

27 JANUARY 2021

Review of Identified Areas Proposed for Tasmanian Planning Scheme Zoning

Final Report V2

Flinders Council

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1 Introduction

1.1 OVERVIEW

THIS PROJECT

In response to the State Government's State Planning Provisions, Flinders Council is in the process of converting the Flinders Planning Scheme 2000 to be compliant with the State Planning Scheme. As part of this process the State Government has determined that the existing Rural Zone be split into two new zones; the Agriculture Zone and Rural Zone. To assist with defining the boundaries of these two new zones the State Government commissioned the Agricultural Land Mapping Project as a guide. However, as the mapping process in the Agricultural Land Mapping Project utilises generic decision rules and desktop GIS analysis of datasets some anomalies are evident in the end product. There are also areas within the proposed Agricultural zone which have a degree of constraint for agricultural use.

In Flinders' case, almost all land currently within the existing Rural Zone has been mapped to be included in the Agricultural Zone. In response to this Flinders Council submitted proposed zoning to the Tasmanian Planning Commission (TPC) as part of their Local Provisions Schedule (LPS). The proposed zoning included areas thought to be more suited to the Rural Zone, or Rural Living instead of the Agriculture Zone. The TPC has requested that further justification of some of these areas be supplied (6 areas proposed for the Rural Zone & 5 areas proposed for Rural Living) demonstrating that the proposed zoning aligns with AK Consultants' (now RMCG) predefined methodology. A further 9 areas were also asked to be reviewed that were proposed to be zoned Agriculture. It was considered, by the TPC, that these areas may have natural values more suited to an alternate zone where the Natural Assets Code will be in place (the Natural Assets Code is exempt for land zoned Agriculture).

AK Consultants (now RMCG) has been engaged to assess the most appropriate zone (Agriculture, Rural or Rural Living) for the land identified within each area. Decision Rules have been developed that are consistent with the purpose statements for the Agriculture and Rural zones as well as with the TPC's Guideline No 1, Local Provisions Schedule (LPS): zone and code application (LPS Guidelines).

For the areas proposed to be zoned Rural Living, AK Consultants (now RMCG), have considered the agricultural potential of the titles and considered whether the title would be more appropriate in either the Rural or Agricultural Zone. It has also been considered, if zoning these titles Rural Living will result in productive land lost to the agricultural estate within the municipality.

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Owners of the Country that we work on throughout Australia and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging and the Elders of other Aboriginal and Torres Strait Islander communities. Moreover, we express gratitude for the knowledge and insight that Traditional Owner and other Aboriginal and Torres Strait Islander people contribute to our shared work.

2 Methodology

2.1 THE METHOD

There are four steps to this assessment:

- Step 1 – Title and area characterisation
- Step 2 – Reviewing Council's proposed Zoning
- Step 3 – Applying the Decision Rules
- Step 4 – Appropriate zone determination.

The approach used in this project is designed to protect the current and future potential productive agricultural capacity of the land (including irrigation water resources).

The methodology provides for the analysis of the characteristics of each title associated with each area requested for review by the TPC and then to determine appropriate zoning. Decision Rules were developed as guidance and to ensure consistency with the Zone Purposes as set out in the Local Provisions Schedules. The steps taken to complete the assessment for each title/site are described in more detail as follows.

2.1.1 STEP 1 – TITLE AND AREA CHARACTERISATION

These characteristics provide a snapshot of a title's agricultural capacity and potential constraints for agricultural use. This generally provides strong indication as to the zone a title is most suited to. Whilst some of these characteristics were included in the Agricultural Land Mapping Project (ALMP), the majority of that analysis was undertaken as a GIS exercise. In this more detailed analysis local knowledge and context is applied in a case by case assessment rather than an automated GIS analysis based on generic rules. Whilst less objective than the automated GIS analysis, it allows consideration of specific site factors not easily incorporated when applying a generic rule set.

For titles being assessed the following characteristics are considered:

- ALMP identified constraint level
- Size (ha)
- Ownership (individual or with adjacent or nearby titles)
- Evidence of agricultural activities on the title from imagery available on LIST
- Mapped Land Use. Mapped Land Use is available on the LIST. There is a 'Live' layer that is based on Land Use Mapping completed in 2015. The 'Live' layer provides some areas that have been updated since 2015
- Land Capability. Published Land Capability as per the *Land Capability Handbook 1999*, by DPIPWE. All available Land Capability Mapping is available on the LIST. This is generally at a scale of 1:100,000
- Enterprise Suitability. Utilisation of DPIPWE's enterprise suitability mapping for various crops grown in Tasmania. Available on the LIST.
- Irrigation water resources. Existing water resources, including water allocations, existing dams and proposed dams are considered. Available on LIST.

- Enterprise Scale. Enterprise Scale analysis and the associated definitions were first developed in 2012 for Northern Tasmania Development in response to a request for clarification of the methodologies and tools and their application in understanding agricultural potential for planning purposes. In this project a range of characteristics including current enterprise activities, Land Capability, irrigation water resources and connectivity were analysed at the holding level enabling the characteristics of titles to be classified into three broadly defined categories; 'commercial', 'hobby' and 'lifestyle'¹.
- Natural Values. Residual native vegetation is considered, mapped threatened vegetation communities and threatened flora and fauna records are also considered. Available from LIST.
- Natural Assets Code. Whether the title or adjacent titles has been mapped by Council under the Natural Assets Code is considered.
- Existing dwelling. Whether the title has an existing dwelling. Building points are used. Available on the LIST.
- Onsite reserve. Any existing onsite reserves are considered. Available on LIST.
- Adjacent reserve. Any existing adjacent reserves are considered. Available on LIST.
- Adjacent land use. Evidence of adjacent agricultural activities on adjacent titles from imagery available on LIST.

Individual characteristics are then considered in conjunction with the general context of the area to assist with recommending a consistent zoning pattern.

2.1.2 STEP 2 – REVIEWING COUNCIL’S PROPOSED ZONING

The next step is reviewing Council's proposed zoning and consider the rationale behind the proposed zoning.

2.1.3 STEP 3 – APPLYING DECISION RULES

The Decision Rules have been developed to assist with determining a title's suitable zone. These decision rules are designed to be consistent with the zone purposes and the LPS Guidelines. The Decision Rules are based on a conservative approach, with all titles first being considered for their suitability for being included in the Agriculture Zone before suitability for inclusion in the Rural Zone is considered.

Once data for the title characteristics has been assembled the characteristics are assessed against the Decision Rules in Table 2-2 to assist with determining the most appropriate zone (Agriculture or Rural). The zoning principles identified in Table 2-1 are also considered to assist with ensuring zoning consistency.

The Agriculture zone is selected if:

- Decision rules provide a comprehensive case that the Ag Zone is more appropriate
- There is not sufficient justification for removing the title from the Ag Zone and that was the initial recommended zone
- It is to provide a consistent zoning pattern.

The Rural zone is selected if:

- Decision rules provide a comprehensive case that the Rural Zone is more appropriate.
- It is to provide a consistent zoning pattern.

¹ Adapted from Ketelaar, A and Armstrong, D. 2012, Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region - written for Northern Tasmania Development.

Titles have been recommended for the Rural Living Zone if:

- The titles do not display characteristics more suited for the Agriculture or Rural Zone
- If the loss of the land to the agricultural estate of the municipal area is considered negligible
- Rural Living zoning will not constrain adjacent productive land.

Agricultural Profiles developed by AK Consultants (now RMCG) in 2010 and 2019 have been utilised to provide background information on the type and scale of agricultural activities that occur within the municipal area and to assist with determining suitable zoning.

Table 2-1: Zoning Principles

CHARACTERISTIC	DESCRIPTION
Consistency of land use patterns.	Titles that have characteristics that are suitable for either the Rural or Ag Zone (based on State – Zone Application Framework Criteria) should be zoned based on surrounding titles with the primary aim of providing a consistent land use pattern. For planning purposes, a consistent zoning pattern is preferable to fragmented zoning patterns.
Adjacent titles owned by same entity to be included in the same zone when possible.	Adjacent titles under same ownership are most likely farmed in conjunction. By zoning these titles under the same zone, land holders will have consistency of Planning Scheme permitted uses. However, current land use practices should also be considered as there may be instances where titles under same ownership are utilised for differing land uses which are more appropriately zoned differently. This will also potentially be the case for larger titles where split zoning might be appropriate. Plantations on land farmed in conjunction with mixed farming operations are more likely to be converted to an alternative agricultural use. Hence if the majority of the holding is in the Ag Zone then the preference would be for the title supporting plantation to also be in the Ag Zone.
Split zoning of titles to only occur in exceptional circumstances.	Split zoning is only to occur on titles that have significantly divergent agricultural potential. This will generally only occur on larger titles.

Table 2-2: Decision Rules

USE	RATIONALE	AGRICULTURE ZONE	JUSTIFICATION	RURAL ZONE	JUSTIFICATION	FURTHER CONSIDERATION	ALTERNATE ZONE
Forestry Activities on majority of title – Including: <ul style="list-style-type: none">▪ Native Forest Harvesting▪ Plantations▪ State Forest▪ Future Production Forest.	<p>Forestry is “no permit required” in both the Rural & Ag Zone under certain conditions. However, the Ag Zone has stricter provisions on resource development activities which in some cases require discretionary approval, or prohibit the use all together.</p> <p>Land with limited potential for future development of an agricultural enterprise will preferably be zoned Rural.</p> <p>Zoning will aim to reflect a consistent land use pattern.</p>	<p>Yes (if meeting one or more criteria):</p> <ul style="list-style-type: none">▪ If on Prime Ag Land▪ If surrounded by Ag land▪ If farmed in conjunction with an agricultural enterprise▪ If plantation over pasture that is likely to be converted back to pasture after harvest▪ If there is a potential dam site on a named stream and upstream from existing or potential agricultural activity.	<p>Mapped as Unconstrained in the ALMP.</p>	<p>Yes (if meeting one or more criteria):</p> <ul style="list-style-type: none">▪ If on Class 6 or 7 Land, or land that is limited due to site characteristics▪ If owned by a forestry company▪ If owned by a private land holder and is adjacent to other forestry or Rural Zone titles▪ If under private timber reserves and unlikely to be converted to an alternative agricultural use▪ Adjacent land is also primarily used for forestry activities▪ State forest and/or Future Production Forest.	<p>Per Guidelines RZ 1 & RZ 3.</p>	<p>Forestry activities on Class 4 or 5 land should be assessed case by case. Surrounding land, ownership and likely future uses should be considered before determining appropriate zone.</p> <p>Impacts of future subdivision and development should be considered. There are less strict subdivision provisions in Rural Zone than Ag Zone.</p>	
Irrigation Resources or use.	<p>Irrigation water resources are important to agricultural productivity, diversifying and risk management.</p>	<p>Yes:</p> <ul style="list-style-type: none">▪ If existing irrigation resources▪ If there is potential to develop irrigation resources that could be utilised for agricultural activities.	<p>Agriculture Zone Purpose & as per guideline AZ 1.</p>				
Residual Native Vegetation/ Minimal Use on majority of title.	<p>Extensive areas of native vegetation generally indicate some limitations to productive use and also may indicate natural values.</p>	<p>Yes:</p> <ul style="list-style-type: none">▪ If farmed in conjunction with a 'commercial scale' agricultural enterprise (eg. broadacre dryland grazing enterprise)▪ If a Conservation Covenant is covering area of concern and surrounding land is utilised for agriculture.	<p>Mapped as Unconstrained.</p>	<p>Yes:</p> <ul style="list-style-type: none">▪ Fragmented ownership of titles▪ Land Use 2015 Layer (LIST) maps as minimal use▪ No evidence of land being utilised for agricultural activities anywhere on the title▪ Poor site characteristics and Land Capability (Class 5, 6 or 7) on majority of title▪ If under a Conservation Covenant and not managed in conjunction with an agricultural enterprise▪ If the risks to natural assets are high and the land has marginal agricultural potential and it is determined that the Forest Practices Code will not provide sufficient protection of the natural assets.	<p>Per Guidelines RZ 1, RZ 3, AZ 4 & AZ 6.</p>	<p>Local knowledge of areas is an important consideration. It is also important to note that by zoning these areas as Rural, they are not precluded from future agricultural development unless protected by a Code (Natural Assets Code) whereas the Ag Zone is exempt from this code.</p> <p>Potential of future subdivision and development should also be considered. There are less strict subdivision provisions in Rural Zone and Natural Assets Code still allows for some clearing.</p>	<p>Environmental Management Zone or Landscape Conservation Zone.</p>
Extractive Industries.	<p>Extractive industries (mining, quarries) are a Permitted Use in the Rural Zone, but are Discretionary in the Ag Zone.</p>	<p>Yes:</p> <ul style="list-style-type: none">▪ If on Prime Agricultural Land▪ If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone.	<p>Mapped as Unconstrained.</p>	<p>Yes:</p> <ul style="list-style-type: none">▪ If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural▪ If on an isolated title from rest of Rural estate, but is an operation of regional significance.	<p>Per Guidelines RZ 3.</p>		
Resource Processing.	<p>Resource Processing is a Permitted Use in the Rural Zone, but is Discretionary in the Ag Zone.</p>	<p>Yes:</p> <ul style="list-style-type: none">▪ If on Prime Agricultural Land▪ If surrounded by agricultural land and there is no connectivity with other land suitable for the Rural Zone.	<p>Mapped as Unconstrained.</p>	<p>Yes:</p> <ul style="list-style-type: none">▪ If not on Prime Agricultural Land and has connectivity with other land that will be zoned Rural▪ If on an isolated title from rest of Rural estate, but is an operation of local and/or regional significance.	<p>Per Guidelines RZ 3.</p>		

USE	RATIONALE	AGRICULTURE ZONE	JUSTIFICATION	RURAL ZONE	JUSTIFICATION	FURTHER CONSIDERATION	ALTERNATE ZONE
Unmapped Titles.	Individual titles or small clusters of titles that were excluded from the Land Potentially Suitable for Agriculture layer that are surrounded by titles that are included in Ag Zone.	Yes: <ul style="list-style-type: none"> If surrounded by land that will be zoned as Agriculture and subject title has characteristics that could be included within Agriculture Zone If farmed in conjunction with adjacent agricultural land If it provides a more consistent zoning pattern. 	Per Guidelines AZ 1, AZ 4 & AZ 7.	Yes: <ul style="list-style-type: none"> If Sustainable Timber Tasmania (STTAS) land (formerly Forestry Tasmania) or Crown owned land If has little or no agricultural potential and is adjacent to land with similar characteristics that could also be zoned Rural. 	Per Guideline RZ 3.	All STTAS land is to go into the Rural Zone. It may be appropriate to zone adjacent land as Rural also. However, potential for future development that is allowable within the Rural Zone should be considered and the potential impacts this could have on STTAS land before zoning Rural.	Other zones may apply depending on the characteristics of the subject land and surrounding land.
Potentially Constrained Titles.	Titles that were mapped as potentially constrained (2A, 2B or 3) in the Land Potentially Suitable for Agriculture layer are intended to be flagged for further investigation by Councils to determine which zone (ag or Rural) is more appropriate.	Yes: <ul style="list-style-type: none"> Single titles or small clusters of titles surrounded by unconstrained agricultural land If on Prime Agricultural Land If there is an existing irrigation water supply Titles that are farmed in conjunction with agricultural land If it provides a more consistent zoning pattern. 	Per Guidelines AZ1, AZ 3 & AZ 4.	Yes: <ul style="list-style-type: none"> Adjacent to Rural zoned titles and not utilised for agricultural activities nor directly adjacent to 'commercial Scale' agricultural activities If adjoining a Residential Zone and in a cluster of 3 or more and not utilised as part of an 'commercial scale' agricultural activity If provides for a more consistent zoning pattern. 	Per Guidelines AZ 3, RZ 1 & RZ 3.	Titles with 'commercial scale' agricultural characteristics should be zoned Agriculture where possible. Titles adjacent to Residential Zones that display very constrained characteristics may be more suited to a Residential Zone. A separate assessment of these titles may be required to confirm this.	Rural Living or Low Density Residential.
Prime Agricultural Land.	Prime Ag Land (Land Capability Classes 1, 2 & 3) should be protected where possible and retained in the Agriculture Zone because of its productive potential.	Yes.	Per Guideline AZ 2.	Yes: <ul style="list-style-type: none"> If significantly constrained or other limitations can be demonstrated. 	Per Guideline AZ 6.		
Public Reserves: <ul style="list-style-type: none"> Conservation Area Game Reserve Historic Site Indigenous Protected Area National Park Nature Reserve Nature Recreation Area Regional Reserve State Reserve Wellington Park RAMSAR Wetland Informal Reserve on Public Land. 	The public reserve estate is designed to conserve and protect public land. This land does not have any agricultural value.	No: <ul style="list-style-type: none"> Unless not appropriate to zone differently. 	Per Guidelines AZ 1 & AZ 6.	Yes.	Per Guidelines RZ 1 & RZ 3.	Where deemed appropriate and as per Guideline EMZ 1.	Environmental Management Zone.
Private Reserves: <ul style="list-style-type: none"> Conservation Covenant Private Nature Reserve Private Sanctuary Stewardship Agreement Part 5 Agreements. 	Private reserves existing on privately owned land. Some of these reserves will form part of a Whole Farm Plan so should be considered in context with surrounding land.	No – unless: <ul style="list-style-type: none"> Managed in conjunction with productive agricultural land It is to provide a consistent zoning pattern. 	Per Guidelines AZ 1 & AZ 6.	Yes.	Per Guidelines RZ 1 & RZ 3.	Where deemed appropriate and as per Guideline EMZ 1 or LCZ 1 & LCZ 2.	Environmental Management Zone or Landscape Conservation Zone.
Land Capability Class 6 and 7.	Class 6 Land is described as; Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover. Class 7 Land is described as; Land with very severe to extreme limitations which make it unsuitable for agricultural use. (Grose 1999).	Yes: <ul style="list-style-type: none"> If farmed in conjunction with a 'commercial scale' agricultural enterprise (eg. broadacre dryland grazing enterprise). 	Mapped as Unconstrained.	Yes: <ul style="list-style-type: none"> If adjacent to other titles proposed to be zoned Rural. 	Per Guidelines RZ 1 & AZ 6.		

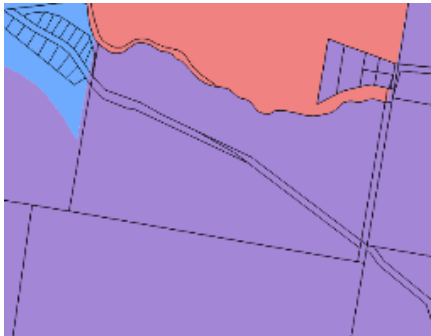
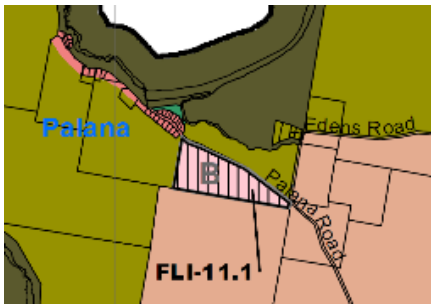
2.1.4 STEP 4 – APPROPRIATE ZONE DETERMINED

The characteristics considered in the analysis of the previous three steps are synthesised to provide the most appropriate zoning recommendation for the title. Once the most appropriate zone for each site has been determined a brief summary is compiled which incorporates the key considerations and Decision Rules utilised to provide justification for the proposed zone each assessed title.

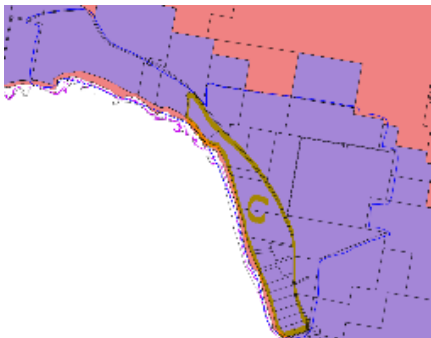
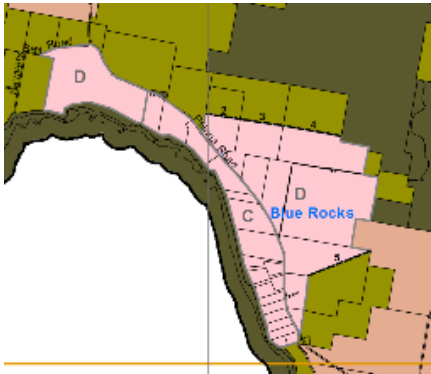
3 Assessment

Table 3-1, shows the existing zoning under the *Flinders Planning Scheme 2000*, Council's proposed zoning, the Tasmanian Planning Commission's queries for each assessment area and AKC's (now RMCG) response. Please note, that for areas proposed to be zoned Rural Living, AKC (now RMCG) have only considered the agricultural characteristics of the land and have not addressed the commission's queries regarding demonstrating the need/demand for Rural Living land.

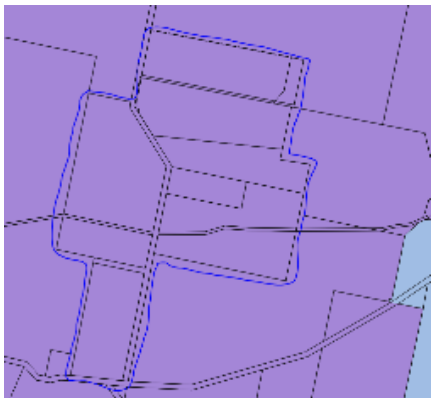
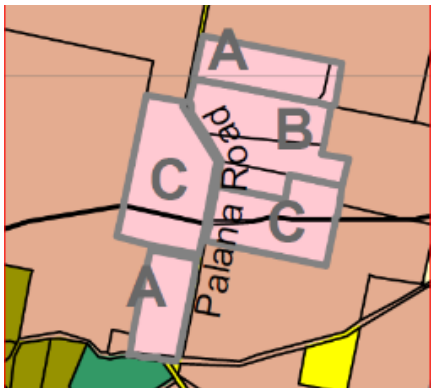
Table 3-1: Assessment Areas

RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING			
LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
3. Palana Palana Road FR 44146/1	<p>Flinders 2000 – Rural (dark purple)</p>  <p>LPS – Rural Living</p> 	<p>Further rationale for applying the Rural Living B Zone, particularly whether there is a need/demand for additional land in the Rural Living Zone and additional lots in Palana. Clarify the PA's view of development potential on the land given constraints to development on Flinders Island.</p> <p>Clarify how the amount, and location of land within the Rural Living Zone is supported by the regional strategy and the Flinders Structure Plan.</p> <p>Area 207,852</p> <p>10 lots @ 2 ha</p> <p>12 lots on PC</p>	<p>The subject title is steeply sloped with an easterly aspect. The title is approximately 20ha in area, with published Land Capability (1:100,000) mapping the most north western 2.5ha as Class 6 land, with the balance mapped as Class 5 land. There are no existing water resources for irrigation associated with the subject title or any adjacent titles.</p> <p>The title is individually owned, as are all adjacent titles. And is located on the fringe of the Palana village.</p> <p>From an agricultural perspective this title is severely limited and would only have potential to be utilised for productive agriculture if farmed in conjunction with adjacent productive land. This is considered highly unlikely as title ownership in the area is fragmented and the total productive land in the vicinity is approximately 400ha over 11 titles. As the dominant enterprise type on the island is cattle grazing a holding with 400ha could be considered to have commercial scale characteristics. The area is remote from other productive cattle grazing areas and it is highly unlikely that these titles would contribute to an enterprise with commercial scale characteristics. With this in mind, this title being zoned Rural Living will have no effect on the Flinders agricultural estate.</p> <p>Furthermore, adjacent land is proposed to be zoned Rural, which will mean any future development on this title will be required to meet the setback requirements between Rural and Rural Living.</p>

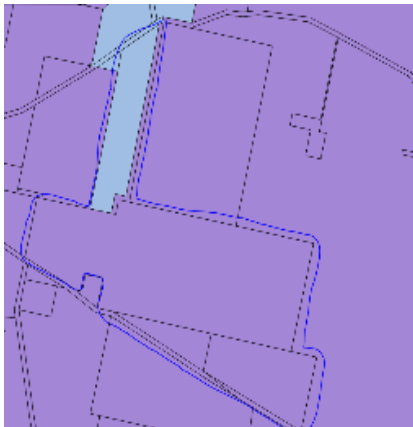
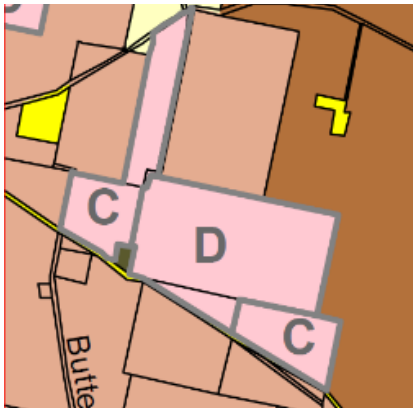
RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING

LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
4. Emita/Blue Rocks Palana Road	<p>Flinders 2000 – Rural</p>  <p>LPS – Rural Living</p> 	<p>The current Rural Zone minimum lot size is 40ha. The SPP minimum lot size for Rural Living C is 5ha and Rural Living D is 10ha. Several of the lots would gain significant subdivision potential. For example 1477 Palana Road FR 210411/1 (Rural Living D) has an area of 87.81ha and would therefore have potential to be subdivided into 8 lots.</p> <p>Further rationale for applying the Rural Living C and D Zone within the one cluster. As above, clarify whether there is a need/demand for additional land in the Rural Living Zone and additional lots in Palana/Blue Rocks. Clarify the PA's view of development potential on the land given constraints to development on Flinders Island.</p> <p>Clarify how the amount, and location of land within the Rural Living Zone is supported by the Regional Land Use Strategy and the Flinders Structure Plan.</p> <p>Consider whether any alternative zonings, such as Rural or Landscape Conservation would be appropriate.</p>	<p>This area is severely constrained for agricultural use. While the majority of the land is mapped as having a Land Capability Class of 5, the extent of native vegetation that has been retained on the land, indicates that Land Capability may be more limiting than Class 5, and hence the land has not been cleared and developed for pasture.</p> <p>There are 29 titles located within this area, which range in size from 2.2 to 112ha. 13 of the titles are under 10ha. There are also 21 dwellings within this area. There are only two titles over 100ha and both of these titles are predominantly covered in native vegetation.</p> <p>Titles within this area would best be described as having 'lifestyle' to 'hobby scale' characteristics and unlikely to be able to contribute to a 'commercial scale' agricultural enterprise. Zoning these titles Rural Living, would not be to the detrimental to the wider agricultural estate.</p>

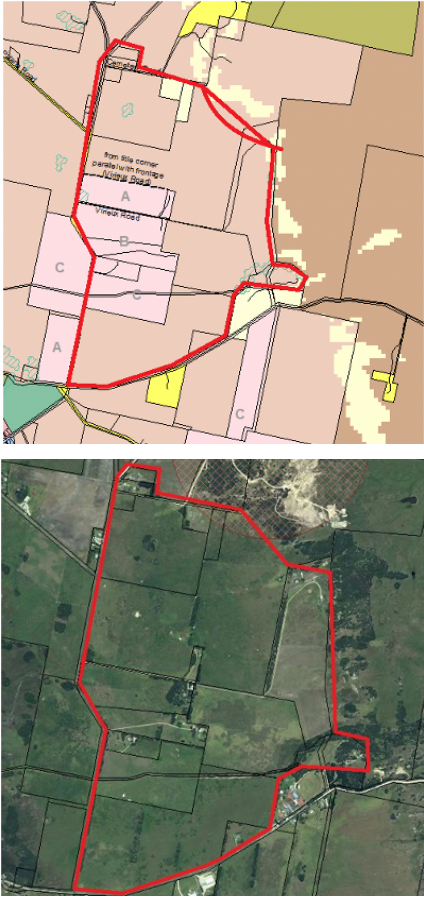
RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING

LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
5. Whitemark Palana Road	<p>Flinders 2000 – Rural</p>  <p>LPS – Rural Living</p> 	<p>Several of these lots would gain subdivision potential.</p> <p>Further rationale for applying the Rural Living A, B and C Zone within the one cluster and clarify why the application of Rural Living A, B and C Zone is in the proposed arrangement. As above, clarify whether there is a need/demand for additional land in the Rural Living Zone and additional lots in Whitemark. Clarify the PA's view of development potential on the land given constraints to development on Flinders Island.</p> <p>Clarify the allocation of the areas and consider whether, for example, the two Rural Living A areas should be located together.</p> <p>Clarify how the amount, and location of land within the Rural Living Zone is supported by the Regional Land Use Strategy and the Flinders Structure Plan.</p> <p>Consider whether any alternative zonings, such as Rural would be appropriate.</p>	<p>This land should be retained in the Rural Zone. The land currently supports pasture, with the main constraints to utilising this land for agriculture being the existing dwellings and fragmented ownership, however, the land does retain some productive potential. The entirety of the land is mapped as having a Land Capability Class of 5 (1:100,000). Soils are mapped as 'Whitemark Association', which, while not considered the most productive soils on the island, are nevertheless utilisable for pasture-based enterprises. The Rural Zone would be more appropriate (see Area 16 for further discussion).</p> <p>To be able to consider the potential for permanently removing this land from the island's agricultural estate, a detailed site assessment would need to be conducted.</p> <p>In the area tables in Appendix 1, the titles within this area have been included in Table A1-7, which covers the wider Lackrana area.</p>

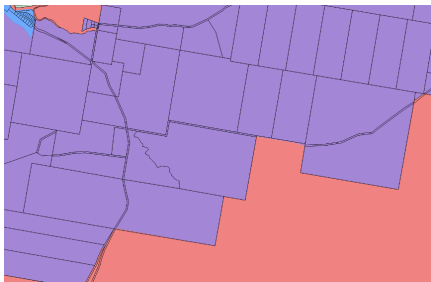
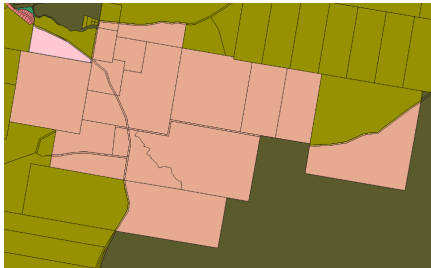
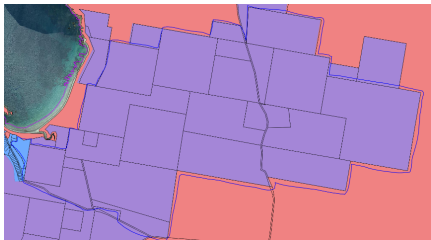
RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING

LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
6. Whitemark Lady Barron Road and Thule Road	<p>Flinders 2000 – Rural and Low Density Residential</p>  <p>LPS – Rural Living</p> 	<p>Some of these lots would gain subdivision potential.</p> <p>PA to provide further rationale for applying the Rural Living C and D Zone within the one cluster. As above, clarify if a supply/demand analysis has been done for residential land in Whitemark and the whole of Flinders Island. Clarify the PA's view of development potential on the land given constraints to development on Flinders Island.</p> <p>Clarify the allocation of the areas and consider whether, the two Rural Living C areas should be located together.</p> <p>Clarify how the amount, and location of land within the Rural Living Zone is supported by the Regional Land Use Strategy and the Flinders Structure Plan.</p> <p>Consider whether any alternative zonings, such as Rural would be appropriate.</p>	<p>This land should be retained in the Rural Zone. The land currently supports pasture, with the main constraints to utilising this land for agriculture being the existing dwellings and fragmented ownership, however, the land does retain some productive potential. The entirety of the land is mapped as having a Land Capability Class of 5 (1:100,000). Soils are mapped as 'Whitemark Association' & 'Ranga Association', which, while not considered the most productive soils on the island, they are nevertheless utilisable for pasture-based enterprises. The Rural Zone would be more appropriate (see Area 16 for further discussion).</p> <p>To be able to consider the potential for permanently removing this land from the island's agricultural estate, a detailed site assessment would need to be conducted.</p> <p>In the area tables in Appendix 1, the titles within this area have been included in Table A1-7, which covers the wider Lackrana area.</p> <p>CT 226215/1, has not been considered within this assessment. This title is not currently part of the agricultural estate, due to existing zoning.</p>

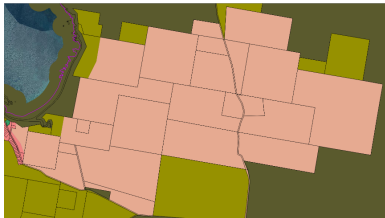

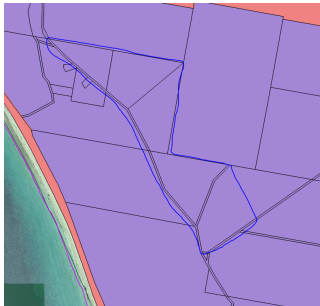

RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING

LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
A	<p>East of Memana Road from Thule to Vireux to Cemetery Road area.</p> 	<p>Potential rezoning for rural living conversion up to the buffer with the quarry and through more elevated areas in first stages.</p> <p>Area approx. 196 ha, shown within the red line. Note quarry to the north of the lands.</p> <p>Council considering expansion of the area as a potential exchange for other areas that may be lost.</p> <p>Already in fragmented ownership, with Council as a major landowner.</p> <p>Close proximity to Whitemark and services.</p> <p>Some elevation so good opportunity for house sites.</p> <p>Mixed low capacity ag use/grazing land use.</p> <p>Adjoins existing cemetery area.</p> <p>Council quarry to north is winding down, expected to close in medium term.</p> <p>Co-location opportunities with school and hydro site.</p>	As above.

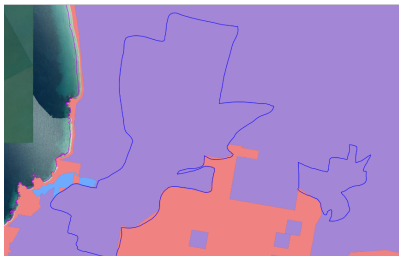

RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING




LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
Rural Zoning			
11. Palana	<p>Flinders 2000 – Rural</p>  <p>LPS – Rural</p> 	<p>Clarify why the land has been allocated to the Rural Zone and not the Agriculture Zone. The land is identified in the land potentially suitable for agriculture mapping as being predominantly unconstrained. The land does not appear to be excessively steep and is clear of vegetation. The land also appears to have similar characteristics to land proposed to be zoned Agriculture.</p> <p>Clarify if the Rural/Agriculture mapping has been included as endorsed by AK Consulting as being in accordance with its methodology.</p> <p>Also, clarify how it was determined that the land is class 6/7.</p>	<p>The majority of land within this area is mapped as Class 5 Land Capability (1:100,000). The total area is approximately 900ha in area, with about half of the area managed as pasture for grazing. Native vegetation has been retained on approximately 400ha, indicating that Land Capability may be more limiting than Class 5, and hence the land has not been cleared and developed for pasture.</p> <p>In theory there is potentially sufficient land area to contribute to a grazing enterprise with commercial scale characteristics. However, ownership is fragmented and it is considered unlikely that the land would be farmed in conjunction. This area is also isolated from the rest of the agricultural estate on the island.</p> <p>Based on these factors, the Rural Zone would be more appropriate.</p> <p>Furthermore, by zoning the land Rural, there is also some protection granted to the existing native vegetation through the Natural Assets Code being activated.</p>
12. Killiecrankie	<p>Flinders 2000 – Rural</p> 	<p>As above, clarify why the land has been allocated to the Rural Zone and not the Agriculture Zone. The land is identified in the land potentially suitable for agriculture mapping as being predominantly unconstrained. The land does not appear to be excessively steep and is clear of vegetation. The land also appears to have similar characteristics to land proposed to be zoned Agriculture.</p>	<p>Much of this area is held by the same entity (Quoin). All land associated with this property should be retained in the Agriculture Zone. Land in the east of this area, has also been recommended for the Agriculture Zone to provide zoning consistency.</p> <p>There may be potential for 3 titles associated with Quoin to be split zoned Agriculture and Landscape Conservation, because of the existing dune formation on part of the land (CT 170037/3, CT 170037/2 & CT 170037/4). However, further investigations as to how the landowner utilises these areas would be required, as they may be utilised for winter grazing.</p>

RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING

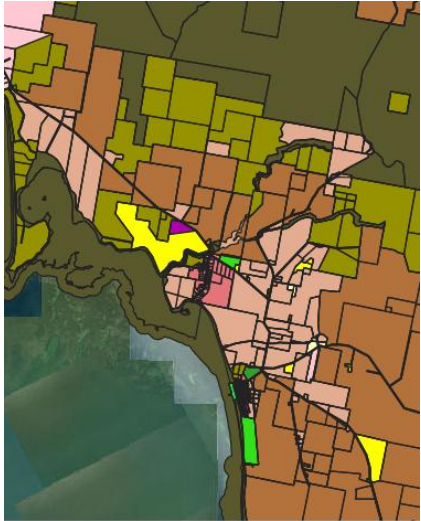
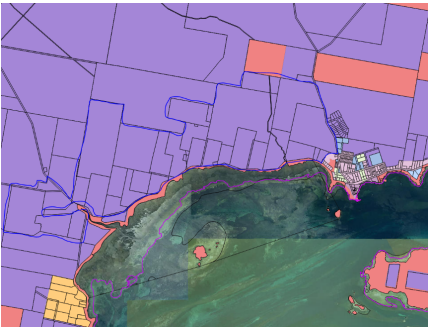
LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
	<p>LPS – Rural</p> 	<p>Clarify if the Rural/Agriculture mapping has been included as endorsed by AK Consulting as being in accordance with its methodology.</p>	
13. Palana	<p>Flinders 2000 – Rural</p>  <p>LPS – Rural</p> 	<p>As above, clarify why the land has been allocated to the Rural Zone and not the Agriculture Zone. The land is identified in the land potentially suitable for agriculture mapping as being predominantly unconstrained. The land does not appear to be excessively steep and is clear of vegetation. The land also appears to have similar characteristics to land proposed to be zoned Agriculture.</p> <p>Clarify if the Rural/Agriculture mapping has been included as endorsed by AK Consulting as being in accordance with its methodology.</p>	<p>The subject titles have a south westerly aspect and are mapped as Class 5 Land Capability (1:100,000). The titles are all individually owned, and the titles that have been cleared for pasture are isolated from other titles with similar characteristics. The Rural Zone is appropriate for these titles.</p> <p>Furthermore, there appears to be an opportunity to include more of the adjacent titles to the east in the Rural Zone; CT 210063/1, CT 200482/, CT 6375/1 & CT 236447/1. While these titles are under the same ownership as agricultural land to the east, the titles themselves are covered in native vegetation, with some of the vegetation mapped as a threatened vegetation community and are predominately mapped as Class 6 land. The eastern part of CT 236447/1 is mapped as Class 4, however the area is still covered in native vegetation, indicating that Land Capability may be more limiting than Class 4, otherwise it most likely would have already been cleared.</p> <p>All of the above titles are north of Five Mile Jim Rd. South of Five Mile Jim Rd, there is also the potential to Zone; CT 244094/1 & CT 200101/1 Rural, as well as split zone CT 111540/1 Ag and Rural.</p>

RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING




LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
14. Emita	<p>Flinders 2000 – Rural</p>  <p>LPS – Rural</p> 	<p>Clarify why the land has been allocated to the Rural Zone and not the Agriculture Zone. The land is identified in the land potentially suitable for agriculture mapping as being predominantly unconstrained. The land does not appear to be excessively steep and is clear of vegetation. The land also appears to have similar characteristics to land proposed to be zoned Agriculture.</p> <p>Clarify if the Rural/Agriculture mapping has been included as endorsed by AK Consulting as being in accordance with its methodology.</p>	<p>Much of the land in this area is mapped as having a Land Capability of Class 4 (1:100,000), which represents the best land, based on Land Capability, on the island. Because of this, where feasible this land should be retained in the Ag Zone. While there are some dwellings located within the mapped Class 4 area, the majority of the land is unconstrained and could be farmed in conjunction with adjacent land. Across the area there are a number of different titles that are under the same ownership. While some of the holdings would best be described as 'hobby scale', and have an existing dwelling, the majority could be farmed in conjunction with land in proximity with commercial scale characteristics.</p> <p>It is noted that CT 158840/1 is proposed to be zoned Landscape Conservation (LSC), however the majority of this title appears to be managed as pasture and the title is also under the same ownership as CT 175212/2 to the east. These titles appear to be utilised for a grazing enterprise with commercial scale characteristics. Because of this it may be more appropriate to zone CT 158840/1 as Ag.</p> <p>CT 198023/1 has been recommended for the Ag Zone to provide zoning consistency, however based on Land Capability, this title may be more appropriately split zoned Ag and LSC. This would provide a consistent zoning pattern.</p> <p>Titles in the north west of this area that are covered in native vegetation are more suited to the Rural Zone. This includes 2 Council owned titles that have an existing mining lease associated with them.</p> <p>The eastern cluster of titles are individually owned, with 3 of the 4 titles having existing dwellings. The titles are a mix of Class 5 and 6 land and are partially covered in native vegetation. The Rural Zone is appropriate for the 3 titles south of Melrose Rd, however the title to the north of Melrose Rd (CT 251684/1) should be zoned Ag.</p>

RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING			
LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
			
16. Lackrana	<p>Flinders 2000 – Rural</p>  <p>LPS – Rural</p> 	<p>As above, clarify why the land has been allocated to the Rural Zone and not the Agriculture Zone. The land is identified in the land potentially suitable for agriculture mapping as being predominantly unconstrained. The land does not appear to be excessively steep and is clear of vegetation. The land also appears to have similar characteristics to land proposed to be zoned Agriculture.</p> <p>Clarify if the Rural/Agriculture mapping has been included as endorsed by AK Consulting as being in accordance with its methodology.</p>	<p>Within some areas of the larger area, the Rural Zone does appear to be more appropriate. These areas have a scattering of existing dwellings through them and often have fragmented ownership. The enterprise scale within these areas would, in general best be defined as 'hobby scale'. Because of the fragmented ownership and the existing dwellings, it is unlikely that these titles would be farmed in conjunction in the future or contribute to commercial scale grazing activity, thus the Rural Zone is considered appropriate for the existing scale of enterprise. In this instance, it is also considered likely that having the titles zoned Rural, will make the land more attractive for future development of smaller scale (or niche) enterprises, where the proponent would be looking to live on site, especially considering the proximity to Whitemark.</p> <p>There were also a number of holdings with commercial scale characteristics located both in the south of the area and in the north of the area. These titles have been recommended to be retained in the Ag Zone, as this is the most appropriate zone for these holdings.</p> <p>CT 236417/1 and CT 243335/1, towards the north of the area have been recommended for the Rural Zone, however, these titles may be more appropriately zoned LSC to avoid spot zoning and to provide a consistent zoning pattern. CT 212657/1, while individually owned, has been recommended for the Ag zone to provide a consistent zoning pattern.</p>

RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING

LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
			<p>Land on CT 156154/1, CT 14670/1 and 155427/1 that is associated with the Pats River and the South Pats River would be more appropriately zoned Environmental Management through split zoning.</p> 
16. Lady Barron	<p>Flinders 2000 – Rural</p> 	<p>As above, clarify why the land has been allocated to the Rural Zone and not the Agriculture Zone. The land is identified in the land potentially suitable for agriculture mapping as being predominantly unconstrained. The land does not appear to be excessively steep and is clear of vegetation. The land also appears to have similar characteristics to land proposed to be zoned Agriculture.</p> <p>Clarify if the Rural/Agriculture mapping has been included as endorsed by AK</p>	<p>When reviewing this area, it was identified that around half of the titles are under the same ownership and appear to be farmed in conjunction as part of an enterprise with commercial scale characteristics. There were also a number of titles in the north east section of the area, that appear to have the ability to be farmed in conjunction with adjacent land. All of these titles have been recommended to be zoned Ag rather than Rural. The exception may be CT 204218/1, this title has been recommended for the Ag Zone, however, it may be more appropriately split zoned Ag and LSC to assist with protecting the natural values associated with the northern section of the title. This would also align with adjacent LSC zoning.</p>

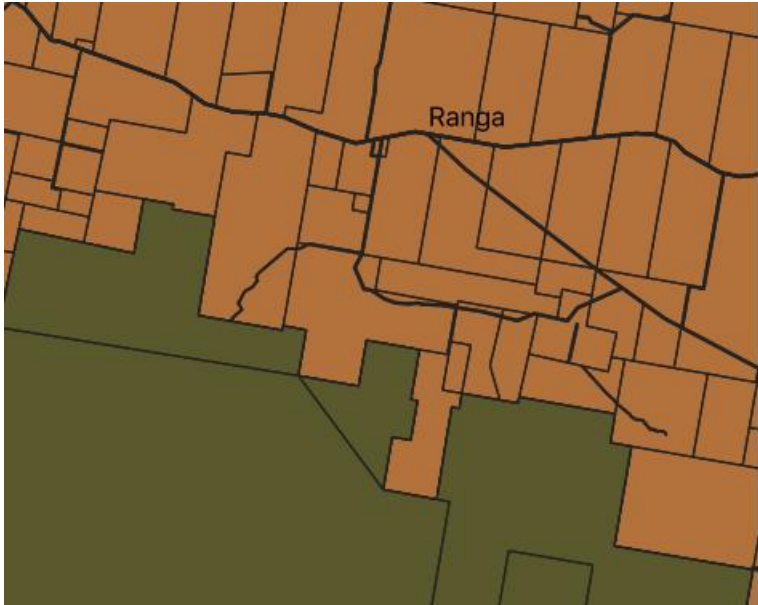
RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING


LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
	<p>LPS – Rural</p> 	<p>Consulting as being in accordance with its methodology.</p>	<p>There have been four pockets identified within this area that are more appropriately zoned Rural. In these areas, in general, titles are individually owned and have an existing dwelling. By zoning these smaller holdings Rural, there may be future opportunity for further diversification of how the land associated with these titles is utilised in the future.</p> <p>In the most north eastern area, three titles appear to be associated with aerodrome landing strips and so have been recommended for the Rural Zone.</p> 
<p>17. Various Areas</p>		<p>Clarify why the Agriculture Zone has been applied to the circled vegetated areas and confirm whether those areas were identified in the unedited Priority Vegetation Overlay mapping as containing natural values.</p>	<p>a – See area 13 comments.</p> <p>b – The title within this area (CT 247225/1) is under the same ownership as land further to the south which is farmed as part of a commercial scale grazing enterprise. However, the title is isolated from the balance of the farm and is surrounded by crown land that is associated with the North East River Game Reserve to the north and west, and the Foochow Conservation Area to the south and east. The majority of the title is covered in vegetation and a large area is mapped as a wetland. These characteristics indicate that the Rural Zone would be more appropriate than the Ag Zone. CT 247225/2 to the west and a title to the east with no identifiable features on LIST would also be more appropriately zoned Rural than Ag.</p>

RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING

LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
			<p>c – There are two titles associated with this area; CT 2477225/4 (western title) and CT 247225/3 (eastern title). The combined area of these two titles is approximately 1300ha. The western half of the land is predominantly grazing land with patches of native vegetation, while the eastern half is the opposite, with predominantly native vegetation and patches of grazing land. Portions of the native vegetation are mapped as threatened communities and there are also identified wetlands. Like b, these titles are under the same ownership and are isolated from the rest of the farming enterprise by surrounding reserves (Wingaroo Nature Reserve to the west and south western and the Foochow Conservation Area in all other directions). These characteristics indicate that these titles may be more appropriately zoned Rural. Rural zoning will allow the existing pastured area to continue to be farmed as it currently is, while also ensuring the associated natural values are covered by the Natural Assets Code.</p> <p>d – CT 121581/1 is predominantly covered in native vegetation, with only a small area on the western edge managed as pasture. There are also areas mapped as wetlands. The characteristics of the title are more suited to the Rural Zone. While this would create a spot zoned title, the title is approximately 400ha in area, so it is a sizable single title that would be zoned Rural. It is also considered unlikely that the remaining vegetation would be attractive for clearing, if it hasn't already occurred.</p> <p>e – Unlike the title associated with d, the title here (CT 111540/1) is approximately a 50/50 split between existing native vegetation and pasture with the title being approximately 400ha in area. The vegetation is not mapped as a threatened community and is also on land with a Published Land Capability Class of Class 4. There may be agricultural value associated with area (subject to Forest Practices requirements). This title should be retained in the Ag Zone.</p> <p>f – There are two titles associated with this area; CT 243672/1 (northern title) and CT 242211/1 (southern title). The total area of the two titles is approximately 240ha. Approximately two thirds of the area is covered in native vegetation. The balance has been cleared. Historical Google Imagery from 2004 shows that these areas were already cleared then and no further areas have been cleared.</p>

RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING			
LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
			<p>Published Land Capability maps 160ha as Class 6 land, with the balance mapped as Class 5 land. Surrounding the land to the north west and south is land and vegetation associated with the Darling Range Conservation Area. To the east is grazing land that is under the same ownership as the subject titles. While areas of the subject land appear to be used for grazing, the existing vegetation and proximity to the Darling Conservation Area indicate that the Rural Zone may be more appropriate.</p> <p>g – There are 4 titles within this area that are a mix of native vegetation and pasture. All are under the same ownership and are farmed in conjunction with land to south. The remaining vegetation is patchy and it would be difficult to separate out vegetation from the pastured areas with alternate zoning. Historical Google Earth aerial imagery (2004-2018) indicates that some areas of native vegetation have been cleared and converted to pasture in this time. However, the imagery also shows some areas that were cleared have been allowed to regenerate with native vegetation. This is an indication that these areas may not have been suitable for pasture establishment. The clearance and regeneration over the past 14 years in this area suggests that further clearing is unlikely. These titles are recommended to be retained in the Agriculture Zone.</p> <p>h – CT 244779/1 is approximately 230ha in area with the most eastern 130ha covered in native vegetation and the balance is managed as pasture. Adjacent to the north and east is the Shag Lagoon Conservation Area. Because of the even split and adjacent conservation area, it is appropriate to split zone this title, with the vegetated area being zoned Rural and the pasture area being zoned Ag. To ensure that the Rural area of this title is not spot zoned, surrounding titles were also considered. To the north is 243139/1, this title 30ha in area, covered in native vegetation and is adjacent to the conservation area. This title would also be more appropriately zoned Rural. To the south east is CT 198036/1. This title is 40ha in area, is predominantly covered in native vegetation and has an existing dwelling. This title would also be more appropriately zoned Rural.</p>

		<p>i – This is a complicated area, that borders the Strezlecki National Park to the south. The titles are a mix of native vegetation and pasture. North of Wallanippi Rd is a 75ha crown owned title with an existing mining lease and associated quarry located on it. To the south of the crown title and south of Wallanippi Rd are five titles (CT 112022/1, CT 226815/1, CT 171036/1, CT 171036/2 & CT 171036/3) under the same ownership that are a mix of pasture and native vegetation, with parts of the native vegetation mapped as threatened communities. It was determined that the characteristics of these titles would be more suited to the Rural Zone. Much of the vegetation on these titles is also associated with the foothills of the Peaks of Flinders.</p> <p>Using the first cluster of titles as a base for considering the suitability of adjacent titles for the Rural Zone, characteristics to the east, north and west of adjacent titles were considered. In total 16 titles were determined to have characteristics more suited to the Rural Zone. Of the 16 titles, 6 titles had divergent characteristics and a clear line of separation where split zoning Ag/Rural was considered appropriate (see Table A1-17i in Appendix 1). The current proposed zoning and new proposed alternate zoning are displayed below.</p> <p>Existing proposed zoning</p> 
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RURAL AND LOW DENSITY RESIDENTIAL TO RURAL LIVING ZONING			
LOCATION	MAP COMPARISON	COMMISSION COMMENTS/QUESTIONS	AK CONSULTANTS COMMENTS
			<p>New proposed alternate zoning</p> 

References

AK Consultants (January 2019). *Agricultural Profile – Flinders Municipality*. Flinders Council.

AK Consultants (December 2020). *Agricultural Profile – Flinders Municipality*. Flinders Council.

AK Consultants (February 2020). *Agricultural Profile, 2010-2019 Comparison Report – Flinders Municipality*. Flinders Council.

Dept of Justice, Planning Policy Unit, Macquarie Franklin, Esk Mapping and GIS. (2016). *Agricultural Land Mapping Project – Background Report*.

Dept of Justice, Planning Policy Unit, Macquarie Franklin, Esk Mapping and GIS. (2016). Land Potentially Suitable for Agriculture Zone Data Set. Department of Justice.

DPIPWE. (2020). The LIST Map. Department of Primary Industries, Parks, Water and Environment. <https://www.thelist.tas.gov.au>.

Flinders Council (April 2019). *Local Provisions Schedule Supporting Report*.

Appendix 1: Zoning Recommendations per Title

Tables A1-1 to A1-16 lists each individual title associated with each assessed area. For each title the following is provided; volume and folio number, property identification number, constraints mapping under the ALMP, the existing zoning under the *Flinders Planning Scheme 2000*, Council's proposed zoning and AKC (now RMCG) recommended zoning.

Table A1-1: Area 3 – Palana Rd

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
44146	1	7664133	Unconstrained	Rural	Rural Living	Rural Living

Table A1-2: Area 4 – Emita/Blue Rocks

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
210411	1	6424197	Unconstrained	Rural	Rural Living	Rural Living
125104	1	2087568	Unconstrained	Rural	Rural Living	Rural Living
119184	1	2087525	Unconstrained	Rural	Rural Living	Rural Living
153423	2	2838851	Unconstrained	Rural	Rural Living	Rural Living
153423	1	2838843	Unconstrained	Rural	Rural Living	Rural Living
123315	1	6428884	Unconstrained	Rural	Rural Living	Rural Living
205540	1	3145328	Unconstrained	Rural	Rural Living	Rural Living
210778	1	6424146	Unconstrained	Rural	Rural Living	Rural Living
205542	1	2831545	Unconstrained	Rural	Rural Living	Rural Living
228037	1	6428702	Unconstrained	Rural	Rural Living	Rural Living
79031	1	6428868	Unconstrained	Rural	Rural Living	Rural Living
205543	1	2087533	Unconstrained	Rural	Rural Living	Rural Living
153423	3	2838878	Unconstrained	Rural	Rural Living	Rural Living
235961	1	6428710	Unconstrained	Rural	Rural Living	Rural Living
65089	10	6428745	Potentially Constrained (Criteria 2A)	Rural	Rural Living	Rural Living
65089	6	2800992	Potentially Constrained (Criteria 2A)	Rural	Rural Living	Rural Living

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
65089	8	6428761	Potentially Constrained (Criteria 2A)	Rural	Rural Living	Rural Living
65089	5	2800992	Potentially Constrained (Criteria 2A)	Rural	Rural Living	Rural Living
65089	7	6428788	Potentially Constrained (Criteria 2A)	Rural	Rural Living	Rural Living
65089	11	7777584	Potentially Constrained (Criteria 2A)	Rural	Rural Living	Rural Living
65089	1	6428841	Potentially Constrained (Criteria 2A)	Rural	Rural Living	Rural Living
65089	2	6428833	Potentially Constrained (Criteria 2A)	Rural	Rural Living	Rural Living
65089	12	7777592	Potentially Constrained (Criteria 2B)	Rural	Rural Living	Rural Living
65089	9	6428753	Potentially Constrained (Criteria 2B)	Rural	Rural Living	Rural Living
153423	4	2838886	Potentially Constrained (Criteria 2B)	Rural	Rural Living	Rural Living
65089	4	6428817	Potentially Constrained (Criteria 2B)	Rural	Rural Living	Rural Living
205541	1	2087541	Potentially Constrained (Criteria 2B)	Rural	Rural Living	Rural Living
65089	3	6428825	Potentially Constrained (Criteria 2B)	Rural	Rural Living	Rural Living
122559	1	2087576	Potentially Constrained (Criteria 2B)	Rural	Rural Living	Rural Living

Table A1-3: Area 11 – Palana

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
203260	1	6424736	Unconstrained	Rural	Rural	Rural
115104	1	2109640	Unconstrained	Rural	Rural	Rural
142593	2	1859992	Unconstrained	Rural	Rural	Rural
244135	1	7455585	Unconstrained	Rural	Rural	Rural

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
203174	1	1507815	Unconstrained	Rural	Rural	Rural
115627	1	1863211	Unconstrained	Rural	Rural	Rural
27667	3	7452691	Unconstrained	Rural	Rural	Rural
27667	1	2004400	Unconstrained	Rural	Rural	Rural
27667	2	2004400	Unconstrained	Rural	Rural	Rural
142593	1	1859992	Unconstrained	Rural	Rural	Rural
208638	1	1881516	Unconstrained	Rural	Rural	Rural
227730	1	2563376	Unconstrained	Rural	Rural	Rural
115625	1	1850891	Unconstrained	Rural	Rural	Rural
115626	1	1871385	Unconstrained	Rural	Rural	Rural
40023	1	6423442	Unconstrained	Rural	Rural	Rural
115624	1	1863203	Unconstrained	Rural	Rural	Rural
7067	1	2004400	Unconstrained	Rural	Rural	Rural

Table A1-4: Area 12 – Killiecrankie

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
170037	2	3368046	Unconstrained	Rural	Rural	Ag
170037	4	3368046	Unconstrained	Rural	Rural	Ag
170037	3	3368046	Unconstrained	Rural	Rural	Ag
229222	1	7455657	Unconstrained	Rural	Rural	Ag
116032	2	3368046	Unconstrained	Rural	Rural	Ag
112853	2	1506847	Unconstrained	Rural	Rural	Rural
210877	1	6424621	Unconstrained	Rural	Rural	Ag
170037	7	3368046	Unconstrained	Rural	Rural	Ag
30983	1	3368046	Unconstrained	Rural	Rural	Ag
112854	1	3368046	Unconstrained	Rural	Rural	Ag
116032	1	7680512	Unconstrained	Rural	Rural	Rural
210876	1	7455657	Unconstrained	Rural	Rural	Ag
170037	5	3368046	Unconstrained	Rural	Rural	Ag
245121	1	7455657	Unconstrained	Rural	Rural	Ag

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
170037	8	3368046	Unconstrained	Rural	Rural	Ag
170037	6	3368046	Unconstrained	Rural	Rural	Ag
116280	1	1691325	Unconstrained	Rural	Rural	Rural
237358	1	6424621	Unconstrained	Rural	Rural	Ag
237359	1	6424621	Unconstrained	Rural	Rural	Ag
170037	1	3368046	Unconstrained	Rural	Rural	Ag
79383	1	6424656	Unconstrained	Rural	Rural	Ag
238924	1	1506695	Unconstrained	Rural	Rural	Rural
170038	2	3368046	Unconstrained	Rural	Rural	Ag
7923	1	7455657	Unconstrained	Rural	Rural	Ag

Table A1-5: Area 13 – Palana

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
200102	1	6424525	Unconstrained	Rural	Rural	Rural
153467	2	2861445	Unconstrained	Rural	Rural	Rural
10265	2	2048913	Unconstrained	Rural	Rural	Rural
153467	1	2861437	Unconstrained	Rural	Rural	Rural

Table A1-6: Area 14 – Emita

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
239241	1	3040462	Unconstrained	Rural	Ag	Rural
146202	1	2689614	Unconstrained	Rural	Ag	Rural
146202	2	2689622	Unconstrained	Rural	Ag	Rural
160313	1	7362004	Unconstrained	Rural	Rural	Rural
208486	1	6424365	Unconstrained	Rural	Rural	Rural
151152	4	2781277	Unconstrained	Rural	Ag	Rural
151152	5	2781285	Unconstrained	Rural	Ag	Rural
208872	1	6424322	Unconstrained	Rural	Ag	Rural
211519	1	6424365	Unconstrained	Rural	Rural	Rural
243367	1	3372635	Unconstrained	Rural	Ag	Rural
169273	1	3356053	Unconstrained	Rural	Rural	Rural

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
222022	1	6424322	Unconstrained	Rural	Ag	Rural
204615	1	6424218	Unconstrained	Rural	LSC	Rural
139917	1	3040462	Unconstrained	Rural	Ag	Rural
139804	1	3272247	Unconstrained	Rural	Ag	Rural
42907	1	6424429	Unconstrained	Rural	Rural	Rural
198023	1	6424218	Unconstrained	Rural	Ag/LSC	Rural
237046	1	3272247	Unconstrained	Rural	Ag	Rural
151152	3	2883169	Unconstrained	Rural	Ag	Rural
22367	1	7245756	Unconstrained	Rural	Ag	Rural
204616	1	6424218	Unconstrained	Rural	Ag	Rural
48870	1	7777525	Unconstrained	Rural	Ag	Rural
249744	1	6424242	Unconstrained	Rural	Ag	Rural
251684	1	6425237	Unconstrained	Rural	Rural	Ag
154623	3	2872873	Unconstrained	Rural	Rural	Rural
154623	2	2872865	Unconstrained	Rural	Rural	Rural
154623	1	272857	Unconstrained	Rural	Rural	Rural
169273	3	3410910	Unmapped	Rural	Rural	Rural
169273	2	3410910	Unmapped	Rural	Rural	Rural
85154	1	6424226	Potentially Constrained (Criteria 2A)	Rural	Ag	Rural
175212	1	3588970	Potentially Constrained (Criteria 2A)	Rural	Ag	Rural
245388	1	6424218	Potentially Constrained (Criteria 2A)	Rural	Ag	Rural
51961	1	7821928	Potentially Constrained (Criteria 2A)	Rural	Ag	Rural
66075	1	6424234	Potentially Constrained (Criteria 2A)	Rural	Ag	Rural
139803	1	3470964	Potentially Constrained (Criteria 2A)	Rural	Ag	Rural

Table A1-7: Area 16 – Lackrana

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
231247	1	6428956	Unconstrained	Rural	Rural	Rural
27542	3	7275787	Unconstrained	Rural	Rural Living	Rural
160941	1	3118936	Unconstrained	Rural	Rural	Rural
142131A	1	2553493	Unconstrained	Rural	Rural	Ag
225624	1	2922826	Unconstrained	Rural	Rural	Ag
244481	1	7305333	Unconstrained	Rural	Rural	Ag
162124	3	6428657	Unconstrained	Rural	Rural	Rural
31072	4	1934665	Unconstrained	Rural	Rural	Rural
225623	1	2922826	Unconstrained	Rural	Rural	Ag
236415	1	6428403	Unconstrained	Rural	Rural	Rural
236414	1	6428403	Unconstrained	Rural	Rural	Rural
158968	2	6428403	Unconstrained	Rural	Rural	Rural
236417	1	6428593	Unconstrained	Rural	Rural	Rural
27542	2	7275795	Unconstrained	Rural	Rural	Ag
145854	1	2829461	Unconstrained	Rural	Rural	Ag
14670	1	6428286	Unconstrained	Rural	Rural	Ag
208401	1	7275816	Unconstrained	Rural	Rural	Ag
53171	2	2607949	Unconstrained	Rural	Rural	Rural
155427	1	2922818	Unconstrained	Rural	Rural	Ag
31072	3	7275752	Unconstrained	Rural	Rural	Rural
213669	1	6428622	Unconstrained	Rural	Rural	Ag
164994	3	3223832	Unconstrained	Rural	Rural	Rural
156154	1	2922826	Unconstrained	Rural	Rural	Ag
212109	1	6427849	Unconstrained	Rural	Rural Living	Rural
248142	1	3037810	Unconstrained	Rural	Rural	Ag
86961	1	3037810	Unconstrained	Rural	Rural	Ag
160941	2	3118944	Unconstrained	Rural	Rural	Rural
113050	1	7097554	Unconstrained	Rural	Rural	Rural
198675	1	3037810	Unconstrained	Rural	Rural	Ag

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
164994	4	3238655	Unconstrained	Rural	Rural	Rural
164994	2	3228203	Unconstrained	Rural	Rural	Rural
245335	1	3291413	Unconstrained	Rural	Rural	Rural
202988	1	2607949	Unconstrained	Rural	Rural	Rural
170794	1	3223824	Unconstrained	Rural	Rural	Rural
170794	2	3223824	Unconstrained	Rural	Rural	Rural
238796	1	2287519	Unconstrained	Rural	Rural	Ag
141190	3	2287519	Unconstrained	Rural	Rural	Ag
225625	1	2922826	Unconstrained	Rural	Rural	Ag
252433	1	2922818	Unconstrained	Rural	Rural	Ag
213527	1	2922818	Unconstrained	Rural	Rural	Ag
39638	1	2922818	Unconstrained	Rural	Rural	Ag
162124	1	6428657	Unconstrained	Rural	Rural	Rural
162124	2	6428657	Unconstrained	Rural	Rural	Rural
212657	1	3291421	Unconstrained	Rural	Rural	Ag
252518A	1	6427750	Unconstrained	Rural	Rural/Rural Living	Rural
31072	1	7275760	Unconstrained	Rural	Rural Living	Rural
53171	3	2607949	Unconstrained	Rural	Rural Living	Rural
39516	2	7629493	Unconstrained	Rural	Rural Living	Rural
208723	1	6428315	Unconstrained	Rural	Rural	Rural
105685	2	2607893	Unconstrained	Rural	Rural	Ag
110874	2	6428243	Unconstrained	Rural	Rural	Rural
68563	1	6427566	Unconstrained	Rural	Rural	Rural
16064	1	6427777	Unconstrained	Rural	Rural Living	Rural
236416	1	6428403	Unconstrained	Rural	Rural	Rural
201943	1	6427822	Unconstrained	Rural	Rural	Rural
53171	5	1727092	Unconstrained	Rural	Rural	Rural
237967	1	6427582	Unconstrained	Rural	Rural	Rural
145854	2	2829488	Unconstrained	Rural	Rural	Rural

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
27542	1	7275787	Unconstrained	Rural	Rural Living	Rural
150936	1	7275795	Unconstrained	Rural	Rural	Ag
53171	1	1702215	Unconstrained	Rural	Rural Living	Rural
9508	1	2922818	Unconstrained	Rural	Rural	Rural
131267	1	3037810	Unconstrained	Rural	Rural	Ag
7488	1	7148622	Unconstrained	Rural	Rural	Rural
136381	1	2091372	Unconstrained	Rural	Rural	Rural
31072	9	1993462	Unconstrained	Rural	Rural	Rural
11109	2	1904562	Unconstrained	Rural	Rural	Rural
113019	2	1546582	Unconstrained	Rural	Rural	Rural
	0	2985093	Unconstrained	Rural	Rural	Rural
135634	1	6428366	Unconstrained	Rural	Rural	Rural
15860	2	7098434	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
249792	1	6427603	Potentially Constrained (Criteria 2A)	Rural	Rural	Ag
64802	1	6427638	Potentially Constrained (Criteria 2A)	Rural	Rural	Ag
141953	1	2553485	Potentially Constrained (Criteria 2A)	Rural	Rural	Ag
39516	1	7629485	Potentially Constrained (Criteria 2A)	Rural	Rural Living	Rural
10923	1	6427590	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
197484	1	6427670	Potentially Constrained (Criteria 2A)	Rural	Rural	Ag
238094	1	6428163	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
36224	2	2039363	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
11110	1	6427742	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
10155	1	6427662	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
146985	1	6427531	Potentially Constrained (Criteria 3)	Rural	Rural	Rural
9508	2	6428278	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
	0	0	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
30953	1	7362071	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
27823	1	7305341	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
9254	1	6427830	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
7488	2	6427611	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
212757	1	6428964	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
250237	1	6427769	Potentially Constrained (Criteria 2A)	Rural	Rural Living	Rural
240746	1	6427814	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
	0	6427857	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
146985	2	6427531	Potentially Constrained (Criteria 2B)	Rural	Rural	Rural
245015	1	7525344	Potentially Constrained (Criteria 2B)	Rural	Rural	Rural
220373	1	2922826	Unconstrained	Rural	Rural	Ag
245492	1	7362098	Unmapped	Rural	Rural	Rural

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
155692	1	6428219	Unmapped	Rural	Rural	Rural
109166	1	2563982	Potentially Constrained (Criteria 3)	Rural	Rural	Rural
170380	2	3445574	Unmapped	Rural	Rural	Rural
105684	2	2607893	Unconstrained	Rural	Rural	Rural
	0	0		Rural	Rural	Rural
155685	1	2985085	Unmapped	Rural	Rural	Rural
159877	1	3026716	Potentially Constrained (Criteria 3)	Rural	Rural	Rural
36224	1	2035565	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
249830	2	2922826	Unconstrained	Rural	Rural	Rural
245132	1	6428198	Unmapped	Rural	Rural	Rural
11096	1	0	Unmapped	Rural	Rural	Rural

Table A1-8: Area 16 – Lady Barron

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
204218	1	3033721	Unconstrained	Rural	Rural	Ag/Rural
36449	1	3033721	Unconstrained	Rural	Rural	Ag
134868	1	2205341	Unconstrained	Rural	Rural	Rural
139505	2	2205341	Unconstrained	Rural	Rural	Rural
155307	1	2960734	Unconstrained	Rural	Rural	Rural
208988	1	2017869	Unconstrained	Rural	Rural	Ag
211534	1	6431119	Unconstrained	Rural	Rural	Ag
78665	1	2571827	Unconstrained	Rural	Rural	Rural
113865	1	6430941	Unconstrained	Rural	Rural	Rural
139505	1	2205333	Unconstrained	Rural	Rural	Rural
227717	1	6430562	Unconstrained	Rural	Rural	Rural
229223	1	3033721	Unconstrained	Rural	Rural	Ag
134868	3	2017893	Unconstrained	Rural	Rural	Ag
208493	1	6431100	Unconstrained	Rural	Rural	Rural

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
155307	4	2960726	Unconstrained	Rural	Rural	Rural
207512	1	3033721	Unconstrained	Rural	Rural	Ag
18201	5	3033721	Unconstrained	Rural	Rural	Ag
18201	6	3033721	Unconstrained	Rural	Rural	Ag
208988	1	2017869	Unconstrained	Rural	Rural	Ag
211956	1	2017869	Unconstrained	Rural	Rural	Ag
243893	1	7305202	Unconstrained	Rural	Rural	Rural
113866	1	2571712	Unconstrained	Rural	Rural	Ag
230815	1	3033721	Unconstrained	Rural	Rural	Ag
224117	1	6431063	Unconstrained	Rural	Rural	Rural
209407	1	2571739	Unconstrained	Rural	Rural	Ag
163285	1	3177397	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
25190	1	7305309	Potentially Constrained (Criteria 2B)	Rural	Rural	Ag
210233	1	3033721	Potentially Constrained (Criteria 2B)	Rural	Rural	Ag
218667	1	3033721	Potentially Constrained (Criteria 2B)	Rural	Rural	Ag
204218	1	3033721	Unconstrained	Rural	Rural	Ag
210716	1	3033721	Potentially Constrained (Criteria 2B)	Rural	Rural	Ag
73421	2	2571771	Potentially Constrained (Criteria 2A)	Rural	Rural	Ag
73421	1	3033721	Potentially Constrained (Criteria 2B)	Rural	Rural	Ag
229476	1	1929954	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural
73421	4	2571800	Potentially Constrained (Criteria 2B)	Rural	Rural	Ag

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
73421	3	3033721	Potentially Constrained (Criteria 2B)	Rural	Rural	Ag
23118	1	7305181	Potentially Constrained (Criteria 2A)	Rural	Rural	Rural

Table A1-9: Area 17b

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
247225	1	6423928	Unconstrained	Rural	Ag	Rural
247225	2	6423928	Unconstrained	Rural	Ag	Rural

Table A1-10: Area 17c

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
247225	4	6423928	Unconstrained	Rural	Ag	Rural
247225	3	6423928	Unconstrained	Rural	Ag	Rural

Table A1-11: Area 17d

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
121581	1	35131423	Unconstrained	Rural	Ag	Rural

Table A1-12: Area 17e

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
111540	4	3513143	Unconstrained	Rural	Ag	Rural

Table A1-13: Area 17f

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
243672	1	1506273	Unconstrained	Rural	Ag	Rural
242211	1	1506273	Unconstrained	Rural	Ag	Rural

Table A1-14: Area 17g

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
111832	3	9091737	Unconstrained	Rural	Ag	Ag
236909	1	9091737	Unconstrained	Rural	Ag	Ag
110510	36	9091737	Unconstrained	Rural	Ag	Ag
236914	1	9091737	Unconstrained	Rural	Ag	Ag

Table A1-15: Area 17h

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
244779	1	2823422	Unconstrained	Rural	Ag	Ag/Rural
243139	1	3469322	Unconstrained	Rural	Ag	Rural
198036	1	7242395	Unconstrained	Rural	Ag	Rural

Table A1-16: Area 17i

VOLUME	FOLIO	PID	CONSTRAINTS MAPPING	EXISTING ZONING	PROPOSED ZONING	RECOMMENDED ZONING
201833	1	3452563	Unconstrained	Rural	Ag	Ag/Rural
168347	2	3452555	Unconstrained	Rural	Ag	Ag/Rural
	0	0	Unconstrained	Rural	Ag	Rural
161996	1	3108447	Unconstrained	Rural	Ag	Ag/Rural
226815	1	6429414	Unconstrained	Rural	Ag	Rural
171036	3	3435341	Unconstrained	Rural	Ag	Rural
209299	1	3115620	Unconstrained	Rural	Ag	Ag/Rural
210391	1	6429203	Unconstrained	Rural	Ag	Rural
213113	1	3355245	Unconstrained	Rural	Ag	Rural
171036	2	3435341	Unconstrained	Rural	Ag	Rural
171036	1	3435333	Unconstrained	Rural	Ag	Rural
112033	1	6429406	Unconstrained	Rural	Ag	Rural
213676	1	2740803	Unconstrained	Rural	Ag	
224492	1	6429203	Unmapped	Rural	Ag	Ag/Rural
202887	1	6428024	Unconstrained	Rural	Ag	Ag/Rural
	0	7098370	Unmapped	Rural	Ag	Rural

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