

TASMANIAN PLANNING COMMISSION

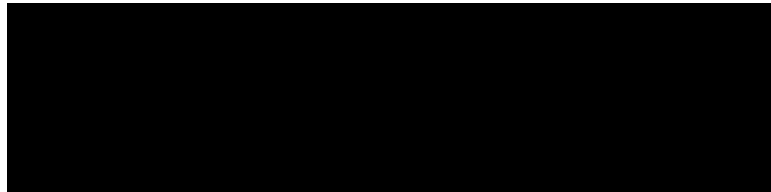


DECISION

Planning scheme	Tasmanian Planning Scheme - Flinders
Amendment	AM-2025-01 (substantially modified) – Amend the site coverage provisions of the FLI-S3.0 Coastal Areas Specific Area Plan and remove the Specific Area Plan from selected properties in Palana, Killiecrankie, Whitemark and Lady Barron
Planning authority	Flinders Council
Date of decision	23 October 2026

Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.



John Ramsay
Delegate (Chair)

Dianne Cowen
Delegate

REASONS FOR DECISION

Background

Amendment

The original draft amendment proposed to remove the FLI-S3.0 Coastal Areas Specific Area Plan (SAP) from numerous properties at:

- Killiecrankie
- Palana
- Whitemark
- Lady Barron
- Pats River (Whitemark), and
- Whitemark Airport.

The SAP would be removed from the Low Density Residential Zone at Palana, Killiecrankie, and Pot Boil Road, Lady Barron, and the Utilities Zone at Whitemark Airport. Consequential amendments would also result in the SAP being removed from the Rural Living, Landscape Conservation, Environmental Management, and Open Space zones at these locations. The amendment to remove the SAP from the area around the inland watercourses at Pats River and Samphire River would result in its removal from land zoned Low Density Residential (Bluff Road), Rural, and Landscape Conservation.

The Commission decided¹ to substantially modify the draft amendment on 15 April 2026 following a hearing into four representations received. The substantially modified draft amendment requires amendments to the written provisions of the SAP to allow the planning authority to consider a variation to the maximum site coverage requirement of 300m² specified in the Acceptable Solution at clause FLI-S3.7.2. The removal of the SAP from the land identified above remains as originally proposed, except that it would also be removed from the Bootjack Flats drain at Lady Barron.

In its decision, the Commission determined the SAP should be removed from the Bootjack Flats drain because the watercourse extended inland (and was therefore inconsistent with the purpose of the SAP).

The Commission also decided the written provisions of the SAP should be amended to include performance criteria in clause FLI-S3.7.2 Site coverage to allow development that did not comply with the maximum site coverage requirement of 300m² prescribed in Acceptable Solution A1 to be considered. The proposed performance criteria are generally consistent with clauses 7.2 (Visually Sensitive Areas) and 7.5 (Shorelines, Water Bodies and Watercourses) of the Flinders Planning Scheme 2000 upon which the SAP was based. A consequential amendment to the objective of clause FLI-S3.7.2 is also proposed to reflect the proposed performance criteria. In addition, a definition for site coverage was included in the SAP to specify that site coverage would be calculated based only on coverage of land within that part of a site where the SAP would apply.

¹ [Flinders - draft amendment AM-2025-01 - Decision and reasons 15 April 2026](#) (PDF, 697 KB)

The proposed performance criteria would require the impact of development on the natural appearance of an area to be minimised, and to not unreasonably impact the visual amenity of the coast when viewed from public roads, the foreshore, and coastal waters. The matters the planning authority would need to have regard to in its consideration include:

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

Site information

The affected properties at Palana and Killiecrankie predominantly contain existing single dwellings. Some properties, either partially or wholly within the SAP at these locations are vacant residential lots. Lots at Pot Boil Road, Lady Barron are predominantly vacant. Lots at all three locations generally have an area less than 4,000m² and are within the Bushfire-Prone Hazard Area overlay. These lots are also impacted to varying degrees by the Priority Vegetation Area, Inundation-Prone Hazard Area, and Landslip Hazard Area overlays.

The affected land at the Whitemark Airport contains airport infrastructure including part of the terminal facility and runway.

Properties adjacent to Pats River at Whitemark and Samphire River, Lady Barron (approximately 18 in number) contain a total of eight dwellings, a small amount of farm infrastructure, or are vacant.

Issues raised in representations

Seven representations were received during the public exhibition period for the substantially modified draft amendment. Several of the representors made requests for the SAP to be removed from further properties, particularly at Red Bluff, and land zoned Rural Living at Badger Corner (Lady Barron), Cooma, Blue Rocks, and Sawyers Bay. Representors otherwise made the following comments:

- the SAP would fetter and/or hinder residential use of properties
- the SAP was not required because the Rural Living Zone and Codes in the State Planning Provisions (SPPs) were sufficient to manage land use and development
- the SAP unreasonably restricted property rights
- the introduction of performance criteria for site coverage was supported

- the SAP did not acknowledge existing and naturally cleared areas of land, the topography of land, the varied shoreline, and the location of coastal features that could provide screening for buildings
- the SAP did not acknowledge buildings could be constructed in areas with limited visibility from the coast
- a broader review of the SAP was required as part of a separate process
- the arguments that supported removal of the SAP from properties in the Low Density Residential Zone also applied to the Rural Living Zone
- title boundaries could be a significant distance from high water mark, which meant the SAP would apply in areas separated from the coastline
- the proposed performance criteria lacked strategic basis and did not meet the objectives of Schedule 1 of the Act
- the definition for site coverage would result in unnecessary duplication of the definition already given in the SPPs and should be resolved through an amendment to the SPPs, and
- the performance criteria should limit site coverage to a maximum of 400m².

Planning authority's response to the representations

In response to representation 6 (Flinders Council), the planning authority recommended that either the proposed performance criteria be refused as part of the amendment, or modified to include a requirement that site coverage be limited to a maximum of 400m². The planning authority considered the proposed performance criteria could not be justified as a strategic engagement process had not been undertaken with community input to determine what the local community wants the provisions to be. In addition, the planning authority recommended the proposed performance criteria, if approved, be revised to include the words 'must not' before 'have an unreasonable impact' to clarify the requirements of the clause.

The planning authority otherwise recommended there be no other modifications to the draft amendment.

Date and place of hearing

The hearing was held on 15 September 2026 at:

- Flinders Council Chambers – 4 Davies Street, Whitemark; and
- Tasmanian Planning Commission Office, Level 3, 144 Macquarie Street, Hobart.

Appearances at the hearing

Planning authority: Ms Jacci Smith, Development Services Manager, Flinders Council

Mr Mick Purves, Strategic Planner, Flinders Council

Representors: Ms Wendy Jubb-Stoney

Dr Richard Barnes, Planning Consultant, Van Diemen
Consulting, for Wendy Jubb-Stoney

Mr Andrew Thomson

Mr Steve Rochow

Consideration of the draft amendment

1. The Commission is required to consider the substantially modified draft amendment to the Flinders Local Provisions Schedule (LPS) under section 40M of the *Land Use Planning and Approvals Act 1993* (the Act). This includes consideration of the representations, the statements and recommendations contained in the planning authority's section 40K report, any information obtained at a hearing, and any technical matters.
2. As identified above, a hearing was convened to assist the Commission to consider the issues in the representations.
3. The Commission must also consider whether the draft amendment meets the LPS criteria as set out in section 34(2) of the Act. The criteria require that the draft amendment:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - (b) is in accordance with section 32; and
 - (c) furthers the objectives set out in Schedule 1; and
 - (d) is consistent with each State policy; and
 - (da) satisfies the relevant criteria in relation to the TPPs; and
 - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
 - (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
 - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
 - (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.

Amendment to the Coastal Areas Specific Area Plan

4. Under section 32(4) of the Act, an LPS may only include a specific area plan for 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.
5. The requirement to meet section 32(4) also extends to an amendment of an existing specific area plan, including both its written provisions and spatial application. The certified substantially modified draft amendment proposes to modify both the written provisions and spatial application of the SAP.
6. In its decision to direct the draft amendment to be substantially modified, the Commission determined the requirements of section 32(4) of the Act were met on the basis the SAP would be applied to areas of land outside urban settlements that had particular spatial qualities that require unique provisions.
7. At the hearing, Dr Richard Barnes and Ms Wendy Jubb-Stoney raised concern the SAP would remain applied to land zoned Rural Living at Badger Corner (Lady Barron), Cooma, Blue Rocks, and Sawyers Bay. Specifically, Ms Jubb-Stoney raised concern the SAP applied to 82% of her land at 158 Badger Corner Road, Cooma folio of the Register 177522/1, particularly because the land was separated from the coast by a public road and the foreshore. Dr Barnes reiterated concerns expressed in his representation that the SAP should not be applied to the Rural Living Zone because the SAP conflicted with the primary purpose of the Zone to provide for residential use.
8. Dr Barnes also opposed the planning authority's recommendation that site coverage should be limited to a maximum of 400m² for the following reasons:
 - the performance criteria should reflect the purpose of such provisions and be accessible to people to demonstrate how they meet the tests prescribed
 - the size of a building itself did not mean its impact on a landscape would be unreasonable
 - the performance criteria in the substantially modified draft amendment provided adequate tests to determine whether the bulk, scale, siting, orientation, and setback of a building was reasonable
 - the Act provided for an appeal to be lodged for independent review if an applicant for a planning permit disagreed with the planning authority's decision on an application for a planning permit
 - the Rural Living Zone allowed site coverage to exceed 400m² if it met the performance criteria in the Zone
 - the purpose of the Rural Living Zone was to provide for residential use where services were limited, and landscape values should be retained
 - the SAP would duplicate the site coverage requirements specified in the Rural Living Zone, and

- it was not clear why the planning authority sought to include a maximum requirement of 400m² in the performance criteria.
9. Mr Andrew Thomson and Mr Steve Rochow similarly supported the proposed performance criteria but also did not agree with the planning authority's recommendation that site coverage should be limited to a maximum of 400m². Mr Thomson raised concern some properties were entirely within the SAP and would therefore be limited in development potential.
 10. Both Dr Barnes and Mr Thomson raised concern that while the SAP would apply from title boundaries rather than high water mark, the definition at least provided unambiguous clarification that the site coverage requirement would only apply to land within the SAP.
 11. In response, the planning authority stated the Rural Living Zone was primarily a 'lifestyle zone' not a residential zone, which is why it was not included in the draft amendment. However, the planning authority noted it intended to undertake a review of the SAP to determine if it should be removed from any land zoned Rural Living. Furthermore, the planning authority considered the purpose of the SAP was to ensure opportunities to develop coastal land was balanced with the need to protect the coastal area.
 12. The planning authority stated it proposed the 400m² limitation because it appeared to balance the concerns of the representors and the concerns of the Council. However, the planning authority stated the 400m² figure was not based on any specific evidence.
 13. The planning authority also added the SAP was not measured from high water mark because previous data published in the LIST for Flinders Island that identified high water mark was unreliable.
 14. Otherwise, the planning authority stated it was unsure when it would be able to undertake a review of the SAP due to its small budget and limited resources. It added the review may also examine whether the SAP could again be measured from high water mark, as recent data published in the LIST provided a more reliable location for the high water mark.
 15. Following the hearing, the planning authority, in response to a Commission direction, provided a submission about whether the substantially modified parts of the draft amendment would change the planning policy inherent in the SAP in such a way that would cause the SAP to no longer meet section 32(4) of the Act.
 16. In response, the planning authority's view was the substantially modified draft amendment, in particular the introduction of the performance criteria, met section 32(4)(b) as the provisions would affect land that has specific environmental, economic, social or spatial qualities that require protection in addition to the provisions of the SPPs. Those qualities included:
 - an extensive coastline with a largely undeveloped character
 - the natural and scenic values of the coastal fringe of Flinders Island, which contrast with limited areas of significant development
 - historically low pressure for development in coastal locations
 - the value and character of the coastal fringe to the local community, and

- the inability of the SPPs to deliver the desired outcomes.
17. In response, Mr Thomson made a submission that reiterated his position the performance criteria should not be limited to 400m². Mr Thomson's view was the exhibited version of the performance criteria was appropriate as it would 'provide for sensible development options on a case-by-case basis.' Mr Thomson argued the exhibited performance criteria were appropriate to test whether development should exceed the 300m² limit specified in the Acceptable Solution. Finally, Mr Thomson also advocated the SAP should be amended so it was applied from high water mark.
18. Dr Barnes also made a response submission, which stated the SAP in both its existing and proposed amended form did not meet section 32(4) of the Act for the following reasons:
- the 'protection' being offered by the SAP would benefit those 'out at sea'
 - the SAP would complicate and duplicate requirements of the Scenic Protection Code in the SPPs, and
 - no other LPSs had a comparable SAP, and the coastline of Flinders Island was not unique.
19. It is also noted Dr Barnes and Mr Thomson raised concern about the planning authority's process to make its representation, which stated it was 'provided on behalf of the Councillors and staff of Flinders Council', and to decide its report on the representations under section 40K.
20. Otherwise, the planning authority's submission suggested the applicability of the SAP, particularly the applicability of the site coverage standard, could be clarified through use of an application clause rather than use a defined term. In response, Dr Barnes was supportive of the planning authority's proposed solution on condition the policy intent of the SAP was not altered.

Commission consideration

21. The Commission does not consider the proposed 400m² limitation in the performance criteria is necessary. Although standards in the SPPs occasionally contain quantitative limits in performance criteria, generally the intent of performance criteria is that compliance with the criteria is determined through qualitative assessment only. The exhibited performance criteria with no quantitative limit would allow the planning authority to determine compliance with the criteria on a case-by-case basis. Should the applicant for a planning permit disagree with a decision made by the planning authority, the applicant may appeal the decision as provided in section 61 of the Act (appeals against planning decisions).
22. The Commission is satisfied the substantially modified parts of the draft amendment meet section 32(4) of the Act. The provisions, in conjunction with the provisions of the overall SAP, would be applied to land that has particular spatial qualities that require unique provisions. These spatial qualities can be broadly described as related to a largely undeveloped coastline with contained settlements.
23. The substantially modified draft amendment includes a definition for site coverage, which is a term also defined in the SPPs. The Commission notes

clauses 3.1.1(b) and 5.3.3 of the SPPs prevent a SAP overriding the terms and definitions in Table 3.1. The definition in the SAP, which is intended to clarify how clause FLI-S3.7.2 must be applied, can be maintained by substitution with a different term – ‘coastal area coverage’. The Commission notes the planning authority’s suggestion of an alternative method to clarify the application of the SAP. The Commission agrees this solution could also clarify how clause FLI-S3.7.2 could be applied, but in the absence of a draft clause, determines the definition for coastal area coverage be used.

24. The Commission is otherwise satisfied the representation made by Flinders Council, and the process undertaken by the planning authority to decide the report on the representations made under section 40K of the Act, do not prevent the Commission deciding the draft amendment.
25. Mr Thomson’s desire for the SAP to be amended so it is applied from high water mark is noted, however further work is needed by the planning authority. The Commission recognises the planning authority’s intent to review the SAP, including whether the SAP should be measured from high water mark instead of title boundaries, and whether the SAP should be removed from any land zoned Rural Living. In this work, the planning authority will need to examine the reliability of the high water mark in the LIST to determine how the SAP should be spatially applied.

Tasmanian Planning Policies

26. The Tasmanian Planning Policies (TPPs) came into effect on 1 July 2026 and are now relevant to the Commission’s assessment of the draft amendment.
27. At the hearing, the planning authority identified strategies 2.2 Waterways, wetlands and estuaries, 2.4 Landscape values, and 2.5 Coasts as relevant to the draft amendment.
28. Following the hearing, the planning authority, in response to a Commission direction, provided a submission that identified specific matters the Commission should contemplate in its consideration of clause FLI-S3.7.2 Site coverage. The planning authority contended the substantially modified draft amendment satisfied the above strategies as the codes and overlays of the SPPs were typically used to manage waterways, wetlands, estuaries, coasts, and areas of landscape value. The planning authority added the draft amendment sought to manage the impact of development on the visual qualities of land proximate to the coast.

Commission consideration

29. Section 2 of the TPPs (Environmental Values), particularly clauses 2.2, 2.4, and 2.5 detailed above, are relevant to the assessment of the substantially modified draft amendment.
30. The Commission’s view is the substantially modified draft amendment satisfies the relevant criteria in relation to the TPPs for the following reasons:
 - the amendments are consistent with the purpose of the SAP, which is to provide for development that is sympathetic to the coastal landscapes and seascapes of Flinders Island

- the amendments are consistent with the purpose of the SAP to provide for protection of the natural coastal environment, including coastal vegetation, dunes, estuarine areas, and its ecological processes
- the amendments would provide for development in coastal areas where the risk of environmental harm can be managed
- the amendments would ensure development on sites adjacent to the Crown coastal reserve would minimise impact on the visual amenity of coastal areas, is subservient to the natural features of the landscape, and minimises vegetation clearance
- the SAP maps, and identifies, aesthetic landscapes and areas of scenic value, and protects the land from development that could cause the fragmentation of significant landscapes
- the proposed amended SAP would promote the retention native vegetation cover, and
- the proposed amended SAP would support the location of development on the coast, which maintains biodiversity, ecological functions, natural coastal processes, and complements the coastal landscape.

Regional land use strategy

31. The relevant regional land use strategy is the Northern Tasmania Regional Land Use Strategy, 23 June 2021 (the regional strategy).
32. The regional strategy recognises the unique circumstances of the Furneaux group of islands. The regional strategy therefore indicates local strategy should drive settlement, activity centre, development, land use, and economic policy. The supporting report submitted by the planning authority with the original draft amendment (supporting report) stated the relevant local strategy is the draft Flinders Island Structure Plan 2016 (Structure Plan). The supporting report concluded the draft amendment was consistent with the intent and strategic directions of this Structure Plan.

Commission consideration

33. The Commission is satisfied the substantially modified draft amendment is consistent with the Structure Plan, which identifies the scenic quality of the coast as fundamental to the character of the local area. Consequently, the Commission finds the substantially modified draft amendment, is as far as practicable, consistent with the regional strategy.

State Policies

State Coastal Policy 1996

34. The draft amendment affects land within the coastal zone; taken to be 1km from the high water mark of State waters. The State Coastal Policy 1996 therefore applies. In its decision to substantially modify the draft amendment, the Commission found the draft amendment was consistent with the Policy as it would remove the SAP from critical infrastructure, urban areas, and inland waterways. The Commission was otherwise satisfied the proposed modifications to introduce performance criteria for coastal area coverage were

consistent with the principles of the Policy as the provisions would ensure development is appropriate for coastal areas.

Commission consideration

35. The Commission is satisfied the substantially modified draft amendment remains consistent with this State Policy.

State Policy on Water Quality Management 1997

36. In its decision to substantially modify the draft amendment, the Commission found the draft amendment was consistent with the requirements of the State Policy on Water Quality Management 1997 for the reasons given in the supporting report. The supporting report stated the Policy objectives were satisfied by the application of the standard zones, codes, and overlays in the SPPs. The Commission was satisfied the proposed modifications to the draft amendment were also consistent with the principles of the Policy.

Commission consideration

37. The Commission is satisfied the substantially modified draft amendment remains consistent with this State Policy.

State Policy on the Protection of Agricultural Land 2009

38. In its decision to substantially modify the draft amendment, the Commission found the draft amendment was consistent with the requirements of the State Policy on the Protection of Agricultural Land 2009 for the reasons given in the supporting report. The supporting report stated the draft amendment did not seek to 'alter the regulatory regime established to protect agricultural lands.'

Commission consideration

39. The Commission is satisfied the substantially modified draft amendment remains consistent with this State Policy.

National Environment Protection Measures

40. In its decision to substantially modify the draft amendment, the Commission found the draft amendment was consistent with the National Environment Protection Measures for the reasons given in the supporting report. The supporting report stated the requirements of the National Environment Protection Measures were satisfied by the application of the standard zones, codes, and overlays in the SPPs.

Commission consideration

41. The Commission is satisfied the substantially modified draft amendment remains consistent with the National Environment Protection Measures.

Resource Management and Planning System Objectives

42. In its decision to substantially modify the draft amendment, the Commission found the draft amendment was consistent with the Objectives of the Resource Management and Planning System in Schedule 1 of the Act for the reasons given in the supporting report. The reasons included that the draft amendment would:

- seek to remove controls from selected lands that primarily address the visual impact of development
- not alter the regulatory regime under the SPPs for managing fair, orderly and sustainable development
- provide for ongoing economic development by reducing duplicated regulations, and
- not alter the regulations related to management of public infrastructure.

The Commission was satisfied the proposed modifications to the draft amendment were also consistent with the Objectives of the Resource Management and Planning System in Schedule 1 of the Act.

Commission consideration

43. The Commission is satisfied the substantially modified draft amendment seeks to further the Objectives in Schedule 1 of the Act.

Strategic Plan

44. The relevant strategic plan is the Flinders Council 2021-2031 Strategic Plan. In its decision to substantially modify the draft amendment, the Commission found the draft amendment was consistent with the relevant strategic objectives in the plan. These objectives include to grow a sustainable population, to improve housing affordability, to enhance, maintain, and protect the Island's agricultural economy, to diversify and support the local economy, and to preserve the natural environment.

Commission consideration

45. The Commission is satisfied the substantially modified draft amendment remains consistent with the strategic plan prepared under section 66 of the *Local Government Act 1993*.

Modifications required to draft amendment

46. Under section 40M of the Act the Commission must consider whether modifications to a draft amendment of an LPS ought to be made.
47. As discussed above, the Commission considers modifications should be made to the draft amendment to substitute the term 'site coverage' for 'coastal area coverage'. This modification ensures the SAP would not conflict with the terms and definitions in Table 3.1 of the SPPs. It is also noted this modification would not alter the planning policy of the SAP.
48. The Commission also agrees the words 'must not' before 'have an unreasonable impact' in the proposed performance criteria should be included to clarify how the clause should be applied. This modification ensures the performance criteria can be interpreted in the manner intended by the planning policy.
49. A copy of the modified draft amendment is at Annexure A.

Decision on draft amendment

50. Subject to the modifications described above and identified in Annexure A, the Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval.

Attachments

Annexure A – modified amendment AM-2025-01 – Flinders Local Provisions
Schedule

Annexure A

Modified amendment AM-2025-01 - Flinders Local Provisions Schedule

FLI-S3.0 Coastal Areas Specific Area Plan

1.0 FLI-S3.4 Definition of Terms

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

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

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

2.0 FLI-S3.7.2 Coastal area coverage - Objective

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

3.0 FLI-S3.7.2 Coastal area coverage - Performance Criteria P1

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

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

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

4.0 Coastal Areas Specific Area Plan Overlay - Bootjacks Drain

- 4.1 Amend the Coastal Areas Specific Area Plan overlay by removing the overlay from the following properties as shown in Figure 1 below:
- a. Coast Road, Lady Barron folio of the Register 177061/1 and 211956/1
 - b. part of Coast Road, Lady Barron folio of the Register 139505/1
 - c. 2416 Lady Barron Road, Lady Barron folio of the Register 134868/1
 - d. Lady Barron Road, Lady Barron folio of the Register 165957/1, and
 - e. part of Lady Barron Road, Lady Barron folio of the Register 134868/3.



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

5.0 Coastal Areas Specific Area Plan Overlay - Palana

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

- a. 4747 Palana Road, Palana folio of the Register 21227/12
- b. 4751 Road, Palana folio of the Register 21227/14
- c. 4756 Palana Road, Palana folio of the Register 21227/9
- d. 4758 Palana Road, Palana folio of the Register 21227/8
- e. 4761 Palana Road, Palana folio of the Register 21227/16
- f. 4762 Palana Road, Palana folios of the Register 21227/6 and 21227/7
- g. 4764 Palana Road, Palana folio of the Register 21227/5
- h. 4765 Palana Road, Palana folio of the Register 21227/17
- i. 4766 Palana Road, Palana folio of the Register 21227/4
- j. 4768 Palana Road, Palana folio of the Register 180273/3
- k. 4770 Palana Road, Palana folio of the Register 180273/2

- l. 4772 Palana Road, Palana folio of the Register 167868/1
- m. 4775 Palana Road, Palana folio of the Register 34187/1
- n. 4785 Palana Road, Palana folio of the Register 155457/1
- o. 4837 Palana Road, Palana folio of the Register 184627/9
- p. 4842 Palana Road, Palana folio of the Register 134592/3
- q. 4844 Palana Road, Palana folio of the Register 134592/2
- r. 4846 Palana Road, Palana folio of the Register 134592/1
- s. 4847 Palana Road, Palana folio of the Register 134592/4
- t. 4857 Palana Road, Palana folio of the Register 52371/1
- u. 4935 Palana Road, Palana folio of the Register 155456/3
- v. 4985 Palana Road, Palana folio of the Register 155456/2
- w. 5035 Palana Road, Palana folio of the Register 155456/1
- x. Palana Road, Palana folio of the Register 184627/1
- y. Palana Road, Palana folio of the Register 184627/4
- z. Palana Road, Palana folio of the Register 184627/5
- aa. Palana Road, Palana folio of the Register 184627/6
- bb. Palana Road, Palana folio of the Register 184627/7
- cc. Palana Road, Palana folio of the Register 184627/8
- dd. Palana Road, Palana folio of the Register 184627/10
- ee. Palana Road, Palana folio of the Register 184627/11
- ff. Palana Road, Palana folio of the Register 164143/1
- gg. Palana Road, Palana folio of the Register 164143/2
- hh. Palana Road, Palana folio of the Register 164143/3
- ii. Palana Road, Palana folio of the Register 155456/4
- jj. Palana Road, Palana folio of the Register 21227/15
- kk. Palana Road, Palana folio of the Register 21227/11
- ll. Palana Road, Palana folio of the Register 21227/10
- mm. Palana Road, Palana folio of the Register 131138/1
- nn. Foreshore reserve Palana Road, Palana folio of the Register 21227/18
- oo. part of Palana Beach Nature Recreation Area – Edens Road, Palana PID 6423418
- pp. Road folio of the Register 134592/5, and
- qq. parts of Palana Road (public road).

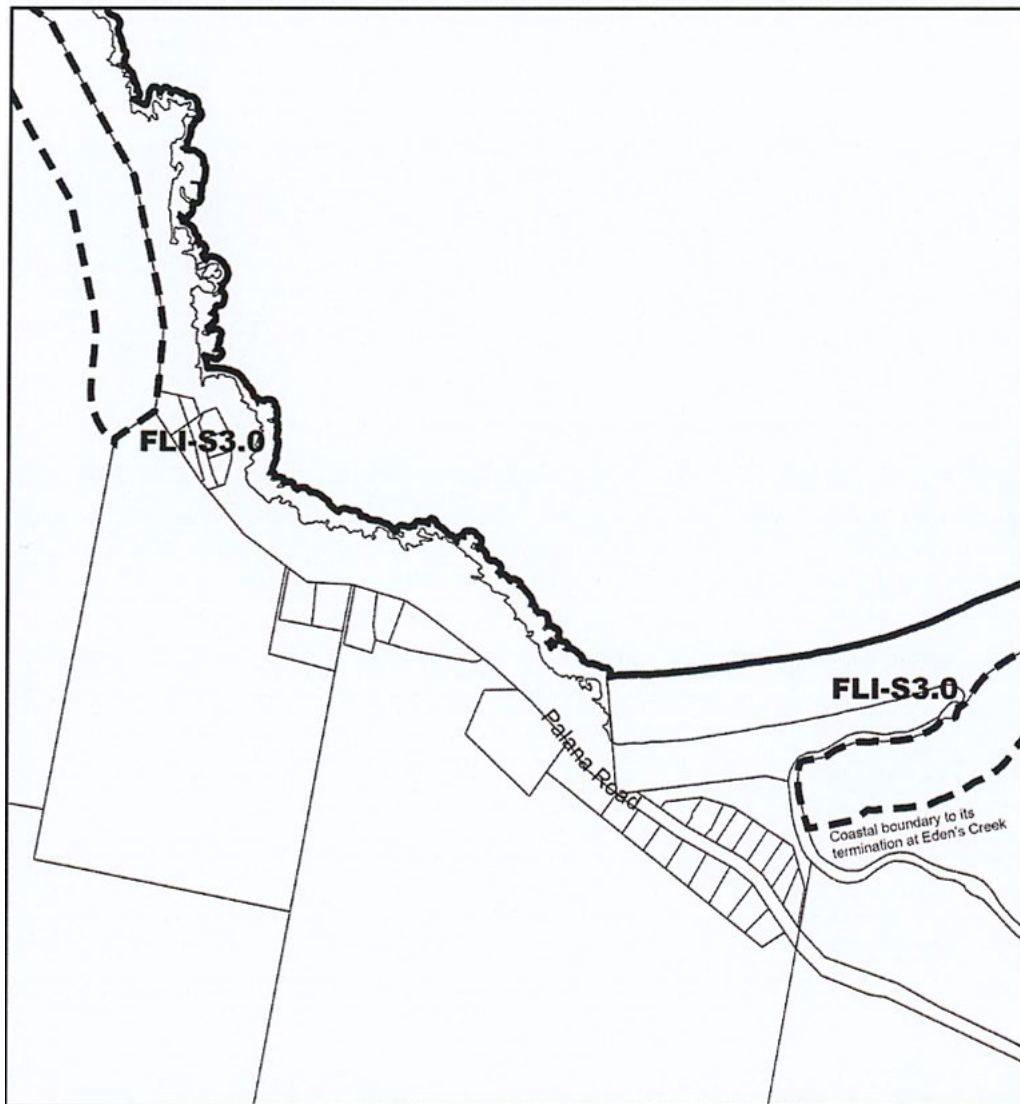


Figure 2 - amendment to the Coastal Areas Specific Area Plan overlay at Palana

6.0 Coastal Areas Specific Area Plan Overlay - Killiecrankie

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

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

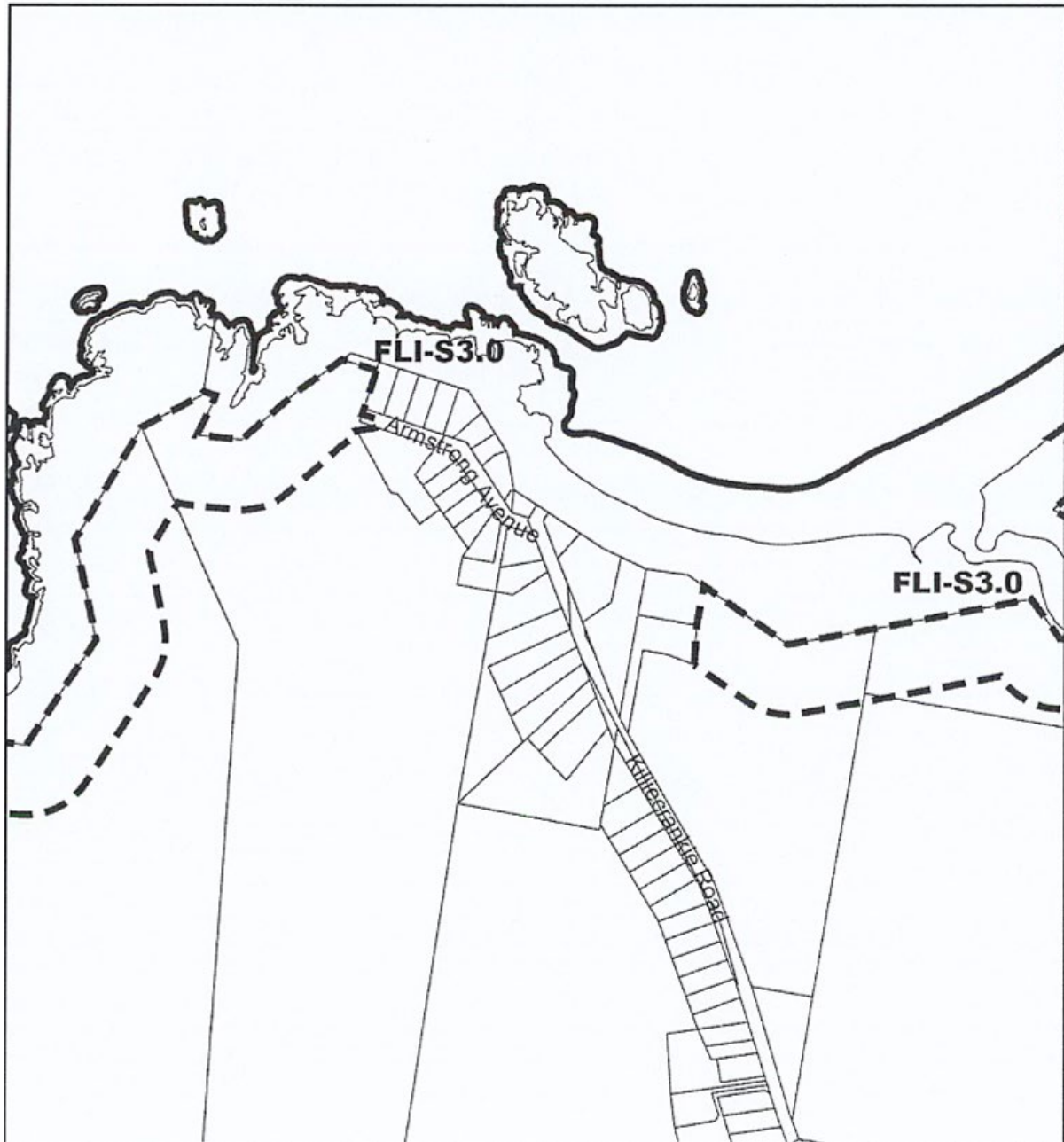


Figure 3 - amendment to the Coastal Areas Specific Area Plan overlay at Killiecrankie

7.0 Coastal Areas Specific Area Plan Overlay - Whitemark

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

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

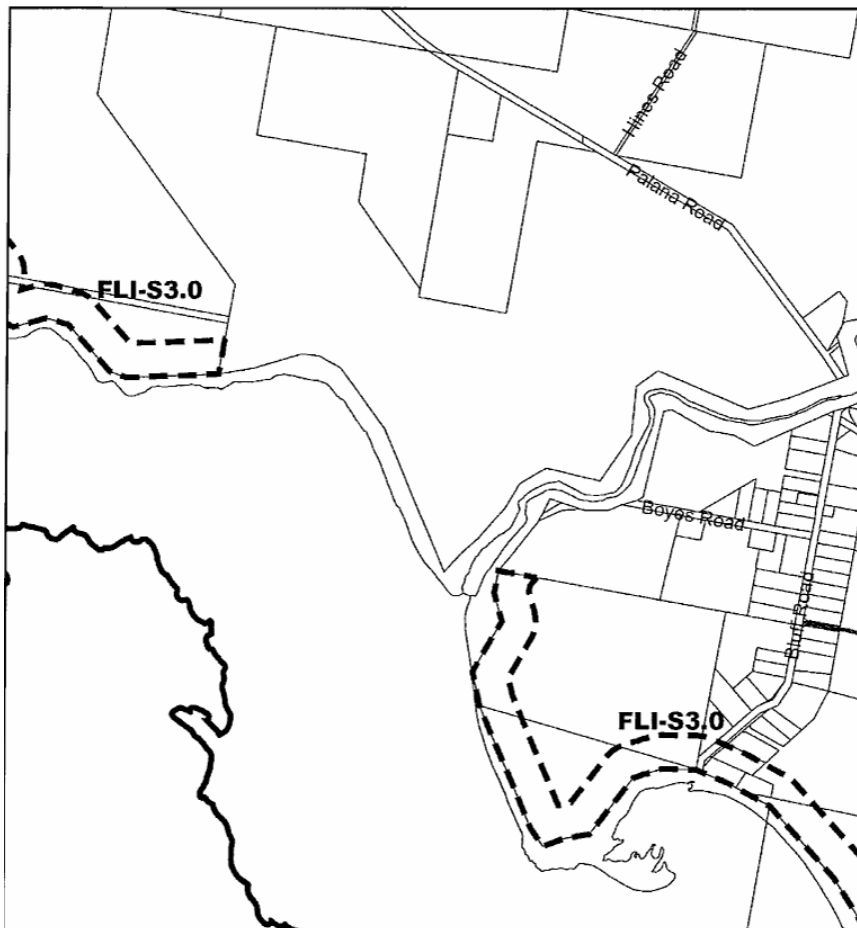


Figure 4 - amendment to the Coastal Areas Specific Area Plan overlay at Whitemark

8.0 Coastal Areas Specific Area Plan Overlay - Lady Barron

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

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

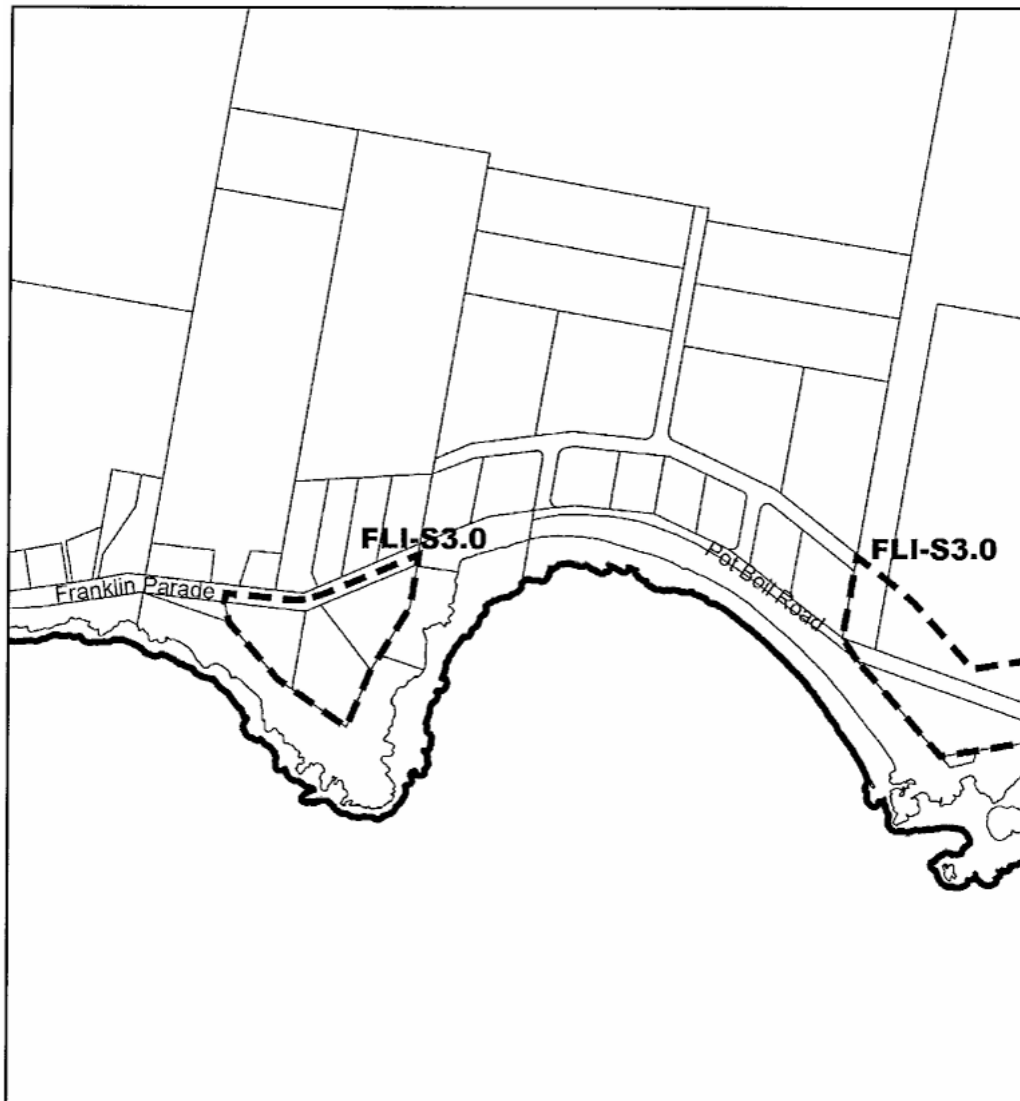


Figure 5 - amendment to the Coastal Areas Specific Area Plan overlay at Pot Boil Road, Lady Barron

9.0 Coastal Areas Specific Area Plan Overlay - Samphire River

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

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

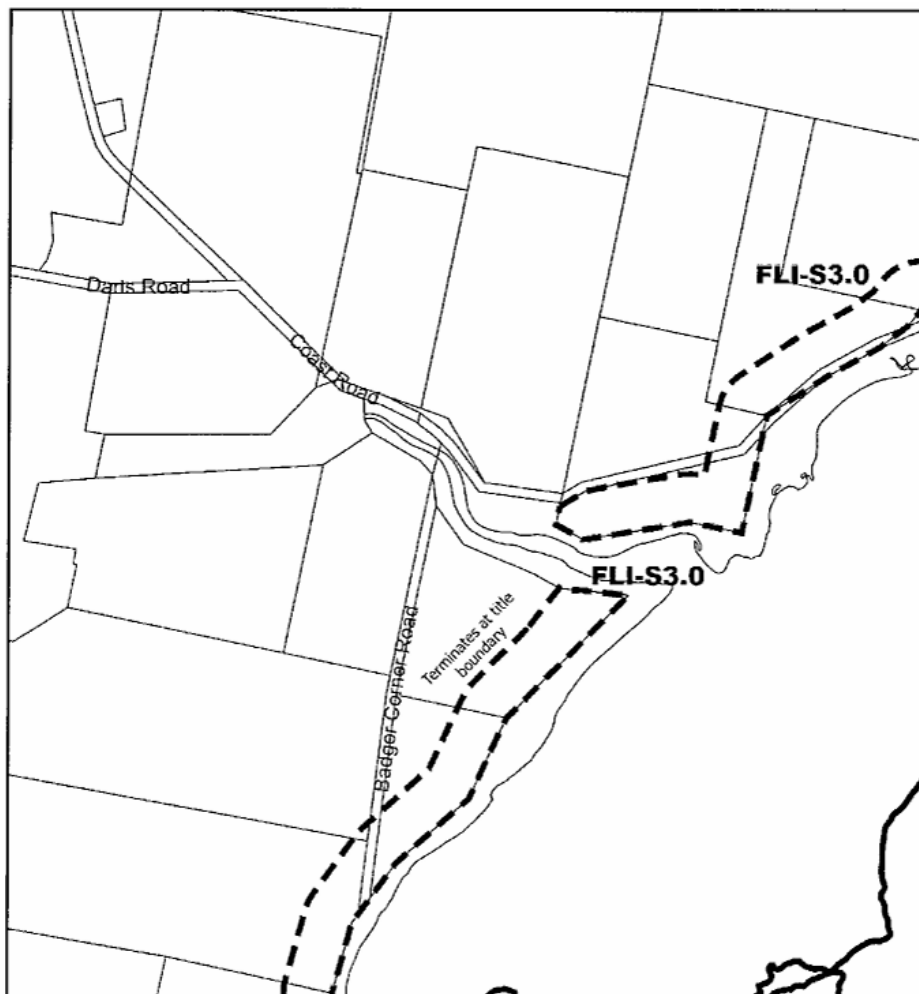


Figure 6 - amendment to the Coastal Areas Specific Area Plan overlay at Samphire River