads will be assessed and managed in practice, particularly in relation to ensuring that any such access can meet the requirement for lawful and permanent arrangements under the Tasmanian Planning Scheme. The NRE is responsible for access arrangements over Crown land, and advice from the Department indicates that access over Crown land is generally considered in two ways:

- Licences – These are relatively quick and inexpensive to obtain, but they are temporary and cannot be relied upon to demonstrate permanent access for development approval under the planning scheme.
- Easements (rights of way) – These provide permanent, property-based access, but can be costly and time-consuming.

NRE has advised that applicants are usually referred to Council early to confirm access requirements, so it is clear whether a licence is sufficient (for example where it's not a house that is proposed) or whether a permanent easement is required. Many landowners are not aware of this until well after purchasing land. They have also advised that they will try in all situations to make access available if it is possible.

Whether an easement can be granted over Crown land is assessed by the Crown on a case-by-case basis and is not guaranteed. While NRE will attempt to facilitate access where possible, there are situations where this cannot occur. These include cases where:

- the Crown land tenure does not allow easements (for example, land managed under the *Nature Conservation Act 2002*),
- physical barriers such as rail corridors prevent continuous access, or
- limited corridor widths or competing access demands create constraints.

NRE has also highlighted practical challenges for landowners, including uncertainty around driveway widths due to bushfire requirements, and situations where easements have been purchased to meet planning requirements only for the reserved road to later become a public road.

It is important to note that existing approved development on properties with crown a licensed access that are proposed for these zones will not have the requirement imposed retrospectively.

Council is aware that these issues are not unique and are being experienced by other rural and regional councils across Tasmania, particularly where historical access has relied on Crown Road reserves. Council is required by legislation to assess all development applications against the planning scheme, including the requirement for lawful and permanent access. Where this requirement is not met, Council's discretion is limited. As Council has not yet transitioned to the new Scheme, we have not been able to consider this requirement in practice and are therefore limited in the level of detailed guidance we can currently provide. We can confirm that Council's position will be that, where this issue arises, we will examine all compliant options available to an applicant, with the aim of supporting the most straightforward and least onerous pathway.

In accordance with the applicable guidelines for assessing the draft LPS, it is Council's understanding that specific access requirements under the State Planning Provisions are not a consideration in assessing or determining zoning. However, access constraints may be more appropriately considered through precinct-based zoning decisions. Notwithstanding this, the advice received from NRE, and the concerns raised by landowners have been provided to the Tasmanian Planning Commission by Council to ensure they are understood. Representors will also have the opportunity to raise this matter directly with the Commission at hearings. The above information will also be sent in the Kingborough LPS email newsletter.

For clarity, factors (a)–(h) listed in the performance criteria for access standards in the relevant zone provisions do not relate to whether access is legal, but to its appropriateness for the proposed development and access design requirements. This will need to be assessed on a case-by-case basis. Where relevant and appropriate, supporting advice, standards and guidelines - including those relating to road construction, road widths, and emergency service access requirements - will be considered as part of this assessment.

Council encourages community members to arrange a meeting with a planning officer or to seek independent planning advice for technical planning matters such as this, as these issues are often best explained through discussion where further explanation can be provided at the time if requested.

Deleaze Chetcuti, Director Environment, Development & Community Services

Pelverata-Kaoota mapping from Huon Irene Inc Densification study

6.21 Cluster Map 21 – Pelverata / Kaoota

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

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

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

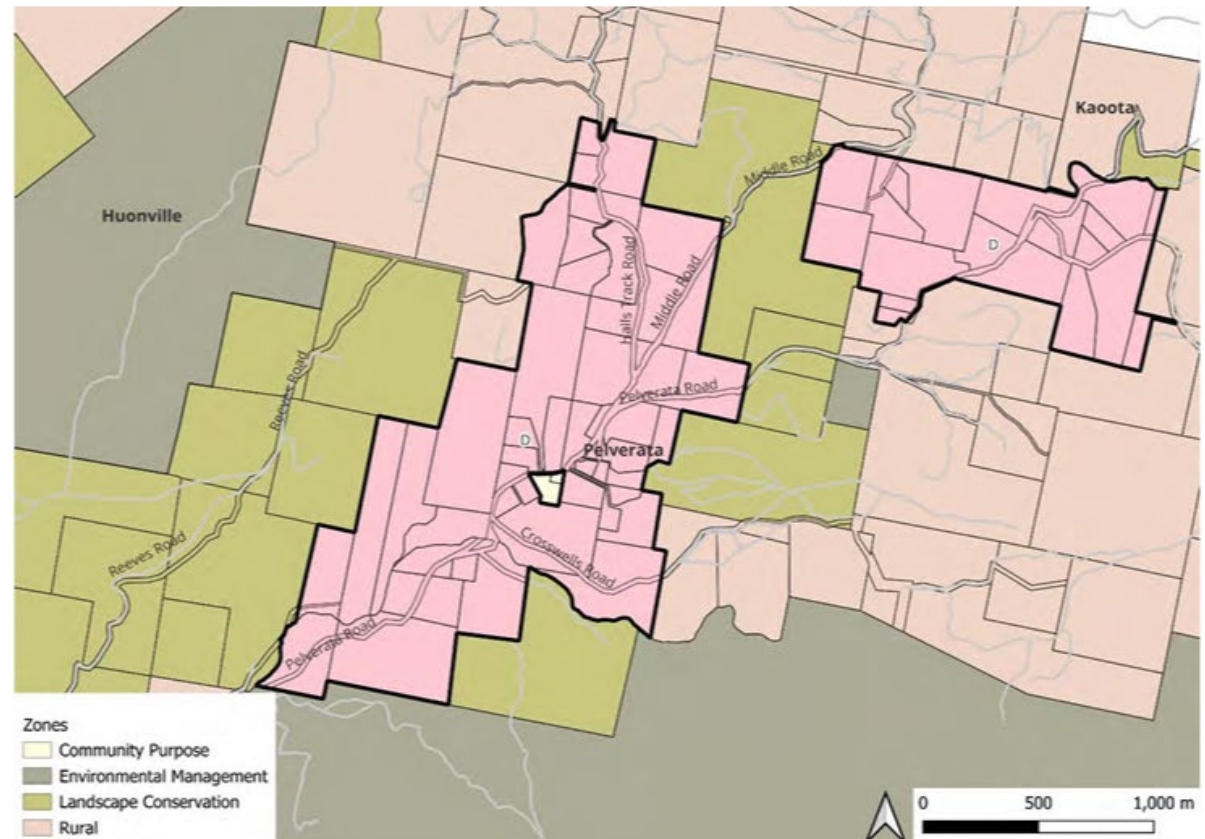


Figure 90: Location Plan with Zones

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

7.4 Existing Rural Living Zone D Areas

There are 525 properties within Rural Living Zone D areas, with a total area of some 1862.64ha including 16 properties that could currently potentially be subdivided, as follows:

Location	Number of Properties	Area (ha)	Average lot size (ha)	Number of properties >16ha	Cluster Map Ref.
Brooks Bay	33	71.95	2.18	0	23 / 28
Cradoc	33	82.63	2.50	0	3
Franklin	58	171.23	2.95	0	6
Garden Island Creek	46	155.59	3.38	2	7
Glaziers Bay	13	48.62	3.74	1	3
Hastings	14	83.20	5.94	1	12
Huonville	3	41.30	13.77	2	13
Kaoota	2	30.67	15.34	1	21
Lucaston	24	80.87	3.37	0	17
Lune River	18	44.56	2.48	0	12
Mountain River	1	13.29	13.29	0	19
Nicholls Rivulet	21	64.34	3.06	0	20
Pelverata	69	339.02	4.91	3	21
Petcheys Bay	22	94.28	4.29	1	22
Police Point	57	169.09	2.97	2	23
Southport	7	103.32	14.76	3	26
Surges Bay	64	152.80	2.39	0	28
Surveyors Bay	1	3.27	3.27	0	29
Wattle Grove	39	112.61	2.82	0	22

Address	PID	Title Reference	Area (ha)	Use
			6.899	
			3.123	
			15.225	
			21.916	
			2.587	
			19.336	
			2.506	
			1.261	
			0.688	
			45.32	
			14.93	
			6.089	
			7.672	