

Flinders Local Provisions Schedule

FLI-Local Provisions Schedule Title

FLI1.1 This Local Provisions Schedule is called the Flinders Local Provisions Schedule and comprises all the land within the municipal area.

FLI Effective Date

FLI-1.2 The effective date for this Local Provisions Schedule is <insert date>.

FLI-Local Area Objectives

This subclause is not used in this Local Provisions Schedule.

FLI-P1.0 Particular Purpose Zone – truwana - Cape Barren Island and outer islands

FLI-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – truwana Cape Barren Island and outer islands is:

- FLI-P1.1.1 To implement a 'whole of island' approach for the integrated management of indigenous and private freehold land.
- FLI-P1.1.2 To protect the environmental, cultural and social values unique to the islands.
- FLI-P1.1.3 To provide for sustainable use and development that serves the long term interests of the community and protects cultural resources for the future.

FLI-P1.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
FLI-P1.2.1	The Corner Precinct – shown on the overlay map as FLI-P1.2.1	<ul style="list-style-type: none">(a) To support the effective functioning of the settlement and the efficient use of existing services.(b) To focus residential, community, industrial and recreational use and development within the precinct.(c) To mitigate impacts from noise, light or other emissions from non-residential uses.(d) To not exceed the capacity of infrastructure such as, water and energy supply; and

		<ul style="list-style-type: none"> (e) To manage use and development to make efficient use of existing roads, tracks and other infrastructure.
FLI-P1.2.2	The Environmental and Cultural Precinct – shown on the overlay map as FLI-P1.2.2	<ul style="list-style-type: none"> (a) To protect places or landscapes of cultural significance. (b) To conserve the diversity of flora and fauna. (c) To protect sites of environmental significance such as the Ramsar Wetland, Cloud Forest on Mount Munro, and other areas with high natural values. (d) To maintain and protect natural processes, unstable or fragile landforms and areas of scenic importance. (e) To provide for use and development that supports cultural operations and activities such as gathering and preparing of food or birding. (f) To promote natural and cultural understanding of the islands with interpretive signage. (g) To allow for small scale development integrated with the surrounding seascapes and landscapes
FLI-P1.2.3	The Rural Precinct – shown on the overlay map as FLI-P1.2.3	<ul style="list-style-type: none"> (a) To provide for the sustainable and ongoing use of land for agriculture. (b) To provide for non-agricultural uses required to locate outside of the Corner Precinct.
FLI-P1.2.4	The Airport Precinct – shown on the overlay map as FLI-P1.2.4	<ul style="list-style-type: none"> (a) To provide for continued use of the precinct as an airport. (b) To provide new use and development compatible with the function and role of the airport .

FLI-P1.3 Definition of Terms

This subclause is not used in this Particular Purpose Zone.

FLI-P1.4 Use Table

FLI-P1.4.1 Use Table – The Corner Precinct

Use Class	Qualification
No Permit Required	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Food Services	
General retail and hire	
Natural and Cultural Values Management	
Passive Recreation	
Port and Shipping	
Residential	
Research and Development	
Sports and Recreation	
Storage	
Tourist Operation	If for an interpretation centre.
Utilities	
Visitor Accommodation	If not accommodating more than 8 people.
Permitted	
No Uses	
Discretionary	
Equipment and Machinery Sales and Hire	

Hospital Services	
Manufacturing and processing	
Service Industry	
Visitor Accommodation	If not listed as No Permit Required.
Prohibited	
All other uses	

FLI-P1.4.2 Use Table – Environmental and Cultural Protection Precinct

Use Class	Qualification
No Permit Required	
Community Meeting and Entertainment	
Natural and Cultural Values Management	
Passive Recreation	
Pleasure Boat Facility	If for a boat ramp or jetty.
Research and Development	
Residential	
Utilities	If for a water treatment plant or dam.
Visitor Accommodation	If: (a) located on Cape Barren Island or Clarke Island; and (b) not accommodating more than 8 people.
Permitted	
No uses	
Discretionary	
Utilities	If not listed as No Permit Required.
Visitor accommodation	If: a) located on Cape Barren Island or Clarke Island; and b) if not listed as No Permit Required.
Prohibited	
All other uses	

FLI-P1.4.3 Use Table – Rural Precinct

Use Class	Qualification
No Permit Required	
Community meeting and entertainment	If for a function centre
Crematoria and Cemeteries	If for a cemetery
Emergency Services	
Natural and Cultural Values Management	
Passive Recreation	
Resource development	
Residential	If for a single dwelling
Resource processing	
Sport and Recreation	
Storage	
Recycling and Waste Disposal	
Utilities	
Permitted	
No uses	
Discretionary	
Crematoria and Cemeteries	
Domestic Animal Breeding, Boarding or Training	
Equipment and machinery sales and hire	
Manufacturing and processing	
Research and Development	
Service Industry	
Tourist Operation	If for an interpretation centre
Visitor Accommodation	
Utilities	
Prohibited	
All other uses	

FLI-P1.4.4 Use Table – Airport Precinct

Use Class	Qualification
No Permit Required	
Emergency Services	
Natural and Cultural Values Management	
Storage	
Transport depot and distribution	
Utilities	If for minor utilities
Permitted	
No uses	
Discretionary	
No uses	
Prohibited	
All other uses	

FLI-P1.5 Use Standards

FLI- P1.5.1 Discretionary uses

Objective:	Discretionary uses: <ul style="list-style-type: none"> a) are of an appropriate scale and location to support the Local Area Objectives for the islands; and b) do not cause an unreasonable loss of amenity to adjacent sensitive uses
Acceptable Solutions	Performance Criteria
A1 No acceptable solution	P1 A use listed as Discretionary must be of a scale and intensity consistent with the character of the applicable precinct and not cause unreasonable impact on adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> (a) the local area objectives; (b) any management plan for the islands; (c) and the emissions generated by the use;

	<p>(d) the impact on the character of the surrounding area; and</p> <p>(e) the impact on the amenity of any adjoining residential properties.</p>
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FLI-P1.6 Development Standards for Buildings and Works

FLI-P1.6.1 Building height

Objective:	<p>That height of buildings:</p> <p>(a) is compatible with the character of the applicable precinct;</p> <p>(b) does not cause unreasonable loss of amenity to adjacent uses; and</p> <p>(c) minimises the impact on the natural values of the applicable precinct.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be no more than 8m, unless within:</p> <p>(a) The Corner Precinct and for a residential use, the building height must be no more than 6m;</p> <p>(b) The Environment & Cultural Protection Precinct, the building height must be no more than 4m.</p>	<p>P1</p> <p>Building height must be compatible with the character of the applicable precinct and not cause unreasonable loss of amenity having regard to:</p> <p>(a) the local area objectives;</p> <p>(b) any screening provided by the topography;</p> <p>(c) the height, bulk and form of an existing building on the same site and the adjoining property;</p> <p>(d) the height, bulk and form of a proposed building;</p> <p>(e) sunlight to habitable rooms and private open space of dwellings on the same site and the adjoining property; and</p> <p>(f) the visual prominence of buildings when viewed from public areas including roads and foreshores.</p>

FLI-P1.6.2 Building setback

Objective:	<p>That the access, setback, separation and siting of a building:</p> <p>(a) is compatible with the character of the applicable precinct;</p>
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	<p>(b) does not cause unreasonable loss of amenity to sensitive uses on the same site or an adjoining property;</p> <p>(c) makes efficient use of existing services, roads and tracks; and</p> <p>(d) minimises impact on the natural values of the area.</p>
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Buildings must have a setback of 6m from any boundary.</p> <p>A1.2</p> <p>Buildings in the Corner Precinct, not an outbuilding or a carport, must be separated a minimum distance of 10m from another building on the same site or adjoining property.</p> <p>A1.3</p> <p>Non-residential buildings in the Corner Precinct are to be separated a minimum distance of 10m from an existing sensitive use.</p>	<p>P1</p> <p>Buildings must be sited to be compatible with the character of the applicable precinct and not cause unreasonable loss of amenity to a sensitive use on the same site or the adjoining property, having regard to:</p> <p>(a) the applicable local area objectives;</p> <p>(b) the size, shape and orientation of the site;</p> <p>(c) setbacks of an existing building;</p> <p>(d) separation between existing buildings;</p> <p>(e) access to sunlight for habitable rooms and private open space of dwellings;</p> <p>(f) the visual prominence of buildings when viewed from public areas including roads and foreshores; and</p> <p>(g) the safety of the road network and its users.</p>

FLI-P1.6.3. Building footprint and location in the Environmental and Cultural Protection Precinct

Objective:	<p>a) Preservation of the natural character and areas of scenic importance;</p> <p>b) Provide for low impact development that supports the use of land for recreation and cultural activities.</p>
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>The gross floor area of a building must be not more than 20m².</p> <p>A1.2</p> <p>Buildings must have a setback from the Mean High Water Mark of 100m.</p>	<p>P1</p> <p>Buildings must be sited and designed to minimise their visual impact on the landscape having regard to:</p> <p>(a) the local area objectives;</p> <p>(b) any management plan for the islands;</p> <p>(c) any screening provided by the topography;</p> <p>(d) impact of the development on the natural and cultural values of the site and adjacent area;</p> <p>(e) design, scale, siting and type of building;</p>

	<p>(f) the visual prominence of buildings when viewed from public areas including roads and foreshores; and</p> <p>(g) any screening proposed.</p>
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FLI-P1.6.4 Setback from the coastal title in the Rural Precinct

Objective:	<p>That the setback:</p> <p>(a) minimise the visual appearance of development on the coastal landscape when viewed from public areas including roads and foreshores.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from the Mean High Water Mark of 100m.</p>	<p>P1</p> <p>Buildings must be sited and designed to minimise their visual impact on the landscape having regard to:</p> <p>(a) the local area objectives;</p> <p>(b) any screening provided by the topography;</p> <p>(c) impact of the development on the natural and cultural values of the site and adjacent area;</p> <p>(d) design, scale, siting and type of building;</p> <p>(e) the visual prominence of buildings when viewed from public areas including roads and foreshores; and</p> <p>(f) any screening proposed.</p>

FLI-P1.7 Development Standards for Subdivision

FLI-P1.7.1 Subdivision

Objective:	<p>That each lot:</p> <p>(a) has an area and dimensions appropriate for use an development in the zone;</p> <p>(b) is provided with appropriate access to a road</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or lot proposed in a plan of subdivision must:</p> <p>(a) be required for public use by a council or the Aboriginal Land Council of Tasmania;</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p>

<p>(b) be required for the provision of Utilities; or</p> <p>(c) be for the consolidation of a lot with another lot providing it is within the same precinct.</p>	<p>(a) the applicable local area objectives;</p> <p>(b) the relevant requirements for development of buildings on the lots;</p> <p>(c) the intended location of buildings on the lots;</p> <p>(d) the topography of the site;</p> <p>(e) adequate provision of infrastructures services;</p> <p>(f) adequate provision for storm water retention and drainage;</p> <p>(g) the pattern of existing lots or development existing on established properties in the area;</p> <p>(h) any constraints to development.</p>
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FLI-P1.8 Tables

This subclause is not used in this Particular Purpose Zone.

FLI-S1.0 Coastal Settlement Specific Area Plan

FLI-S1.1 Plan Purpose

The purpose of the Coastal Settlement Specific Area Plan is:

FLI-S1.1.1 To provide for a subdivision density for the low density areas of Palana, Killiecrankie, Emita and Bluff Road.

FLI-S1.1.2 To minimise the visual bulk of buildings by providing for a site coverage for the low density areas of Palana, Killiecrankie, Emita and Bluff Road.

FLI-S1.2 Application of this Plan

FLI-S1.2.1 The specific area plan applies to the area of land designated as Coastal Settlement Specific Area Plan on the overlay maps.

FLI-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

FLI-S1.3 Local Area Objectives

Sub-Clause	Area Description	Local Area Objectives
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FLI-S1.3.1	Coastal Settlements Specific Area Plan shown on an overlay map as FLI-S1.3.1	<p>(a) To maintain the landform, privacy and amenity of the settlements.</p> <p>(b) To provide for additional lot yield without diminishing the current residential, low-density character of the settlements.</p>
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FLI-S1.4 Definition of Terms

This sub-clause is not used in this specific area plan.

FLI-S1.5 Use Table

This sub-clause is not used in this specific area plan.

FLI-S1.6 Use Standards

This sub-clause is not used in this specific area plan.

FLI-S1.7 Development Standards for Buildings and Works

FLI-S1.7.1 Site coverage

This clause is in substitution for Low Density Residential Zone – clause 10.4.4 A1 and P1 and clause 10.5.1 A4 and P4.

Objective:	<p>That site coverage:</p> <ul style="list-style-type: none"> a) Assists to minimise the visual bulk of buildings in the area; b) Is consistent with the character of existing development in the area; c) Provides sufficient area for private open space and landscaping; and d) Assists with the management of stormwater runoff.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a site coverage of not more than 15%.</p>	<p>P1</p> <p>The site coverage of buildings must be consistent with that existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; b) the capacity of the site to absorb runoff; c) the size and shape of the site; d) any existing buildings and any constraints imposed by existing development; e) the need to remove native vegetation; and f) local area objectives.

FLI-S1.8 Development Standards for Subdivision

FLI-S1.8.1 Lot design

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design A1 and P1.

Objective:	<p>To provide for:</p> <ul style="list-style-type: none"> (a) density and dimensions of lots consistent with the character of the existing lot pattern and sizes in Palana, Killiecrankie, Bluff Road and Emita; and (b) area and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site stormwater retention and drainage and wastewater requirements.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision must:</p> <ul style="list-style-type: none"> (a) have an area not less than 4000m² and: <ul style="list-style-type: none"> (i) be able to contain a 40m diameter circle with a gradient not steeper than 1 in 5; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (i) local area objectives; (j) the relevant requirements for development of buildings on the lots; (k) the intended location of buildings on the lots; (l) the topography of the site; (m) adequate provision of private open space; (n) adequate provision of storm water retention and drainage; (o) the pattern of existing lots or development existing on established properties in the area; (p) any constraints to development; and (q) must have an area not less than 2500m².

FLI-S1.9 Tables

This sub-clause is not used in this specific area plan.

FLI-S2.0 Whitemark Rural Living Specific Area Plan

FLI-S2.1 Plan Purpose

The purpose of the Whitemark Rural Living Specific Area Plan is:

FLI-S2.1.1 To provide for a broader range of housing options in the rural living area near Whitemark.

FLI-S2.2 Application of this Plan

FLI-S2.2.1 The specific area plan applies to the area of land designated as Whitemark Rural Living Specific Area Plan on the overlay maps.

FLI-S2.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Rural Living Zone, as specified in the relevant provision.

FLI-S2.3 Local Area Objectives

Subclause	Area description	Local Area Objective
FLI-S2.3.1	Whitemark Rural Living Specific Area Plan shown on an overlay map as FLI-S2.3.1	(a) To provide for a wider range of housing styles and density without diminishing the open rural character of the land.

FLI-S2.4 Definition of Terms

This sub-clause is not used in this specific area plan.

FLI-S2.5 Use Table

This clause is in substitution for Rural Living Zone – clause 11.2.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling
Resource Development	If for grazing
Utilities	If for minor utilities
Permitted	
Residential	If for a home-based business
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a veterinary centre.

Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	
Education and Occasional Care	If for: (a) A childcare centre or primary school; or (b) An existing respite centre.
Emergency Service	
Food Services	If for a gross floor area of no more than 200m ² .
General Retail and Hire	If for: (a) Primary produce sales; (b) Sales related to Resource Development; or (c) A local shop.
Manufacturing and Processing	
Residential	If for multiple dwellings
Resource Development	If: (a) Not for intensive animal husbandry or plantation forestry; or (b) Not listed as No Permit Required.
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Sports and Recreation	If for an outdoor recreation facility.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Prohibited	
All other uses	

FLI-S2.6 Use Standards

This sub-clause is not used in this specific area plan.

FLI-S2.7 Development Standards for Buildings and Works

FLI-S2.7.1 Residential Density for Multiple Dwellings

This clause is in addition to Rural Living Zone – clause 11.4.

Objective:	That the density of multiple dwellings is appropriate for the low density nature of the zone	
Acceptable Solutions	Performance Criteria	
A1	P1	

Multiple dwellings must have a site area per dwelling of not less than 2500m ²	Multiple dwellings must only have a site area per dwelling less than 2500m ² if: <ul style="list-style-type: none"> (a) the number of dwellings does not exceed the capacity of the land for effluent disposal; and (b) service areas, car parking and outside storage areas are screened from the main road frontage.
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FLI-S2.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

FLI-S2.9 Tables

This sub-clause is not used in this specific area plan.

FLI-S3.0 Coastal Areas Specific Area Plan

FLI-S3.1 Plan Purpose

The purpose of the Coastal Areas Specific Area Plan is:

FLI-S3.1.1 To provide for development that is sympathetic to the coastal land and seascapes of Flinders Island.

FLI-S3.2 Application of this Plan

FLI-S3.2.1 The specific area plan applies to the area of land designated as Coastal Areas Specific Area Plan on the overlay maps.

FLI-S3.2.2 In the area to which this plan applies, the provisions of the specific area plan are in substitution or in addition to the zone and code provisions of the State Planning Provisions.

FLI-S3.3 Local Area Objectives

Sub-Clause	Area Description	Local Area Objectives
FLI-S3.3.1	Coastal Areas Specific Area Plan shown on an overlay map as FLI-S3.3.1	<ul style="list-style-type: none"> (a) To encourage the protection of the natural coastal environment, including coastal vegetation, dunes, shore and estuarine areas. (b) To maintain the visual amenity of coastal areas based on development that is subservient to the natural features of the landscape. (c) To encourage thoughtful design that minimises vegetation clearance, disturbance

		to landform and disruption of ecological processes.
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FLI-S3.4 Definition of Terms

This sub-clause is not used in this specific area plan.

FLI-S3.5 Use Table

This sub-clause is not used in this specific area plan.

FLI-S3.6 Use Standards

This sub-clause is not used in this specific area plan.

FLI-S3.7 Development Standards for Buildings and Works

FLI-S3.7.1 Site Coverage

Objective:	To minimise the extent of development on sites adjacent to the Crown coastal reserve.	
Acceptable Solutions	Performance Criteria	
A1 The site coverage must be not more than 300m ² .	P1 No performance criteria	

FLI-S3.7.2 Site excavation and fill

Objective:	To minimise alteration to the existing land form, To reduce the visual prominence of buildings and structures, To encourage building design that responds to the particular shape, contours and slope of the land,	
Acceptable Solutions	Performance Criteria	
A1 Buildings and works must not include cut and fill greater than 0.5m above or below existing ground level.	P1 Buildings and works must be located to minimise alteration to existing ground level, having regard to: <ul style="list-style-type: none"> a) the local area objectives; b) the topography of the site; c) the size and shape of the lot; d) any constraints imposed by existing development; e) location of buildings or works; f) the extent of any required cut or fill; 	

	<p>g) the location of driveways or access tracks, and in any case, be only to minimise the visibility of buildings</p>
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FLI-S3.7.3 Building height

Objective:	To minimise the visual impact of buildings on each site.
Acceptable Solutions	Performance Criteria
A1 Building height must be no more than 5m.	P1 No performance criteria

FLI-S3.7.4 Building appearance

Objective:	<p>To encourage building elements that reduce the prominence of flat expanses of walls; To encourage variations in wall and roof lines which complement the contours of the land; To encourage buildings and structures that do not exhibit a suburban character inconsistent with a coastal setting.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must be an alteration or extension to an existing building providing it is not more than the existing height; or</p> <p>A habitable building must have:</p> <ul style="list-style-type: none"> (a) eaves that protrude with a width of not less than 1m located on the east, north or west face of the habitable building or (b) a pergola with an area of lot less than 10m² located on the east, north or west face of the habitable building; or (c) a verandah with a width of not less than 2m and an area of not less than 40m² located on the east, north or west face of the habitable building. 	<p>P1</p> <p>Buildings must minimise their visual impact having regard to:</p> <ul style="list-style-type: none"> (a) the local area objectives; (b) the use of design elements to reduce the bulky appearance, such as articulated floor plans, staggering of facades, and inclusion of eaves, pergolas or verandahs; (c) any screening provided by topography; (d) the location of the building on the site; (e) the visual prominence of the site when viewed from public areas including foreshores or roads; and (f) a preference for single storey low-hipped construction.
<p>A2</p> <p>Buildings with rooves must have:</p> <ul style="list-style-type: none"> (a) roof spans not greater than 8m; and 	<p>P2</p> <p>The bulk and scale of buildings must be minimised, having regard to:</p> <ul style="list-style-type: none"> (a) the local area objectives; (b) roof forms; and

(b) if curved rooves are used, they are within a pitch range of 15 degrees to 25 degrees pitched.	(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from roads, the foreshore and other public places.
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FLI-S3.7.5 Exterior finish

Objective:	The exterior finishes are not prominent or reflective and blend with the natural palette of the site and surrounding area
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Exterior building finishes must be coloured using colours with a light reflectance value of not more than 40% in tones of grey, green or brown.</p>	<p>P1</p> <p>Exterior building finishes must be compatible with the character of the site and surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the local area objectives; (b) the topography of the site; (c) the dominant colours of the vegetation and surrounding area; (d) the appearance when viewed from roads, foreshores and other public places; (e) the character of the surrounding area, and in any case, not be clad in material with a light reflectance value of greater than 40%.

FLI-S3.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

FLI-S3.9 Tables

This sub-clause is not used in this specific area plan.

FLI-S4.0 Lady Barron Port Specific Area Plan

FLI-S4.1 Plan Purpose

The purpose of the Lady Barron Port Specific Area Plan is:

- FLI-S4.1.1 To acknowledge the port as critical island infrastructure and to restrict uses that may establish potential conflict with transport of livestock and general freight.

FLI-S4.2 Application of this Plan

FLI-S4.2.1 The specific area plan applies to the area of land designated as Lady Barron Port Specific Area Plan on the overlay maps.

FLI-S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Port and Marine Zone, as specified in the relevant provision.

FLI-S4.3 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
FLI-S4.3.1	Lady Barron Port Specific Area Plan shown on an overlay map as FLI S4.3.1.	<ul style="list-style-type: none"> a) maintain the operation of freight and livestock movements as the principal activities in the zone b) minimise opportunities for conflict with livestock yarding and transport c) restrict uses that are not integral to freight and livestock transportation

FLI-S4.4 Definition of Terms

This sub-clause is not used in this specific area plan.

FLI-S4.5 Use Table

This clause is in substitution for Port and Marine Zone – clause 25.2.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Port and Shipping	
Utilities	If for minor utilities
Permitted	
Business and Professional Services	If for marine, port, shipping and transport purposes

Educational and Occasional Care	If for training for marine, port, shipping and transport purposes
Emergency Services	
Equipment and Machinery Sales and Hire	If for marine, port, shipping and transport equipment
General Retail and Hire	If for chandlers and other shipping and transport related goods
Manufacturing and Processing	If associated with maritime purposes
Passive recreation	
Pleasure Boat Facility	
Research and development	If associated with port and shipping or marine and transport purposes
Service Industry	If for marine, port, shipping or transport purposes
Storage	If for marine, port, shipping or transport purposes
Transport Depot and Distribution	If for marine, port, shipping or transport purposes
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Discretionary	
Food Services	If the gross floor area is no greater than 100m ²
Resource processing	If for: (a) Marine, port, shipping and transport purposes; or (b) aquaculture or fish processing
Sports and recreation	If for marine or aquatic based activities

Tourist operation	If the gross floor area is no greater than 100m ²
Vehicle parking	
Prohibited	
All other uses	

FLI-S4.6 Use Standards

FLI-S4.6.1 Discretionary Uses

This clause is in addition to Port and Marine Zone – clause 25.3.

Objective:	That discretionary uses: (a) do not prejudice the continued operation of the port facilities, in particular the movement of freight and livestock (b) are located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the extended operation of activities.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 A Use listed as discretionary must not compromise the core functions of the port, having regard to: (a) the size and scale of the proposed use; (b) the sensitivity of the proposed use and the potential for conflict with core functions of the port; (c) proximity to livestock handling areas; (d) proximity to vehicle movement areas; (e) the need to encourage pedestrian activity outside of TasPorts land within the zone; and (f) the local area objectives
A2 Hours of operation of a discretionary use, on a site within the zone at Lady Baron Port, must be within the hours of: (a) 8.00 am- 6.00pm Monday to Friday; and (b) 8:00am-8.00 pm Saturday, Sunday and Public Holidays	P2 No Performance Criteria
A3	P3

Where it currently exists, safe public access should be maintained to: (a) the waterfront and (b) wharves	No Performance Criteria
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FLI-S4.6.2 Vehicle Parking and Vehicle Movement

This clause is in addition to Port and Marine Zone – clause 25.3.

This clause is in substitution for the Parking and Sustainable Transport Code – clause C2.0

Objective:	That vehicle movements and vehicle parking for Food Services use and Tourist Operation use does not interfere with the primary function of Lady Baron Port	
Acceptable Solutions	Performance Criteria	
A1 Vehicle parking for Food Services or Tourist Operation use must only to be for the loading or unloading of commercial vehicles for the delivery of goods.	P1 No Performance Criteria.	

FLI-S4.7 Development Standards for Buildings and Works

FLI-S4.7.1 Setback

This clause is in addition to Port and Marine Zone – clause 25.4.

Objective:	To reduce proximity of new buildings and structures to stockyards and freight operations.	
Acceptable Solutions	Performance Criteria	
A1 New buildings and structures must not be located within 15m of a boundary with TasPorts land.	P1 New buildings and structures must be located to minimise conflict with the smell and sounds of cattle yards and loading.	

FLI-S4.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

FLI-S4.9 Tables

This sub-clause is not used in this specific area plan.

FLI-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
FLI-10.1	17 Patrick Street, Whitemark	145116/2	<p>An additional Permitted Use Class for this site is:</p> <p>Storage</p>	10.2
FLI-11.1	Palana Road, Palana	44146/1	<p>An additional Acceptable Solution A3 and Performance Criterion P3 for this site is:</p> <p>A3 No acceptable solution.</p> <p>P3 Subdivision of this site must collect, retain and dispose stormwater in a storm water disposal system adequate for the future use and development of the whole site, having regard to:</p> <ul style="list-style-type: none"> (a) The ability for each lot, or a lot in a proposed plan of subdivision, to retain stormwater; (b) Any requirements for a combined storm water system for all lots in the subdivision or all the lots in a proposed plan of subdivision, including any roadways, (c) topography of the site; (d) soil conditions; 	11.5.3

			<p>(e) any potential impacts to adjoining properties that may occur as a result of stormwater run-off;</p> <p>(f) any area of the site covered by impervious surfaces; and</p> <p>(g) any watercourses on the land.</p>	
FLI-11.2	180 Badger Corner Road	160220/3	<p>An additional Discretionary Use for this site is:</p> <p>Community Meeting and Entertainment if for function centre</p>	11.2
FLI-11.3	180 Badger Corner Road	160220/3	<p>The Use Table qualification for the Use Class Food Services is modified for this site to :if for a restaurant</p>	11.2
FLI-11.4	57 Franklin Parade Lady Barron	CT 250865/1	<p>An additional Acceptable Solution A3 and Performance Criterion P3 for this site is:</p> <p>A3 No acceptable solution.</p> <p>P3 Subdivision of this site must collect, retain and dispose stormwater in a storm water disposal system adequate for the future use and development of the whole site, having regard to:</p> <p>(a) The ability for each lot, or a lot in a proposed plan of subdivision, to retain stormwater;</p> <p>(b) Any requirements for a combined storm water system for all lots in the subdivision or all the lots in a proposed plan of subdivision, including any roadways,</p> <p>(c) topography of the site;</p> <p>(d) soil conditions;</p> <p>(e) any potential impacts to adjoining properties that</p>	11.5.3

			<p>may occur as a result of stormwater run-off;</p> <p>(f) any area of the site covered by impervious surfaces; and</p> <p>(g) any watercourses on the land.</p>	
FLI-11.5	Lot 1 Pot Boil Road Lady Barron	156090/1	<p>An additional Acceptable Solution A3 and Performance Criterion P3 for this site is:</p> <p>A3 No acceptable solution.</p> <p>P3 Subdivision of this site must collect, retain and dispose stormwater in a storm water disposal system adequate for the future use and development of the whole site, having regard to:</p> <p>(a) The ability for each lot, or a lot in a proposed plan of subdivision, to retain stormwater;</p> <p>(b) Any requirements for a combined storm water system for all lots in the subdivision or all the lots in a proposed plan of subdivision, including any roadways,</p> <p>(c) topography of the site;</p> <p>(d) soil conditions;</p> <p>(e) any potential impacts to adjoining properties that may occur as a result of stormwater run-off;</p> <p>(f) any area of the site covered by impervious surfaces; and</p> <p>(g) any watercourses on the land.</p>	11.5.3
FLI-22.1	154 Big River Road, Loccota	202756/1	<p>A substitution for the Acceptable Solution A1 for this site is:</p> <p>No further subdivision There are no performance criteria</p>	22.5.1

FLI-22.2	Pot Boil Road, Lady Barron	165275/1	An additional Acceptable Solution and Performance Criterion for this site is: A5 No Acceptable Solution P5 Subdivision of the site must provide for public access to the summit of Vinegar Hill, having regard to the location of the existing track	22.5.1
FLI-22.3	Lady Barron Road, Lady Barron	199735/1	An additional Acceptable Solution and Performance Criterion for this site is: A5 No Acceptable Solution P5 Subdivision of the site must provide for public access to the summit of Vinegar Hill, having regard to the location of the existing track	22.5.1
FLI-25.1	Part of 16 Esplanade, Whitemark shown on an overlay map as FLI-25.1	Part of 129006/1	An additional Zone purpose statement for this site is: Use or development for tourism/hospitality related purposes is supported in association with Whitemark Wharf. Additional Discretionary Use Classes for this site are: (a) Food Services with the qualification if not for a Take-away food premises (b) Community Meeting and Entertainment; and (c) General Retail and Hire with the qualification if for a shop where the gross floor area does not exceed 250m ² ;	25.1
	Part of 16 Esplanade, Whitemark shown on an overlay map as FLI-25.1	Part of 129006/1	(a)	25.2
FLI-26.1	Flinders Island Airport – 351-355 Palana Road, Whitemark	Part of 227191/1	An additional Discretionary Use Class for this site is: Vehicle Fuel Sales and Service	26.2

FLI-29.1	Holloway Park	Refer to overlay map	An additional Discretionary Use for this site is: Service Industry: if for a laundromat or car wash	29.2
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FLI-Code Lists

FLI-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule		

FLI-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
FLI-C6.1-1		Babel Island				Muttonbird Reserve
FLI-C6.1-2		Badger Island				Cave at northern point of island
FLI-C6.1-3		Badger Island				Grave and headstone of Lucy Beedon
FLI-C6.1-4		Badger Island				Lucy Beedons Cottage (1860-1880's)
FLI-C6.1-5		Badger Island				Stone hut for Goose Island lightkeepers (ruin), Western Beach, 1840's
FLI-C6.1-6		Big Dog Island				Site and ways of S.S.Linda, Linda Beach, 1885-87
FLI-C6.1-7		Big Dog Island				Water Rock, south of farm house
FLI-C6.1-8		Big Dog Island				William Taylors muttonbird digester and its bed of stones, foreshore in front of farmhouse, 1890's
FLI-C6.1-9		Cape Barren Island				Miss Madge Mansell's cottage, probably 1860's
FLI-C6.1-10		Cape Barren Island				Old Township Boatharbour, Old Township Cove, probably pre 1860's.
FLI-C6.1-11		Cape Barren Island				Site of Captain Charles Bishop's sealing camp, Kents Bay, 1798
FLI-C6.1-12		Cape Barren Island				Site of victualling office, south-eastern inlet of Whittling Office Point, probably 1820's.
FLI-C6.1-13		Chappell Island				Shag Boatharbour anchorage and birding sites

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
FLI-C6.1-14		Chappell Island				Water roack, north of Shag Boathoarbour
FLI-C6.1-15		Curtis Island				Sealer William Day's hut (ruin), 1820's
FLI-C6.1-16		Deal Island				Browns Bay, whim, 1891
FLI-C6.1-17		Deal Island				Barn site, Barn Hill, 1840's
FLI-C6.1-18		Deal Island				Convict lightkeeper's quarters (ruin), 1846-47
FLI-C6.1-19		Deal Island				Grave site of Aboriginal woman Murrernighge, garden of Farm Cove, murdered in 1820's
FLI-C6.1-20		Deal Island				Lighthouse, Lighthouse Hill, 1847-48 and 1891
FLI-C6.1-21		Deal Island				Lighthouse Store
FLI-C6.1-22		Deal Island				Lighthouse keeper's house
FLI-C6.1-23		Deal Island				Married quarters, (stone foundations), 1875
FLI-C6.1-24		Deal Island				Married Quarters, (foundations), 1885
FLI-C6.1-25		Deal Island				Oilstore, 1846 and 1890's
FLI-C6.1-26		Deal Island				Superintendent's cottage with two stores and privy, 1846-47
FLI-C6.1-27		Deal Island				Site of grave of J Steward (ship's passenger), 1839
FLI-C6.1-28		Deal Island				Site of sealing settlement, 1820's and 1830's
FLI-C6.1-29		Deal Island				Siting of sealing settlement, 1820's and 1830's
FLI-C6.1-30		Deal Island				Top Whim (ruin), 1891
FLI-C6.1-31		Flinders Island				Aboriginal Settlement, The Lagoons
FLI-C6.1-32		Flinders Island				Badger Corner, Mr W Riddle
FLI-C6.1-33		Flinders Island				Cottage, (A Eden)
FLI-C6.1-34		Flinders Island				Cottage, (Miss M Eden)

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
FLI-C6.1-35		Flinders Island				Cottage, "The Hermitage", Blyth's Bay, pre-1898
FLI-C6.1-36		Flinders Island				George Blyth's Boatharbour, western end Blyth Bay, 1935
FLI-C6.1-37		Flinders Island				Homestead "Palana"
FLI-C6.1-38		Flinders Island				Wybalenna Historic Site, Settlement Point including – Burial ground, 1830's Burial ground, 1830's & 40's Chapel, 1836, 1970's and 1980's Commandants House Farmhouse, 1920's & 1920's Foundations of – Aborigine's Terrace Chaplains Residence Convict quarters Coxswain's Residence Gaol Guardhouse Hospital Military quarters Storekeeper's Residence Superintendents Residence Surgeon's House Site of original Aborigine's huts T Morton's House
FLI-C6.1-39		Goose Island				Cemetery
FLI-C6.1-40		Goose Island				Convict lightkeeper's quarters (probable), (ruin)
FLI-C6.1-41		Goose Island				Lighthouse, 1846
FLI-C6.1-42		Goose Island				Oilstore
FLI-C6.1-43		Goose Island				Sites of assistant lightkeeper's cottages
FLI-C6.1-44		Goose Island				Superintendent's cottage (ruin) circa 1851

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
FLI-C6.1-45		Kangaroo Island				Grave site of three murdered Aboriginal women, behind eastern inlet, probably 1820's
FLI-C6.1-46		Long Island				Cottage, 1853-63
FLI-C6.1-47		Outer Sister Island				Water-rock, western side of Hut Point's knoll, probably 1920's
FLI-C6.1-48		Preservation Island				Site of James Munro's settlement
FLI-C6.1-49		Prime Seal Island				Mannalargenna Cave – prehistoric archaeological site
FLI-C6.1-50		Sydney Cove				Historic Site
FLI-C6.1-51		South West Island				Hut (of outcrops and boulders), probably 1820's
FLI-C6.1-52		Tin Kettle Island				Site of birders/graziers settlement, behind main northern inlet
FLI-C6.1-53		Vansittart Island				Graves with headstones of graziers
FLI-C6.1-54		Vansittart Island				Keepers residence
FLI-C6.1-55		Vansittart Island				Shearing shed
FLI-C6.1-56		Vansittart Island				Site of aboriginal settlement
FLI-C6.1-57		Vansittart Island				Site of sealing settlement, behind western end of Guncarrige Bay, 1820's – 1860's
FLI-C6.1-58		Vansittart Island				Unmarked Aboriginal graves (about nine)
FLI-C6.1-59		Woody Island				Gravesite of Worethmaleyerpodeyer (Aboriginal woman murdered by sealer James Everett), 1820's
FLI-C6.1-60		Wybalenna Island				

FLI-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
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This table is not used in this Local Provisions Schedule			
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FLI-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
FLI-C6.3.1	Emita	Wybalenna	Wybalenna is one of the most significant Aboriginal historical places in Tasmania. The settlement was established in 1831 and closed in 1847 when the remaining 14 men 23 women and 10 children were removed from Wybalenna to Oyster Cove. During the intervening time approximately 130 people had died. In April 1999 the State government handed the land title of Wybalenna to the Aboriginal Land Council of Tasmania

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

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

FLI-Table C6.5 Significant Trees

Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provisions Schedule							

FLI-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
FLI-C8.1.1	North East River	The landform rises steeply from the road and river estuary to vegetated slopes offering expansive views of the river estuary and mouth.	The scenic value is the coherence of the natural values related to the river the coast and the steeply rising headlands accentuated by the lack of visible development.	To retain the sense of remoteness by encouraging development to be subservient to the landscape elements in particular intact vegetation and undisturbed land form. To maintain the natural quality of the estuary.
FLI-C8.1.2	Palana	The wider Palana area includes uncompromised coastal expanses of white sandy beach, rocky shorelines and headlands at Blyth and Sheoak Points rising to 160m from the rocky shorelines. Vegetation is largely intact and landform is undulating to steep and generally undisturbed.	The scenic value is appreciated from the road at Palana Settlement, from Palana Beach from the foreshore and coastal waters.	To retain the natural appearance when viewed from public roads, the foreshore and coastal waters by retaining vegetation and undisturbed landform
FLI-C8.1.3	Limestone Bay	Visually prominent from the foreshore and coastal waters the area's scenic value lies in the natural appearance of intact coastal threatened vegetation communities and pristine shorelines. There is no evidence of human activity in the form of buildings and structures or access roads.	Intact coastal vegetation and undisturbed land form combined with rocky coastal shoreline interspersed with sandy pocket beaches.	To retain the natural appearance of the area by minimising clearance of vegetation and modification to the natural landform. To achieve development that is minimally visible from public vantage points on Mount Killiecrankie and the coastal waters through the use of sympathetic design and non reflective materials including roofing materials.
FLI-C8.1.4	Killiecrankie	The area is particularly prominent due to views from the settlement and the coast but also from higher vantage points available from walking tracks within the Mount Killiecrankie Nature Recreation Reserve.	The scenic value is closely related to the unimpeded views from public walking tracks on Mount Killiecrankie, from the settlement and from the foreshore and coastal waters. The granite plutons as a backdrop to the coastal vegetation and sweep of sandy beach offers a wide variety of spectacular natural vistas	The key management objective is the retention of vegetation along the coast and on sloping foothills of Mount Killiecrankie to preserve the landform and maintain the visual quality associated with the natural values
FLI-C8.1.5	Boat Harbour West End and Leeka	The area south of Killiecrankie settlement is comprised of steep granite hills sloping towards the rocky coastal shoreline with intact native vegetation linking the Mount Tanner Conservation Area. The area is prominent from vantage	The scenic value lies in the expansiveness of the native vegetation connected to and contiguous with the rocky coast and the naturalness of the vista. Scenic interest is also derived from the pocket beaches and rocky coves	To minimise clearance of vegetation and disturbance to land form. To limit development and reduce the visibility of buildings, structures and access tracks.

		points on Mount Tanner and from the foreshore and coastal waters The area provides distant panoramas from Emita lookout and from Palana Road south of Killiecrankie.	when viewed from the coast and coastal waters.	
FLI-C8.1.6	Marshall Bay	From the current extent of the visually sensitive overlay at Leeka (commencing at CT 225581/1) to the Crown land adjacent to the north of the Emita settlement (PID 6423143) and including all land to the west of Palana Road. This links with the transitional overlay on Crown land at Emita The area is a thin strip of ancient dune system running at right angles to the coast overlain with a later parallel system of mobile dunes. The entire area is exceptionally prone to wind erosion. There are several significant wetlands and only one public access to Marshall Bay beach.	The entire area is prominent from the Emita lookout and from Port Davies Road at Emita and from allotments at Leeka and West End. The scenic value lies in the undeveloped nature of the vista. Intact vegetation across the entire expanse links directly to the foreshore and provides an uninterrupted panorama of the horseshoe bay which has exceptional scenic quality particularly when the tide is out and the vast expanse of sandy beach contrasts with the turquoise waters of the bay.	Management of visual impacts, particularly reflectiveness and/or colour of materials including rooves. Minimising site coverage to that applicable in the Landscape Conservation Zone
FLI-C8.1.7	Emita	Includes coastal Crown land from PID 6423143 north of Port Davies Road to Cave Beach. The Crown coastal land at Emita is highly valued by locals for scenic quality viewed from the recreational beaches of the area. Cave Beach also has particular geological significance. The area has cultural and heritage values associated with Wybalenna. One extra freehold title is included adjacent to Wybalenna to acknowledge the very high significance of the Wybalenna site.	The area is rocky, orange, headlands, cliffs and sandy beaches preserved in a natural state by the complete absence of visible development. The value is based on the geological interest, depth of view and foreshore/seascape. The Wybalenna site is low grasses and patches of remnant vegetation. It contains the historic church and graveyard and its desultory, mainly vacant scene is reinforces the sad history of the site.	The management objectives are derived from public submissions on a previous proposal to build tourist facility on Crown foreshore land at Emita. Commentary determined to avoid future development on Crown land in this scenic area. The Aboriginal Land Council of Tasmania has confirmed that the Wybalenna site is intended to remain undeveloped.
FLI-C8.1.8	Loccota Trousers Point	The transitional visually sensitive overlay currently applies only to the national park. The proposal is to extend the Scenic Protection Overlay to cover the freehold land that adjoins the NP. Expansion thus	The subject allotments form the foothills of the Strzelecki Ranges The ranges are dramatic granite outcrops with 'mats' of vegetation among the rocky slopes making a striking play of shadows and light. Waterfalls and cloud	Management objective is to reduce the visual impact of buildings so that they are subservient to the scale and drama of the mountains in the National Park

		incorporates 10 allotments on the eastern side of Trousers Point Road on the foothills of the ranges. Also Included are CTs 175135/2 and 154535/1 on Fotheringate Bay and CT 202756/1 on Trousers Point Beach	formations add to the drama during weather events. The close proximity and steepness of the mountains is a key contributing factor to visual amenity.	
FLI-C8.1.9	Loccota Big River	Current Visually Sensitive overlay applies to National Park and freehold allotments along Big River Road Added to this are CTs 1751	The area is bounded to the east by the steep slopes of the Strzelecki Range with prominent granite outcrops and large areas of native vegetation which is intact to the road verge. On the western side glimpses are afforded through infrequent gaps in the vegetation to the coast and truwana/Cape Barren Island The value lies in the sense of enclosure attributable to the vegetation and to the dramatic glimpses of very proximate mountains and middle distant offshore islands	Management objective is to minimise the clearance of vegetation and reduce the visibility of development from Big River Road and the coastal waters.
FLI-C8.1.10	Lady Barron Vinegar Hill	The hill is very visible for long, medium and short views. It currently provides open space for residents.	Vinegar Hill marks a welcome to Lady Barron and is visible from most of Lady Barron Road after gaining Martins Hill about 15kms south. It supports coastal heath, Furneaux forest and Xanthorea communities and its intact vegetation rises among the surrounding pasture land providing an important vegetation patch and corridor and providing visual interest in an otherwise flat landscape.	To maintain the biodiversity on the elevated parts of the hill.
FLI-C8.1.11	Lady Barron White Beach	There are 5 allotments comprising the 1.5km stretch of sand and shoals at the eastern end of the Lady Barron locality. The area is used by locals for recreational walking but also many recreational craft use the bays and key panoramas of the area including the integral White Beach are extremely significant from coastal waters.	The beach is the very visible eastern part of Lady Barron and is a clear stretch of white sand with views to proximate islands. The intact vegetation of the shoreline contrasts with the bright white sands and the turquoise waters. The value of the views lie in these natural features but are reinforced by a sense of isolation attributable to lack of visible development.	The objective is to encourage development that is subservient to the natural character in terms of scale, bulk and materials.

FLI-C8.1.12	Darling Range	The conservation reserve is outstanding topography and part of the granite spine of the island. Residents associate 'the granite' with sense of place. The current visually sensitive overlay covers only a part of the conservation area. Acknowledging the scenic significance, the scenic protection overlay encompasses the entire conservation area and includes freehold allotments that share characteristics including obvious geology with the conservation area.	The land form is proximate mountains with distinctive granite peaks and gorges, strongly contrasting with broad grazing land of the eastern coastal plain and the narrow plain of the west coast. The conservation area forms a strong visual anchor for large sections of the island. Dense patches of remnant vegetation and creek systems are important features. The play of light on the granite is very spectacular.	The objective is to encourage development that is subservient to the natural character in terms of scale, bulk and materials. Also, to encourage development that reduces impacts on biodiversity and landform.
FLI-C8.1.13	Brougham Sugarloaf and Mulligans Hill Conservation Area	These areas are contiguous with the Darling Range Conservation Area and integral to the spine of granite ranging between Emita/Melrose Road in the north and Thule Road in the south. As well as the conservation area, several freehold titles have been included as they are either 'marooned within the conservation reserves or at the edges but sharing the same characteristics.	The land form is proximate mountains with distinctive granite peaks and gorges, strongly contrasting with broad grazing land of the eastern coastal plain and the narrow plain of the west coast. The conservation area forms a strong visual anchor for large sections of the island. Dense patches of remnant vegetation and creek systems are important features. The play of light on the granite is very spectacular.	The objective is to encourage development that is subservient to the natural character in terms of scale, bulk and materials. Also, to encourage development that reduces impacts on biodiversity and landform.
FLI C8.1.14	Existing Visually Sensitive Overlay	The current Flinders Planning Scheme overlay covers mainly Crown land but also includes freehold land at Palana, North East River and Big River Road		The existing overlay is a Transitional Provision and is translated in full and in addition to the areas noted above for inclusion in the LPS Scenic Protection Code overlay

FLI-Table C8.2 Scenic Road Corridors

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

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

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Cape Barren Island	1.8	2.4	3	2.7
Emita	1.7	2.4	3	2.7
Killiecrankie	1.5	2.4	3	2.7
Lady Barron	1.3	1.8	2.5	2.2
Palana	1.4	2.4	3	2.7
Whitemark	1.8	2.4	3	2.7

FLI-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
This table is not used in this Local Provisions Schedule		