



LOCAL PROVISIONS SCHEDULE SUPPORTING REPORT

April 2019

Cover photograph: Coastal Vegetation Killiecrankie Bay

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Acronyms

ALCT	Aboriginal Land Council of Tasmania
CBIAA	Cape Barren Island Aboriginal Association
FIAAI	Flinders Island Aboriginal Association Incorporated
LGA	Local Government Area
LPS	Local Provisions Schedule
LUPAA	Land Use Planning and Approvals Act
NTRLUS	Northern Tasmania Regional Land Use Strategy
PPZ	Particular Purpose Zone
SAP	Specific Area Plan
SPPs	State Planning Provisions
SSQ	Site Specific Qualification

Version 2		Revision in response to TPC notice under s.35 of LUPAA
Version 1	12 April 2019	Endorsement at the ordinary meeting of the Council

1.0 Introduction

This report is prepared to support the submission of the Flinders Local Provisions Schedule of the Tasmanian Planning Scheme. The local provisions are the allocation of zones, 4 specific area plans, 13 site specific qualifications and a Particular Purpose Zone for truwana-Cape Barren Island.

Flinders Local Government Area encompasses the 52 Islands of the Furneaux Group. As a group of islands, the LGA has characteristics not shared by other Tasmanian councils. This is acknowledged in the Northern Tasmania Regional Land Use Strategy with particular reference to economic development and settlement strategies.

Agriculture is the foundation of the Flinders economy. In 2015 the values of agricultural production were slaughtered animals, \$20 million; livestock products, \$2.2 million and pasture crops cut for hay, \$0.1 million. This reflects a key distinction between Flinders and other Tasmanian Councils: agricultural commodities are exclusively based on livestock production. There is no prime agricultural land on Flinders Island, only 4% is class 4 and 16 % is Class 6+7. The remainder is Class 5 land which, when managed, can support grazing. Grazing at a viable industry level is characterised by broad scale farming. Flinders Island has transitioned from the 40 ha solid settler farms to the current broad acre pattern and the areas most able to support this pattern are reflected in the LPS through the application of the SPP Agriculture Zone.

The Council recognises that diversifying the local economy will be vital to retaining and attracting a sustainable population that supports essential services such as the school and medical facility as well as a robust community. It is clear that land not utilised for broad acre livestock production needs to be diversified to address key concerns: affordable housing, particularly long term rentals, and encouraging home business, local manufacturing and processing and tourism related products; all within the local context of a low rate base, extra costs related to freight and communications gaps or underperformance.

The LPS identifies and zones land primarily on the west coast, to contribute to affordable land supply at island specific lot sizes by establishing lifestyle areas adjacent to settlements where small scale activities can be launched that contribute to a local economy and provide an income stream for the specific demographic cohorts Council seeks to attract and retain. To address the affordability issue, the Whitemark Rural Living specific area plan establishes multiple housing in parts of the zone to potentially broaden the type and tenure of housing. Land has been identified for assisted living or retirement type accommodation within Whitemark and Lady Barron townships and for potential development adjacent to both townships. Under the LPS, Lady Barron can be intensified to increase village scale activity. Land supply can be created by recognising opportunity but equally developers create demand which in turn creates opportunities. While the LPS designates land as potentially available, it is the operation of the market that realises the potential.

Formal reserves are critically important for conserving biodiversity and natural processes within the Furneaux group of islands and the LPS zones formal reserves for Environmental Management. It is recognised however, that reserves cannot represent all species and communities. The Flinders Council area is within the Flinders bioregion which extends to the north east corner of (mainland) Tasmania.

Within the Flinders bioregion 23.9% of the land is in some form of reserve, but only 8.4% is in dedicated reserves with the highest standard of protection for nature. This is considerably lower than the state-wide reservation average of 40.3% (with 26.4% in strict reserves).

Biodiversity is a crucial land use issue on Flinders Island. It represents another differentiation between Flinders and other Tasmanian local government areas because the maintenance of resilient ecosystems cannot rely on adjacent council areas for 'eco-banks'. In modified landscapes, especially broadacre land use patterns, ecological connectivity is both at risk and essential for environmental services including amenity, aesthetics, maintenance of soil microbia, the abundance of beneficial insects, shelter and protection of watercourses. Remnant vegetation risks declining in isolation as a number of factors play out, including loss of viable populations of native fauna, invasion by weeds, hydrological changes and access by cattle.

The LPS acknowledges that remnant vegetation will be key to sustaining environmental services for agriculture and liveability and that a pervasive agricultural zone will not achieve the requirement to be consistent with schedule 1 of the Land Use Planning and Approvals Act in terms of environmental and social sustainability. Therefore, the LPS allocates some land outside of reserves on Flinders Island for the Landscape Conservation Zone. On truwana-Cape Barren Island and the outer Aboriginal islands, a key focus of the proposed Particular Purpose Zone is the management of the islands to preserve the environmental values that underpin cultural practice and ecological sustainability.

The preservation of remaining biodiversity will also be essential to the maintenance and growth of a nature based tourism sector. The LPS specifically addresses coastal areas of Flinders Island with a specific area plan to protect landform and biodiversity that are requisite for visitor and local recreation and for scenic quality. The scenic protection overlay is expanded from the current planning scheme extent to protect key visitor destinations. The SPP zones allow visitor accommodation throughout.

Ongoing maintenance of the roads on Flinders Island presents a significant financial burden on the community. Unlike King Island, Flinders Island has only one State road. The consolidation of settlements and the establishment of a Rural Living Zone at Blue Rocks assists in guiding development to areas that can capitalise on existing road infrastructure. The Flinders Island Airport and the Lady Barron Port are crucial infrastructure. The Lady Barron port specific area plan is intended to reinforce the core functions related to transport of freight and livestock that are the basis of the Flinders Island economy. The Flinders Island Airport operations are protected through the Utilities Zone and the Safeguarding of Airports Code. Land adjacent to the airport is set aside for the first Light Industry Zone.

The autonomy of the truwana-Cape Barren Island community is recognised in a Particular Purpose Zone that encompasses all 6 of the Aboriginal Islands. The focus is on providing for a sustainable level of development at The Corner and adjacent rural land while reserving environmental protection areas as a focus for reconnection with the land and for other cultural associations.

In 2015 the State Government legislated to implement a Tasmanian Planning Scheme (TPS). The objective is for all planning schemes across the State to be consistent in policy and operational provisions. The LPS offers minor adjustments to the SPPs and preserves the consistency of the Tasmanian Planning Scheme.

However, the unique characteristics of the Flinders Council area are also the foundations of its sustainability. Ongoing awareness and vigilance will be required to protect these characteristics that are so vital to social capital, sense of place, environmental sustainability, development of a robust local economy and maintenance of sustainable primary production. A strong appreciation of these unique attributes and the importance of retaining them will be essential to the statutory implementation of the planning scheme in relation to this small island local government area. Continuing local oversight and representation will be paramount.

The amendments to the *Land Use Planning and Approvals Act 1993* (LUPAA) establish the State Planning Provisions (SPPs). The SPPs comprise the 'rules' and instructions on how to apply the rules. All planning authorities must comply with the SPP directives when preparing the municipal elements (the Local Provisions Schedule) of the TPS.

This report supports the submission under section 35(1) of LUPAA, of the Flinders Local Provisions Schedule (LPS) to the Tasmanian Planning Commission (TPC) for assessment of whether it is suitable for approval by the Minister for formal public exhibition. The report demonstrates that the draft LPS meets the requirements of LUPAA.

2.0 LPS Criteria –LUPAA Section 34

2.1 State Planning Provisions

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

- Zone Maps;
- Local Area Objectives;
- Particular Purpose Zones;
- Specific Area Plans;
- Site Specific Qualifications;
- Code Overlay Maps for the:
 - Parking and Sustainable Transport Code showing parking precinct plans or pedestrian priority streets;
 - Road and Railway Asset Code showing future roads/railways and/or a road/railway attenuation area;
 - Electricity Transmission Infrastructure Protection Code showing buffer areas and transmission corridors;
 - Local Historic Heritage Code showing listed places or precincts;
 - Natural Assets Code showing waterway and coastal protection areas and the priority vegetation area;

- Scenic Protection Code showing scenic protection areas or scenic road corridors;
- Attenuation Code showing attenuation areas;
- Coastal Erosion Hazard and Coastal Inundation Hazard codes showing coastal hazard areas;
- Flood Prone Areas Hazard Code showing flood prone areas;
- Bushfire Prone Areas Code showing the bushfire prone area;
- Landslip Hazard Code showing landslip hazard areas;
- Potentially Contaminated Land Code showing potentially contaminated land;
- Safeguarding of Airports Code showing the noise exposure contours and the obstacle limitation surfaces;
- Code lists for the Local Historic Heritage Code, Scenic Protection Code and Coastal Inundation Hazard Code.

Not all of these components are mandatory for inclusion in the LPS. The mandatory components include the:

- zoning of land;
- code overlay map for electricity transmission infrastructure prepared by Tas Networks
- code overlay map for waterway protection areas
- code overlay map the priority vegetation area
- code overlay map for coastal hazard areas prepared by the State government
- code overlay map for landslip hazard areas prepared by the State government
- code overlay map for noise exposure contours and the obstacle limitation surfaces for airports if they exist.

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

2.2 Contents of LPS's – Section 32 of LUPAA – s.32(2)

2.2.1 Municipal Area – s 32(2)(a)

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

2.2.2 Mandatory requirements s32(2)(b)

The mandatory requirements are adopted in full where applicable. The Tas Networks code overlay shows no infrastructure relevant to the municipality. The State mapping of the Coastal Inundation Hazard Area is restricted to Whitemark and Lady Barron. Investigation areas are nominated elsewhere where relevant.

2.2.3 Spatial Application of the State Planning Provisions s(32)(2)(c)

Section 32(2)(c) requires that an LPS must contain maps, overlays, lists or other provisions that provide for the spatial application of the SPPs. Section LP1.0 of the SPPs outlines the way the spatial application of the SPPs is to be presented.

The draft LPS is prepared in accordance with:

- the application and drafting instructions included in the SPPs
- *Guideline No.1 - Local Provisions Schedule Zone and Code Application* issued by the Tasmanian Planning Commission under section 8A of LUPAA.
- *Practice Notes 5,6, 7 and 8*

2.2.4 Matters that a planning scheme may, or may not, regulate Sections 11 & 12– s32(2)(d) & (f)

Section 11 establishes content of the TPS and prescribes the extent of regulation.

Section 12 recognises the continuing use and development rights for uses and developments in existence or granted a permit for development that has not been completed when the new planning scheme provisions take effect.

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

2.2.5 Use of Overlays & Lists – s32(2)(e)

The SPPs include a number of Codes that are only given effect through maps or lists in the LPS. Section 5.0 of this report provides more detail on Code overlays and lists.

2.2.6 Land Reserved for Public Purposes - 32(2)(g)

Other than Authority land the LPS does not expressly designate land for public purposes, however it does zone public land in accordance with the section 8A Guideline.

2.2.7 Application of the detail of the SPP to a particular place or matter - s32(2)(h)

The LPS applies zones and overlays consistent with the section 8A Guideline.

2.2.8 Overriding provisions – s32(2)(i)

The draft LPS contains overriding provisions through the use of PPZs, SAPs and SSQs to substitute or modify the SPPs. The Flinders Planning Scheme 2000 does not include any PPZs, SAPs or SSQs that can be included as transitional provisions.

The draft LPS contains one Particular Purpose Zone, four specific area plans and 13 site specific qualifications, to:

- enable compliance with the Objectives in Schedule 1 of the Act.
- ensure consistency with the Northern Tasmania Regional Land Use Strategy
- reflect land use strategy endorsed by Flinders Council in 2015, 2016 and 2019

Each of the overriding provisions and the rationale required by Section 32(4) to support the local provisions based on the unique location, site circumstances, social, economic or environmental benefit is described in Section 6.0 of this report.

2.2.9 Modification of Application of SPPs – s.32(2)(j)

The draft LPS does not seek to modify application of the SPP's. The SPP's are applied to land, use and development in accordance with the directions prescribed in Section LP1.0 of the SPP's and in consideration of *Guideline No.1 - Local Provisions Schedule Zone and Code Application* issued by the Tasmanian Planning Commission.

2.2.10 Limitations of LPS – s32(2) (k) & (l)

The provisions at 32(2)(k) & (l) require the LPS to exclude provisions that:

- the SPP specifies cannot be included in an LPS;
- otherwise exist in the SPP; and
- are inconsistent with the SPP.

It is submitted that the draft LPS is compliant with these requirements.

2.2.11 LPS may include – s32(3), (4) & (5)

The LPS may include PPZs, SAPs and SSQs only if:

(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or

(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

The LPS includes one Particular Purpose zone for Cape Barren Island and five outer islands held by the Aboriginal Land Council of Tasmania. While part of the Flinders Municipality, these islands have social and cultural qualities that are unique to the area of land and satisfy s32(4) (b). The PPZ is discussed in section 6.1 of this report.

The LPS includes 4 specific area plans:

- Coastal Settlements Low Density Residential Zone SAP
- Whitemark Rural Living Zone SAP
- Coastal Areas SAP
- Lady Barron port SAP

The rationale for the introduction of these SAPs is described in Section 6.2 of this report.

The LPS includes 13 site specific qualifications which are introduced under s32(4)(b) and which are largely due to the gap between the current Flinders Planning Scheme 2000 and the application of the SPPs. The SSQs are listed and explained in section 6.3.

The LPS conforms to the structure for a LPS as specified in the SPPs.

2.3 LUPAA- Schedule 1- Objectives

The SPPs provide the purpose of the Tasmanian Planning Scheme in 2.1. The purpose is to further the objectives of the Tasmanian Resource Management and Planning System and the planning process set out in Parts 1 and 2 of schedule 1 of the Act. The key objective of Part 1 relates to promoting sustainable development while maintaining ecological processes and genetic diversity.

Sustainable development is defined as “*managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while:*

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

Part 2 of schedule 1 nominates further objectives including (a) to require sound strategic planning and co-ordinated action by State and local government; and (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land and (i) to provide a planning framework which fully considers land capability.

The table below provides an analysis of the LPS against the Schedule 1 objectives, highlighting those areas where the SPPs and the objectives are in tension. A detailed discussion of the proposed PPZs, SAPs and SSQs against the criteria of section 32(4) is provided in Section 6.0 of this report.

Table 1 Schedule 1 Objectives

PART 1
<i>(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.</i>
<p>Comment:</p> <p>The Northern Tasmania Regional Land Use Strategy acknowledges that within the Furneaux Group there are unique circumstances pertaining only to remote island communities¹. One of the key factors contributing to this ‘uniqueness’ directly relates to the sustainability of natural resources and ecological processes. As a group of islands, ecological processes cannot rely on migration of species and ecological communities from adjacent local government areas to reinstate ecological banks. Maintaining a critical mass of species and communities as ‘refuge’ populations will be important to maintaining genetic diversity of the globally significant bird species, threatened species and the specific habitat conditions in remnant ecological communities. This is likely to become even more important as some communities may be slow to adapt to changes in climate and water cycles.</p>

¹ Northern Tasmania Regional Land Use Strategy 2018 pp22

The specific circumstances of Flinders Island provide a tension between sustainable development of natural resources and the ability to retain them. This is due in part to the fact that the singular agricultural commodity (grazing) requires large tracts of pasture. A broadacre pasture landscape must ideally be supported by corridors and patches of biodiverse environments that can supply environmental services for sustainable production. The broadacre landscapes of the eastern coastal plains are sandwiched between the north/ south coastal lagoon system and the Darling Range Conservation Reserve which provide environmental services for production. This land is typified by large allotments and large holdings. On the southern coastal plains between the Strzelecki National Park and the coast near Lady Barron the landscape is a mosaic of large allotments, some smaller holdings and tracts of remnant threatened vegetation communities vulnerable to the 'edge effect' resulting from access to cattle. The Natural Assets Code does not apply in the Agriculture Zone and in any case does not apply to 'use'. Large scale clearance for pasture establishment is administered through the Forest Practices Authority.

The LPS must be drafted so that the implementation of the SPPs will encourage sustainable development. To satisfy objective (a), the LPS proposes that land fitting the criteria in the section 8A Guideline Landscape Conservation Zone, be thus zoned. Such land is characterised by intact vegetation, often with topographical and land capability constraints for agriculture. Noting that not all species and communities are represented in reserved land and that only a small portion of all reserved land on Flinders Island is for conservation, the introduction of a Landscape Conservation Zone is an important contribution to the sustainability of natural and physical resources and to genetic diversity and ecological processes. It changes land currently zoned Rural, at the same time is consistent with the current planning scheme principles for use and development, also with council strategy, including strategies for promoting nature based tourism and improving liveability. The Regional Land Use Strategy regional economic policy ED-P11 specifically states: *Provide for the opportunity in planning schemes to identify, protect and enhance distinctive local characteristics and landscapes.*

The draft LPS includes a map overlay for vegetation protection through the Natural Assets Code, based on the Regional Ecosystem Model. (Refer Section 4.1.1 and Appendix A). Recent high resolution aerial photography² will provide a baseline for ongoing substantiation. The draft LPS proposes to amplify the application of the Code in locations where intact vegetation and/or natural landform contribute to significant local ecological characteristics. Much of the coastal landform is vulnerable to inundation and erosion, coastal heath communities are important for maintaining genetic diversity both as migration corridors and refuge habitat. The Coastal Areas specific area plan encourages the sustainable development of natural and physical resources by providing stronger standards for excavation and fill and site coverage to reduce physical impacts on coastal ecological communities and processes.

The LPS promotes sustainable development of the islands' granite plutons, significant fossil areas, and other local and state significant geo conservation sites through the application of the Scenic Protection overlay. The Coastal Areas specific area plan applies to most of the Planter Beach Barrier Dune system and Foochow Beach Parallel Dune system: both systems are of State significance and zoned Environmental Management. The coastal areas specific area plan and the natural assets code protect the features of the State significant Kili crankie Topaz Locality and the district importance of the Palana Sand Blow subfossil Site is, like the Marshall Bay mobile dunes, converted to the Landscape Conservation Zone acknowledging vulnerability to erosion and natural values.

The natural landform and biodiversity provide the attraction to the nature based tourism sector, to environmental services, to the maintenance of communities and species and genetic diversity. The LPS proposes

² DPIWE 2018

the Landscape Conservation Zone, the natural assets overlay, the scenic protection overlay and the coastal area specific area plan to address the local significance of the Flinders Bioregion's natural and physical resources.

Locally important sources of sand and gravel quarries can be exploited in the Rural, Agricultural and Environmental Management Zones applied to Flinders Island.

The particular purpose zone for the Aboriginal islands reflects current management plans prepared on behalf of the Aboriginal Land Council of Tasmania. The primary objective is to provide an integrated approach to protecting natural values while recognising opportunities for development. The maintenance of natural values will be critical to the objective for traditional owners to reconnect with the land.

(b) to provide for the fair, orderly and sustainable use and development of air, land and water.

Comment:

Flinders Council does not administer an Interim Planning Scheme. The current Flinders Planning Scheme was drafted in 1994 and amended after a 1999 review. The LPS is guided by and consistent with, the section 8A Guideline. The LPS is informed by strategic analysis based on extensive research and consultation and is congruent with regional land use strategy. It underpins an orderly approach to development by:

- consolidating settlement areas
- identifying and protecting land suitable for grazing enterprises
- safeguarding the physical and natural environments
- establishing potential for smaller rural allotments to encourage island lifestyle and affordable land

Through the implementation of the *Tasmanian Planning Scheme*, the municipality will update twenty five years of land use planning. The key change is diversifying rural land on Flinders Island. The current planning scheme includes approximately 75,000 ha of freehold land in the Rural Zone. The LPS proposes to convert land currently included this pervasive Rural Zone to the SPP Agriculture Zone (53,349ha (37.2%), Landscape Conservation (15,756ha (11%) and Rural Living Zones 813ha (0.6%) as the basis of sustainable future development. These changes are compliant with the section 8A Guideline but also represent a strategic and orderly approach achieving Council objectives for sustainable futures.

The current comprehensive Rural Zone requires a minimum lot size of 40 hectares. The introduction of the SPP Landscape Conservation Zone increases the lot size through the Acceptable Solution, and the Performance criteria provide for an area lower than is current. The establishment of a Rural Living Zone allows further subdivision to address affordable land supply. In the current planning scheme, a single dwelling is a discretionary use in the Rural Zone. Diversification of the Rural Zone maintains the right for a single dwelling and provides for orderly development through subdivision potential in the Rural Living Zone. As it applies to the conversion to Rural Living Zone the proposed zoning reflects the unique characteristics of the Furneaux Islands. The Northern Tasmanian Regional Land Use Strategy acknowledges these characteristics.³

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

Comment:

The public consultation on the 2016 Structure Plan tested objectives and strategic direction for Flinders Island and verified previous work conducted for a draft Interim Planning Scheme, itself the basis of significant public

³ Northern Tasmania Regional Land Use Strategy 2017 Regional Settlement Network RSN-P3

consultation in 2012. The strategic directions endorsed during consultation were incorporated into the draft LPS zoning decisions. Informal public consultation was also conducted during September 2018 and February 2019.

The Particular Purpose Zone for truwana/Cape Barren Island was prepared in collaboration with the Cape Barren Island Aboriginal Association and the Aboriginal Land Council of Tasmania.

The Local Provisions Schedule and Supporting Report will be subject to a statutory notification period of 60 days in accordance with Section 35(c) of LUPAA and as directed by the Tasmanian Planning Commission.

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

Comment:

On Flinders Island, public consultation acknowledged a need to pursue economic development by facilitating an environment where small business can flourish and contribute to a robust, locally based economy, underpinned by, but distinct from the agricultural economy. Consultation recommended two streams as appropriate to Flinders Island; nature based tourism and small scale manufacturing and processing. The diversification of some land currently zoned Rural for new areas of SPP Rural Living Zone, the establishment of a Light Industry Zone and the conversion of some Rural zoned land for inclusion in the Landscape Conservation Zone, respond to these economic development aims for Flinders Island.

The value of the Flinders Municipality agriculture industry at the 2015 census was \$22.3 million of which approximately \$20 million was slaughtered animals; the remainder wool and hay. This represents the total agricultural product. The 2019 Agriculture Profile⁴ indicates that i) cattle will remain the principal commodity ii) 51 holdings have what is considered to be a viable EVAO⁵ and iii) irrigation is unlikely in the foreseeable future.

89% of all land on Flinders Island is class 5. Only 4% is class 4. Significantly, there is no Class 1,2, 3 agricultural land. To comply with the objective *“to facilitate economic development”* means the LPS must also protect agricultural land. The focus on grazing production means that appropriate land is readily identified. Since there are constraints to establishing viable enterprises based on grazing outside of the identified areas, land can be made available for alternative intentions, including for landscape and biodiversity conservation that supports growth of a nature based tourism industry, rural lifestyle land sufficient to conduct rural activity at a lower level of EVAO and a Rural Living Zone to establish home based business. This hierarchy of activity addresses the objective to facilitate economic development that protects natural values and resources, provides a fair and orderly basis for an emerging local economy while supporting the basis of the municipal economy through the application of the Agriculture Zone to protect the pastoral industry.

The zoning decisions for the Flinders LPS seek to facilitate opportunities for home based rural and accommodation businesses on smaller allotments, broadening the number of people who can be involved in these activities. The Rural Living Zone is modified to allow multiple dwellings near Whitemark to facilitate smaller allotments on affordable land and to encourage a variety of affordable dwelling options, close to services. These elements are submitted as fair, orderly and sustainable.

⁴ AK Consultants 2019 Agriculture Profile

⁵ EVAO is Estimated Value of Agricultural Operations: An estimation of agricultural activity undertaken by an agricultural establishment. Three year average weighted prices are applied to livestock turn -off and livestock numbers on the farm. The resultant aggregation of these commodity values is the EVAO, but it is not an indicator of the value receipts of individual farms. It is an indicator of the extent of agricultural activity.

A Particular Purpose Zone for truwana-Cape Barren Island and outer islands⁶provides discrete precincts in accordance with consultation on the local land use priorities including economic development for the island.

It is noted that on remote islands, the additional costs imposed by SPP and Code requirements for consulting services may undermine sustainability of economic objectives. The costs of construction are amplified by freight and labour costs and sustainable development of housing including for employment housing, is constrained by under-provision of finance. The LPS seeks to provide wide ranging choices of land area and location to provide affordable land for development.

Local oversight of the administration of the scheme will be critical to economic, social and environmental sustainability. The implementation of the TPS will be dependent on establishing a strategically cognisant and island centric, statutory assessment service.

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

Comment:

The policy informing SPPs has identified overlap with other jurisdictions. The Natural Assets Code avoids duplication with other regulatory processes, for example, the code exempts works in accordance with a certified Forest Practices Plan. The draft LPS does not seek to undermine this policy in any of the local overriding provisions.⁷

The SPPs take into account interfaces with the Environment Protection Authority which is part of the Tasmanian Resource Management and Planning System and with the *Local Government (Building and Miscellaneous Provisions) Act 1993* and the *Public Health Act 1997*.

The preparation for the LPS involved the Tasmanian Heritage Council, Crown Lands, TasFire, Elected Members, the Flinders and Cape Barren Island Aboriginal Associations, the Aboriginal Land Council of Tasmania, local residents and landholders. The approval process for the LPS requires cooperation between the Tasmanian Planning Commission and the Flinders Council.

PART 2

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

Comment:

The LPS is informed by and consistent with the Northern Tasmania Regional Land Use Strategy, developed by the 7 northern region councils and declared by the Minister for Planning. On Flinders Island, the preparation of the LPS is informed by a comprehensive assessment of individual allotments and the tabulation of site characteristics, current development and use, natural hazards, physical constraints and potential for development. These tables represent a comprehensive study of Flinders Island at allotment level. Subsequent analysis integrated landscape factors such as scenic values, biodiversity imperatives and agricultural profile

⁶ Great Dog, Badger, Mt Chappell, Clarke and Babel

⁷ There were no approved Forest Practices Plans for Flinders Island at time of writing.

before Council's strategic objectives could be aligned with land use zones. Zoning decisions are also consistent with regional strategy and the section 8A Guideline.

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

Comment:

The Tasmanian Planning Scheme aims to achieve consistency in the objectives, policies and controls for the use and development of land by prescribing common content. Objectives and provisions contained in local overriding provisions do not undermine this aim. They are prepared to emphasise local characteristics while remaining consistent with the SPP drafting conventions and zone purpose statements. Local provisions aim to further the objectives of schedule 1 of the Act and are justified by local significance; consistent with the particular qualities test of Section 32(4)(b) of the Act.

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

Comment:

Within the Municipality the extraordinary physical and visual environment is integral to social, cultural and economic functions and sustainability. The rate of change is relatively low which to date has maintained environmental services and visual amenity. However, incremental effects of development are a potential threat to sense of place, cultural practices and tourism. Landscape character varies greatly and it is important that this diversity is enhanced in statutory decision making. Landscapes are a fundamental part of history and cultural heritage. They are valuable for their intrinsic qualities, the quality of life and enjoyment of people and for the economic benefits they bring. The maintenance of biodiverse environments is inextricably linked to recreational activity, residents' relationship to the islands and with economic success.

The LPS includes overlays for natural hazards to be considered in design and siting of development and to avoid negative social and economic effects.

The LPS also considers impacts on unprotected⁸ remnant vegetation and the stifling social and economic effects of 'blanket application' of the Agriculture Zone and seeks to apply the zone only where it will effectively protect broadacre primary production. Despite State mapping for land potentially suitable for inclusion in the Agricultural Zone, on the west coast, alternative zones are applied where there is a need to diversify the economic base, to provide for the lifestyle/social expectations of the community and to protect ecological communities for environmental services, economic development and their inherent value.

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

Comment:

The LPS is drafted to be consistent with State Policies for the Coast and Water Quality and invokes clause 7 of the Policy for Agricultural land to reflect local conditions in the application of the Agricultural Zone. The LPS is

⁸ Remnant and threatened vegetation communities in the Agriculture Zone are not protected from access by cattle and subsequent edge effect and long term destruction processes. The Natural Assets Code does not apply in the Zone and does not apply to use.

consistent with the Northern Tasmania Regional Land Use Strategy, declared by the Minister to be consistent with State Policies.

(e) to provide for the consolidation of approvals for land use and development and related matters, and to co-ordinate planning approvals with related approvals.

Comment:

The approvals process is prescribed by the Act. The planning scheme regulates the uses that can be permitted in the zones and provides standards for development control. The scheme excludes consideration of matters addressed by the EPA and the FPA.

(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania.

Comment:

The expansion of zones available under the SPPs aims to improve the employment, housing and lifestyle opportunities within the municipality. The application of the natural hazard codes and the explicit objectives and associated development controls in the LPS are intended to maintain the amenity and recreational environment for locals, visitors and tourists to Tasmania.

(g) to conserve those buildings and areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

Comment:

Conservation of historic buildings heritage is managed through the Tasmanian Heritage Council and development associated with places listed on the Register has a statutory referral process for assessment by the Tasmanian Heritage Council. Deal Island Light Station and Goose Island are the only State listed areas within the municipality.

The LPS includes the current planning scheme table in Schedule 2- Heritage Places, as subject to the transitional provisions under Schedule 6, Clause 8D(2) of the Act for application through the LPS as the Local Heritage Places list for the SPP Local Heritage Code.

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

Comment:

Public infrastructure is protected by the application of the Utilities Zone or the Community Purpose Zone and the Safeguarding of Airports Code. The Lady Barron Port is the highest priority in protecting the Flinders Island economy. Transportation of livestock occurs very regularly and freight is conveyed at all hours of the day and night. The port area is relatively small and there is limited opportunity for expansion. There are no standards included in the Port and Marine Zone by which to assess discretionary uses. The Lady Barron Port specific area plan seeks to protect the future operations of the port by reducing the opportunity for conflict of uses, in particular those potentially sensitive to interaction with operational aspects of livestock transportation.

Public infrastructure for communications, energy and water are zoned Utilities.

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

Comment:

Strategic investigations for converting land mapped as suitable for inclusion in the Agriculture Zone to an alternative zone highlights unique features of the Furneaux Islands. The single agricultural commodity is grazing animals. This reflects land capability. The Flinders Council area has no prime agricultural land. Areas of land with a capability of 6-7, a classification known to be unsuitable for grazing, have previously been included in the Rural Zone but are generally more appropriate for inclusion in the SPP Landscape Conservation Zone where consistent with the application of the section 8A Guideline.

The proposed division between the Agriculture and Rural Zones more accurately reflects the land most capable of supporting the grazing industry. Notwithstanding, Resource Development/grazing, is a use available in all zones converted from the current Rural zone, including the SPP Landscape Conservation Zone.

The provisions in the Coastal Areas specific area plan are designed to reinforce the objective to minimise impacts on vulnerable natural landform in the coastal locations where the majority of class 6-7 land occurs.

2.4 State Policies

Section 34(2)(d) of LUPAA requires that the LPS be consistent with each State Policy. State Policies are made under Section 11 of the *State Policies and Projects Act 1993*, to articulate the State's strategic policy direction on matters of state significance. While State Policies do not override legislation, they are statutory instruments designed to guide the provisions of local government planning schemes and a range of other mechanisms identified in the suite of legislation comprising the Resource Management and Planning System (RMPS). State policies must seek to further the objectives of the RMPS.

Under section 5(1) of the State Policies and Projects Act, all state and local government bodies are required to give effect to a State Policy to ensure a consistent and coordinated approach is maintained throughout the State. The current policies are:

- State Coastal Policy 1996
- State Policy on Water Management 1997
- State Policy on Protection of Agricultural Land 2009

In addition, National Environment Protection Measures (NEPMs) are automatically adopted as State Policies pursuant to section 12A of the relevant Act.

2.4.1 Tasmanian State Coastal Policy 1996 (revised 16 April 2003 and 25 February 2009)

Planning authorities are specifically required to implement the State Coastal Policy, enforced through the provisions of section 14(1) of the State Policies and Projects Act. The State Coastal Policy applies to all Tasmania including all islands except for Macquarie Island. The policy defines a 'Coastal Zone' as being land within 1km of the high water mark of State waters.

The policy guidance is derived from three main principles which should be read in conjunction:

- Natural and cultural values of the coast shall be protected

- The coast shall be used and developed in a sustainable manner
- Integrated management and protection of the coastal zone is a shared responsibility.

Overall the LPS addresses State Policy through:

- Strategic application of the Environmental Management Zone and Landscape Conservation Zone where there are existing coastal values
- Mapping an overlay area for the Natural Assets Code which provides for assessment of development within waterway and coastal protection areas and future coastal refugia areas.
- Specifically addressing 2.1.3 of the State Policy⁹ through a Coastal Areas specific area plan.

the LPS addresses the outcomes of the policy as set out below:

1. Protection of Natural and Cultural Values of the Coastal Zone

- 1.1 The East Coast of Flinders Island is largely Crown reserved land. The Environmental Management Zone offers limited opportunity for permitted development and use although discretionary uses and development is significantly increased compared to the Environment and Recreation Zone in the current scheme. The objective for the SPP Environmental Management Zone on the east coast is to protect the significant lagoon system including the RAMSAR listed Logan Lagoon. Four freehold titles 'marooned' within the reserve are zoned Landscape Conservation.
- 1.2 The Landscape Conservation Zone is applied to coastal allotments with intact native vegetation in northern and western localities: North East River, Palana, Killiecrankie, Boat Harbour and West End/Leeka. This zone is expected to contribute to the protection of significant ecosystems and natural processes by encouraging considered design and siting of buildings, structures, access routes and other works, within coastal landscapes and ecosystems. The application of the Natural Assets Code reinforces the precedence of natural values in these coastal localities and the proposed Coastal Areas specific area plan emphasises standards for development with regard to impacts on landform and vegetation. The requirements of the Bushfire Code may be mitigated by more thoughtful site selection and design as prompted by the specific area plan.
- 1.3 Behind the foredunes of Marshall Bay, important coastal wetlands, significant species and representative ecosystems are identified. A part of the area between Palana Road and the coast is currently grazed despite the high risk of erosion of the class 6-7 soils derived from ancient dune systems. Substitution of the current Rural Zone with the Landscape Conservation Zone and the Natural Assets Code and Coastal Areas specific area plan overlays seeks to protect and manage the area so that the full potential for nature conservation can be realised into the future.
- 1.4 It is also proposed that the Landscape Conservation Zone be substituted for the Rural Zone at Loccota, Long Point, Settlement Point, and east of Lady Barron in order to protect coastal vegetation, habitat, ecosystems and species including the RAMSAR wetland of Logan Lagoon. The Natural Assets Code and Coastal Areas specific area plan are proposed in these areas.

⁹ Siting, design, construction and maintenance of buildings, engineering works and other infrastructure, including access routes within the coastal zone will be sensitive to the natural and aesthetic qualities of the coastal environment.

- 1.5 The Outer Islands are zoned Environmental Management while recognizing the existing grazing uses on allotments leased from the Crown.
- 1.6 The east coast of Cape Barren Island is a series of very significant RAMSAR wetlands that have been zoned for environmental protection under the PPZ for CBI. The environmental and cultural protection precinct of the truwana-Cape Barren Island Particular Purpose Zone includes the outer aboriginal islands and is designed to protect cultural locations along the coast.
- 1.7 Protecting public access to the coast has been identified and confirmed by public consultation. It is a key social objective on Flinders Island. The Aboriginal Land Council of Tasmania also expressed the importance of retaining the opportunity for boat ramps within the cultural and environmental precinct.
- 1.8 Large parts of Flinders Island are mapped as 'unclassified presently mobile land forms'. State mapping has identified coastal erosion hazard bands and areas where further for inundation investigations are warranted. The 'Storm Tide' layer on the LIST Map indicates that some of these investigation areas are potentially vulnerable to storm surge. Low and medium landslip hazard occurs on coastal freehold land mainly at Palana NE River and Leeka. The application of the Coastal Inundation Code and Coastal Erosion Code are expected to implement the coastal hazards clauses of the State policy.

2.0 Sustainable Development of Coastal Areas and Resources

- 2.1 The competing demands for development and use in the coastal zone are resolved largely through the application of 4 zones across the coastline of Flinders Island outside of the settlements. The Landscape Conservation and Environmental Management Zones are applied to protect coastal values and other natural assets, the Rural zone provides for existing uses mainly on the western side of the island and a relatively small amount of Rural Living Zone provides for coastal lifestyle choices and more intensive visitor accommodation on appropriately sized allotments at Blue Rocks.
- 2.2 Due to lack of infrastructure services, on shore aquaculture support facilities are envisaged only within the rural zone adjacent to the west coast and within the Port and Marine Zone at Lady Barron.
- 2.3 Strategic analysis has identified (and tested during public consultation), 3 localities on Flinders Island as suitable for large scale tourism developments; on the Limestone Bay south west of Palana, at Big River on the south coast and at Killiecrankie on the north west coast. The ex- forestry site at North East River may also be considered for single building, large scale tourist operation. Wherever they are proposed, large scale tourism developments will be subject to provisions of the relevant Zone, the Natural Assets Code, Coastal Hazards Codes and the Coastal Areas specific area plan.
- 2.4 Future residential development within the main township of Whitemark is constrained by coastal inundation and overland flooding. Land within the township is prioritised for administrative and community functions including some multiple dwellings and a potential site for retirement units or assisted living facility. To reserve the limited land within the township for these purposes, some

land comprising the 'Whitemark surrounds' has been identified for Rural Living A, B C and D to accommodate growth near the main township but outside of the influences of the coastal zone.

- 2.5 Settlements around Flinders Island are consolidated in the LPS. The Cooma rural living area provides for a slight increase in density, but the total area has not been expanded. A new settlement is proposed at Blue Rocks some of which includes coastal land. Some land at Lady Barron encompassed by the State Policy coastal zone, is also proposed in the Rural Living Zone. Explanation of these changes is in section 3.0. This serves the identified need to provide some coastal land for development and reflects the expectations of residents and council to attract population growth.
- 2.6 The public's common right of access to and along the coast will be preserved where possible through SPP subdivision provisions. Fragile coastal environments are intended to remain accessible by single tracks or pedestrians only.
- 2.7 Transport infrastructure planned within the Port and Marine Zone is consistent with State Coastal Policy. A planned project for a 'safe harbour' development at Lady Barron is a discretionary use in the Environmental Management Zone.
- 2.8 No new coast hugging roads are planned. Palana Road at Emita extends northward providing a significant vista across Marshall Bay from Emita. The Landscape Conservation Zone is applied to land adjacent to Marshall Bay, the SPP Scenic Protection Code is applied for protection of scenic values. Existing sand quarries will be relied on to implement rehabilitation as required by mining leases.
- 2.9 The efficient and safe use of the Lady Barron port facilities is a key priority given the limited opportunity for expansion. Incursion by sensitive uses is not envisaged. There are no standards in the Port and Marine Zone for Discretionary uses. A specific area plan is proposed at Lady Barron port to modify the Use Table to delete potentially conflicting uses in the zone. At Whitemark, the TasPorts wharf area is zoned Port and Marine but is rarely used for marine vessels. Access is retained for occasional barges commissioned by Council for road products. Adjacent to the wharf a multi-use shed on leased land is under construction as a tourist hub.

2.4.2 State Policy on the Protection of Agricultural Land (PAL) 2009

The purpose of the State Policy is to *"conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land"*. The sustainable development of agriculture is to be achieved by minimising:

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

The eleven principles that inform the policy relate to the identification of valuable land resources and the matters that can be regulated by planning schemes. The SPP Rural and Agriculture Zone provisions were developed having regard to these principles. Applying these zones requires some analysis to determine which zone is more appropriate to the council area's rural land resources in the Flinders Island context.

Guideline No.1 notes that land proposed for the Agriculture Zone should be based on the land identified in the LIST map layer: 'Land potentially suitable for inclusion in the Agriculture Zone'. When applying this

zone, a planning authority may “also have regard to any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which:

- 1) *Incorporates more recent or detailed analysis or mapping*
- 2) *Better aligns with on-ground features; or*
- 3) *Addresses any anomalies or inaccuracies in the “land potentially suitable for inclusion in the Agriculture Zone layer.*

Further local analysis of the Agricultural land layer was undertaken for the draft LPS to determine land that should be included in the Agriculture Zone and the Rural Zone. Flinders Council also commissioned AK Consultants to undertake analysis.

The application of the Rural and Agriculture Zone split is discussed further in Section 4.0 ‘Zoning of Land’. Under the unique circumstances attached to a singular agricultural use (grazing animals), the need for broadacre large holdings for viable farms and the need to diversify some land to achieve economic, environmental and social objectives, the LPS protects and conserves most class 4 and 5 agricultural land for the continuance of a sustainable grazing industry unencumbered by conflicting uses or demand for fragmentation of large holdings. Notwithstanding, the Agriculture Zone allows a wide range of uses that appear more appropriate to more diverse forms of agriculture than can be achieved on the non-prime agricultural land available on Flinders Island. The clear demarcation of the Agriculture and Rural Zones on Flinders Island indicates the areas where such uses are more appropriate to be located in the Rural Zone in order to preserve the broadacre pasture land required for the local primary production industry.

2.4.3 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management 1997 regulates water quality management of all surface waters, including coastal waters and groundwaters.¹⁰ The policy aims to achieve water quality objectives that further the objectives of the Tasmanian Resource Management and Planning System, manage sources of water pollution, ensure efficient monitoring programs are conducted and facilitate integrated catchment management.

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

- 1) Measures to achieve policy objectives
- 2) Management of point sources of pollution
- 3) Management of diffuse sources of pollution

The current Flinders Planning Scheme incorporates the policy objective for “*sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System*” through special area provisions for the Shorelines, Waterbodies and

¹⁰ excluding privately owned waters that are not accessible to the public and are not connected to waters that are accessible to the public and waters in any tank, pipe or cistern

Watercourses overlay with objectives and standards in Part 7 of the scheme. A key provision is a 40m setback from permanent watercourses.

The SPP's require the mandatory inclusion in the LPS of the State mapped waterway protection areas in the overlay that applies through the Natural Assets Code. The prescribed buffer distances contained in the definition (and shown in the overlay map), trigger assessment of development that occurs within those mapped areas. The SPP's assume compliance with the State Policy in applying the overlay map with associated assessment provisions. The LPS also rezones land (CT 51470/1) known to be important to groundwater from Environment and Recreation Zone to the Landscape Conservation Zone to recognise and maintain protection of groundwater resources.

2.4.4 National Environmental Protection Measures

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

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

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

2.5 Northern Tasmania Regional Land Use Strategy

Following review and revision to ensure consistency with the SPPs, the Northern Tasmania Regional Land Use Strategy (NTRLUS) came into operation 27 June 2018. The State Government recognizes the important role of regional land use strategies and Local Provisions Schedules should be consistent with the Regional Land Use Strategy.

The NTRLUS proposes a vision for northern Tasmania and sets out planning objectives derived from 9 Principal Understandings¹¹. Of particular relevance to Flinders Council Area are:

- *Economic competitiveness will depend on the region's ability to attract and retain a population and workforce with valuable knowledge and entrepreneurial skills*
- *Promoting and protecting the Region's unique natural environment and resources will be key to sustainable development and future liveability*
- *Liveable communities offering a high quality of life and that support health and wellbeing will help attract investment, support a skilled workforce, and strengthen social inclusion and community wellbeing*

¹¹ Northern Tasmania Regional Land Use Strategy 2018 pp.8

- *Regional sustainable growth will need better management of resources consumption and waste production to reduce impacts on the environment*

Regional challenges such as distance from markets and a small population that “*contributes to comparatively small local domestic markets*” is acknowledged in the strategy as being an issue that is “*particularly acute for the Furneaux Group of Islands*”. Other regional challenges such as an aged health care and housing and attracting a skilled workforce are also exacerbated by the Furneaux Group’s small population, low rate base and isolation.

Economic goals such as integrating land use and infrastructure planning are problematic for the Council given existing demand for infrastructure in the form of roads and maintenance of the airport facility in the context of a low rate base. Grant funding for projects usually requires a matched contribution and ongoing maintenance costs for the completed infrastructure. The LPS maximises future use of current infrastructure by providing rural living within proximity to the Whitemark service centre and by consolidating existing settlements. An understanding of industry needs underpins the application of the Agriculture Zone to support the primary production economy and by providing for development of tourism products including accommodation in the rural living area at Blue Rocks, the LPS serves to facilitate economic development and productivity in line with regional goals.

The Regional Strategy seeks to promote liveability measures for social and community development. The LPS seeks to promote local character by protecting the landscape and coastal features that are the basis of sense of place in the Furneaux Islands. Significant cultural heritage is protected at Wybalenna and Cape Barren Island and land is facilitated for affordable residential development. With respect to the regional goal to promote greater sustainability and develop stronger community resilience to social and environmental change, the LPS establishes for the first time, a zone (the Landscape Conservation Zone) with the purpose to protect environmental assets and values. A Coastal Areas specific area plan acknowledges the particular significance of coastal values. Promotion of a nature based tourism sector may assist in the evolution of a perception of exploitation of environmental values to an appreciation of the need to maintain the integrity of those values in order to sustain the services they provide.

The NTRLUS notes that “an established rural residential area is “*Land with limited potential for efficient or practical agricultural or rural resource use on a commercial basis* and where the land use pattern is characterised by:

- Predominantly residential land use, including lifestyle blocks, hobby farms and /or low density residential subdivision
- Fragmentation of the cadastral base and property ownership and may include
- Topographical constraints to rural resource use

The LPS provides for new rural living areas in recognition that the expectation of many residents is for lifestyle and hobby farm allotments. The current rural residential area at Cooma represents 0.01% of available land. The LPS rural living areas provide in total 0.06% of land on Flinders Island. The fact that the LPS identifies *new* areas for Rural Living status is anticipated by the NTRLUS:

“While the region can be generally categorised into settlement and activity centre hierarchy, this system recognises and responds to the interactions that take place throughout the region that are not reflected in the Furneaux Group of Islands. Due to the isolated function of the island, the demands placed on settlement and activity centres (and relationship with lifestyle land use patterns) are different to the typical functions of other levels of settlement. As such, planning for the islands and creation of demand to support economic objectives for population retention and visitation is dependent on local strategy.”¹²

APPENDIX 1 tabulates Flinders LPS consistency with regional land use policies.

2.6 Flinders Council Strategic Plan September 2015

The regional land use strategy provides overarching strategic direction for northern councils addressing regional issues in a coordinated way. However, the regional strategy does acknowledge the importance of subregional and local strategies, in particular it acknowledges the unique circumstances of the Furneaux group of islands and recognises that the Flinders LPS needs to be informed by local strategies. These local strategies include,

1. Flinders Council Strategic Plan 2015
2. Flinders Structure Plan 2016
3. 2010 Flinders Island Nature Based Tourism Market Feasibility Study
4. Furneaux Natural Resources Management Strategy 2007
5. Flinders Municipality Agricultural Profiles 2010 and 2019 (and Comparison Report)

The Flinders Structure Plan 2016¹³ consulted on 4 strategic outcomes for a future LPS:

6. Primary production land is protected for future pastoral use
7. Population growth achieved through rural land diversification
8. Land use planning contributes to nature based tourism
9. Planning maintains and enhances liveability

The Flinders Council Strategic Plan 2015 is the current strategy for Flinders Council. The stated vision is:

To retain our lifestyle and unique landscapes through positive leadership that encourages innovation, population growth, asset attraction, partnerships and improved health and wellbeing for our community.

The plan nominates five strategic focus areas to contribute to this vision:

1. *Population Growth*: Focusing on strategies projects and policy initiatives that support the community, economic development and investment attraction

¹² Ibid pp 22.

¹³ Flinders Council 2016 Flinders Island Structure Plan draft for public consultation

2. *Infrastructure and Services*: An islands' specific approach to planning and delivery to ensure community and environmental values are maintained
3. *Access and Connectivity*: Work with service providers and other relevant stakeholders to improve security, reliability and cost effectiveness
4. *Strategic, Efficient and Effective Organisation*: Responding to (corporate) risks and opportunities
5. *Liveability*: Protect, improve and promote health and wellbeing of the islands' communities

The Plan acknowledges that council has a limited resource base and that strategic thinking will need to drive decision making. The key strategies for incorporation into the preparation of the LPS are tabled below with the land use planning response.

Table 2 Flinders Council Strategy and LPS Response

Council Strategy	Land use planning response
Increase supply of affordable housing	It is clear that the unique circumstances of remote islands contribute to market failure with regard to the supply of affordable housing. The cost of construction is increased significantly by cost of freight and labour and even the costs involved in obtaining development approval are increased through extra expenses of flying in surveyors, bushfire, waste water and other consultants. Even before the latest restrictions introduced by banks, achieving finance was more difficult than elsewhere due to the slow rate of turnover and the subsequent requirements for large deposits. The yield on long term rental properties is low and the number of available properties for employment housing is negatively affected by the tourist market for short term accommodation. The LPS cannot address these market issues. What the LPS does do is to make land available for smaller lot sizes by establishing rural living areas where lots are flat and already cleared. These areas are generally close to services and adjacent to sealed roads (almost all roads on Flinders Island are gravel; there is one sealed State road outside of settlements). Most of the land on Flinders island is currently zoned Rural with a minimum lot size of 40 hectares. By creating lots of 1,2,5 and 10 hectares the LPS simultaneously provides land for the 'returnee' cohort nominated in the Strategic Plan and lifestyle allotments for retirees. The Whitemark Rural Living specific area plan modifies the use table to include the opportunity to develop multiple dwellings in the Rural Living Zone at Whitemark, making land available for potential employment housing; a necessary precursor to achieving council's strategy to <i>Increase the working age population</i> .
Value Add to local commodities and foster entrepreneurial activity	The establishment of rural living areas also addresses these strategies. The preferred lifestyle land choice on Flinders Island is for larger lot sizes which offer opportunities for small business associated with producing and value adding to the local economy and fostering entrepreneurial activity. It also provides for non-grazing types of primary production and/or supplementary grazing income. Land is earmarked in the LPS for a Light Industry Zone adjacent to the airport to provide opportunities for manufacturing activity to be co located. This is the first time a dedicated zone has been included in the scheme.
Protect and enhance high quality natural values and environmental assets	There is no reticulated sewerage on Flinders Island. The LPS provides a specific area plan to increase the lot size in the Low Density Residential Zone to ensure continuation of local character in coastal settlements. This will also serve to enable efficient onsite waste water and stormwater management. Land identified for inclusion in the Rural Living Zone at Lady Barron is subject to site specific qualification to ensure stormwater management at the land division stage due to the amplified requirements of the location at the base of Vinegar Hill.

Council Strategy	Land use planning response
Plan deliver and operate community infrastructure to provide levels of service that align with community needs and demand	The cost effective delivery of road maintenance is a key issue. The 312 km of gravel roads (only 73kms are sealed) means that the LPS reflects the need to utilise existing roads and limit requirements for new roads. (for comparison: King Island has 90km of State Road and Flinders has 27km). The low rate base impacts on Council’s ability to provide community infrastructure but the LPS identifies growth areas close to existing facilities at Whitemark and the Flinders Island Airport. The Lady Barron Port is recognised as critical infrastructure and the modification of the Port and Marine Zone is designed to protect Port functions, especially the transport of livestock.
Land use planning conserves natural and cultural values and addresses natural hazards and climate change	Liveability encompasses social capital, health and wellbeing objectives but can also be measured by scenic amenity, environmental services and building form and scale. The LPS seeks to preserve these aspects of liveability which significantly contribute to the wellbeing of residents and visitors, to the agricultural economy through water management, soil biota, shelter and beneficial insects and to social connectiveness through maintenance of historic recreational activities based on the coast and wetland systems. The establishment of a Landscape Conservation Zone and extra regulation for the protection of the coast through the Natural Assets Code and the Coastal Areas specific area plan address the strategy to conserve environmental values. The SPP Codes address natural hazards and the predicted impacts of climate change are considered through the relevant coastal Codes and the decision to modify the mapping for land suitable for inclusion in the agriculture zone by extracting appropriate land for inclusion in the Landscape Conservation Zone.

2.7 Adjacent Municipal Areas

Flinders Council does not share a boundary with any other municipal area. Some of the implications of this isolation are listed in **APPENDIX 2** which tabulates some of the factors contributing to the ‘uniqueness’ acknowledged in the regional land use strategy.

2.8 Gas Pipelines Act 2000

The LPS is to have regard to the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*. The Act includes a declared statutory notification corridor for use and development within proximity to the pipeline to ensure its safety and protection. Sections 70C and 70D of the Act require the planning authority to give notice to the pipeline licensee for development within the corridor. There is no declared corridor within the Flinders Council area.

3.0 Variation from Current Scheme

The Flinders Planning Scheme 2000 is not an Interim Scheme. It is referenced here to provide some context for the conversion of the scheme to the SPP zones.

The intent of the current Flinders Planning Scheme 2000 is set out in section 2.2 of the scheme.

“It is the Intent of this Scheme to:

1. encourage orderly and efficient use and management of resources in the Planning Area
2. promote and safeguard the health, safety and welfare of the community

3. maintain and diversify the economic base of the Planning Area
4. foster the social and economic wellbeing of the community
5. encourage the efficient and effective use of facilities and services
6. protect and enhance the “pure environment” image of the Planning Area
7. ensure that future changes and use or development respect the inherent qualities of the natural environment and avoid undesirable environmental and social impacts
8. provide for the recreational and open space needs of residents and visitors
9. ensure that appropriate use or development types are catered for and promote the opportunity for the development of recreation and tourist facilities
10. encourage the proper use and maintenance of rural land consistent with the purpose for which it is zoned
11. protect elements of special value
12. ensure that the sustainable objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993* and the *Environmental Management and Pollution Control Act 1994* and relevant State Policies are addressed

These policy directions remain valid and consistent with the LUPAA schedule 1 objectives, Council’s Strategic Plan and the Northern Tasmania Regional Land Use Strategy.

3.1 Comparison of current provisions and SPPs

The Flinders Planning Scheme was prepared in 1994 and updated in 2000. It contains 10 zones which do not generally correlate with the SPP zones. The SPP zone standards are more comprehensive than the current scheme but do not contain the clarity of planning principles evident in the current scheme.

The Flinders Planning Scheme has very limited zone standards (typically height and setback distance) and relies on statements of intent and desired character as the basis for assessment. Use and Development Principles are provided for use, character, amenity, environment, access and parking, services, social interest and administration. In Part 7 the scheme provides Special Area Provisions for areas subject to special area overlays. The scheme relies more on the interpretation of this guidance than on prescriptive standards for development and use.

On the other hand, the SPPs nominate quantitative Acceptable Solutions but allow discretion and attendant subjectivity in generic Performance Criteria. The level of discretion available in statutory assessment suggests that locally focussed statutory services will be necessary to appreciate and integrate the context of the unique island circumstances.

Definitions vary between the current scheme and the SPPs, for example, in the current scheme Tourist Operation includes accommodation. Several definitions refer to repealed legislation. A key difference between the SPPs and the current scheme is that the Ecological Special Areas overlay in the current scheme applies to use as well as development. Conversely, the SPP Natural Assets Code does not apply to use (nor does it apply in the Agriculture Zone). This is a crucial difference largely because all agriculture on Flinders Island is pasture based. Grazing is a permitted use in the majority of SPP zones applied to

Flinders Municipality. The application of the Natural Assets Code is therefore ineffectual to support any strategy to preserve biodiversity where the threat is from farmed grazing animals.

The present Shorelines and Waterbodies Overlay applies a setback from coastal shorelines of 100m. The SPP Natural Assets Code for coastal protection areas applies a 40m setback. Overriding provisions in a Coastal Areas specific area plan apply to land 100m inland from a boundary with the Crown coastal reserve. This better aligns the LPS with the current provisions for highly valued coastal areas and assists in implementing State Coastal Policy.

The current scheme applies a pervasive Rural Zone outside of settlements. Conservation and recreation are confined to public land only. The mapping for identifying land suitable for inclusion in the Agriculture Zone essentially mirrors the extent of the current Rural Zone. In the Flinders Municipality, before the Tasmanian Planning Scheme can comply with the objectives of schedule 1 of LUPAA, some rural land diversification is necessary for social, environmental and economic sustainability. Providing a wider variety of zones outside of settlements is a fundamental variation from the current scheme reflecting changed farming pattern, social and economic imperatives since the scheme was declared in 1994.

3.2 Current planning scheme Rural Zone

Under the current planning scheme, land within the Rural Zone represents 38.5 % of the total land within the Municipality. The area of Rural Zone is 75,338 hectares of which 73,667 hectares¹⁴ are private holdings¹⁵. Within the Flinders Municipality there is no prime agricultural land. 79% of land on Flinders Island is class 5. There are small pockets of class 4 land representing 4% of the total of Flinders Island. Class 6 or 7 land represents 16%. The land capability and nominal irrigation potential reinforces broad acre grazing enterprises as the highest agricultural use on Flinders Island. This is supported by the value of agricultural commodities for the Flinders Municipality in the year ended 2016¹⁶ : slaughtered livestock represented 89% of the \$22,371,148 total agricultural product. The remainder was wool and hay for animal production.

The SPP Agriculture and Rural Zones are consistent with State Policy on the Protection of Rural Land 2009. Clause 7 of the State policy states that *“The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.”*

The demarcation of large scale grazing land and other rural zoned land is relatively easy to identify on Flinders Island and has been tested during public consultation on the Structure Plan 2016 and consultation on the draft zone maps during February and March 2019. The land on the west coast is generally considered to be isolated from the main primary production areas and/or have other characteristics which may make it available for a variation in zoning.

¹⁴ AK Consultants 2019 Agricultural Profile Flinders Municipality

¹⁵ Remainder is land on outer islands leased from the Crown.

¹⁶ AK Consultants 2019 Agricultural Profile Flinders Municipality

Consistent with the Northern Tasmania Regional Land Use Strategy expectation that “..the Furneaux Group are more reliant on local strategies for Rural Residential Areas and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population and visitation”,¹⁷ the proposal on Flinders Island is to convert some non-prime agricultural land from the current Rural Zone to one of four main SPP zones.

The overarching rationale is shown in Table 2 below. To diversify some rural land, the conversion relies on the characteristics of the land, the appropriateness of the Zone Purpose, local strategy (supported by regional land use strategy) and the section 8A Guideline. Zone conversions are discussed by locality in section 4.0. Table 3 represents a broader level rationale for variation from the current scheme Rural Zone. Table 4 provides a comparison of the extent of zones in the current scheme and zone area of the SPPs.

Table 3 Conversion of the current Rural Zone to SPP zones

Current Zone	SPP Zone	Overarching Rationale
Rural	Agriculture	viable pastoral areas satisfying Agricultural Land mapping project, PAL Policy, Local Strategy to protect primary production land.
Rural	Rural	larger holdings isolated from main pastoral areas (usually on the west coast) supplementary grazing areas with land use constraints satisfying section 8A guideline AZ6 and consistent with PAL policy clause 7
Rural	Landscape Conservation	areas with intact natural /landscape values satisfying section 8A guidelines LCZ and AZ6, schedule 1 objectives. Consistent with PAL policy clause 7 and intent of current scheme, local and regional land use strategy.
Rural	Rural Living	adjacent to current settlement + establishment of lifestyle opportunities at Blue Rocks satisfying local strategy and the RLUS and facilitates compliance with schedule 1 objectives for sustainable development

Table 4 Comparison of area of current and SPP zones

	Current scheme	LPS	Percentage of land in each SPP zone
Flinders Island		143,475ha	100%
Crown Land		70,101ha	48.9% All type=Authority land
Rural Zone (All)	75,338	8,121ha	5.7%
Agriculture Zone (All)	N/A	53,349ha	37.2%
Landscape Cons ⁿ	N/A	15756 ha	11%
Rural Living (All)	40 ha	813ha	0.6%
Environmental Management Zone		64,764ha	45.1%

¹⁷ NTRLUS 2018 RSN-P25, pp26

The intent of the SPP Agriculture Zone is entirely focussed on providing land for agricultural use and protecting agricultural land by minimising conflict of use and/or conversion of agricultural land to other uses.

The intent of the SPP Rural Zone is to provide for use and development in a rural location where agriculture is limited or marginal and to minimise conversion of agricultural land for non- agricultural use.

The intent of the current scheme's Rural Zone is *"to maintain the existing rural character of the island typified by a pattern of areas of open farmland, typically with shelter belts of remnant vegetation, interspersed with irregular areas of native vegetation and substantial unspoiled land form. On other islands within the Planning Area the zone is intended to preserve the existing character which displays minimal signs of European occupation."*

The pattern described in the Intent of the current planning scheme Rural Zone is more appropriate to the smaller scale grazing operations existing when the planning scheme was drafted in 1994. The broadacre commercial pastoral activity included in the SPP Agriculture Zone generally does not sustain this character. To maintain environmental sustainability, it is also necessary to provide an alternative zone for land exhibiting natural values in order to maintain the environmental services provided to primary production land and to social/ liveability sustainability.

Criteria 2-7, 10 and 11 of the Intent of the current scheme are all compromised or eclipsed by conversion of current Rural Zone to the SPP Agriculture or Rural Zones. Some land has therefore been made available for alternative zoning where it fits the section 8A Guideline.

The section 8A Guideline provides for land identified in the Land Potentially Suitable for Agriculture Zone mapping layer to be considered for alternate zoning if 1 of 5 criteria apply. The Guideline also provides (in AZ 7) for land identified as constrained for inclusion in the Agriculture Zone to be included in the Agriculture Zone if 1 of 4 criteria apply

3.3 Conversions to the SPP Landscape Conservation Zone

The current scheme relies on the Environment and Recreation Zone to protect land with natural values. The zone only applies to Crown land. The assumption appears to be that either all natural values are represented on reserved land and/or the Rural Zone can be implemented in a way that preserves natural values. This is not the case.

While the current scheme applies an Ecologically Sensitive Areas overlay, other than at Marshall Bay, the extent of the overlay is largely confined to reserved land. A significant amount (more than half) of the island's biodiversity occurring on freehold land has been cleared¹⁸. In places, vegetation has regrown although the diversity of regrowth is often compromised. Roadside vegetation is frequently cleared, mainly weed species, or burned, chopped or otherwise degraded. The interconnectivity required for ecosystem and habitat health and renewal is under threat. Longstanding practices with regard to biodiversity need to be re-examined and re-evaluated.

Remnant vegetation in agricultural landscapes is known to increase the abundance of beneficial insects, provide shelter and protect watercourses from degradation and dams from evaporation. Remnant vegetation in agricultural landscapes on Flinders Island risks decline in isolation as a number of factors

¹⁸ Pers Com Forest Practices Authority

evolve including climate variations, loss of viable populations of native fauna, invasion by weeds and changes to hydrology and natural disturbance regimes. Due to the island specific 'mono use' of grazing animals as the only agricultural industry, the SPP Agriculture Zone cannot achieve maintenance of ecological processes and genetic diversity. The Natural Assets Code does not apply in the Agriculture Zone and in any case does not apply to use. Grazing is an allowable use in most SPP zones.

Retaining biodiversity is identified as the single most important land use issue on Flinders Island and it is absolutely integral to the achievement of multiple objectives. As well as environmental services to the agriculture industry, biodiverse environments underpin Council's liveability strategies to support the existing community and attracting new residents, social capital in relation to recreational activities and sense of place, and the tourism narrative of wild, undeveloped islands. The inherent value of the natural environment is based on the unique and globally significant species, often the northern most extent of some Tasmanian species and the southernmost of mainland species as well as several found only within the Flinders Bioregion. However, it is not single species that are the focus of land use strategy but rather the integrated genetic diversity of the bioregion.

In order to satisfy the objectives of the Act and the regional land use strategy, 11% of land on Flinders Island is proposed to be converted from the current Rural Zone to the SPP Landscape Conservation Zone.

3.4 Conversion to SPP Rural Living Zone

The Intent of the current Flinders Planning Scheme includes to:

1. maintain and diversify the economic base of the Planning Area
2. foster the social and economic wellbeing of the community
3. encourage the efficient and effective use of facilities and services
4. ensure appropriate use and development types are catered for and promote the opportunity for the development of recreation and tourist facilities.

Drafted in 1994, these criteria remain consistent with the 2015 Flinders Council Strategic Plan aim to increase the population to a sustainable level. A sustainable level is one at which public services such as the school and health service remain viable. To attract and retain residents, Flinders Island requires viable infrastructure, services and affordable housing. The latter is a critical issue on Flinders Island currently exacerbated by market failure to provide long term rental accommodation, tourism demand for short stay accommodation and amplification of the longstanding difficulty with accessing finance for dwellings.

The current planning scheme regulates 12 rural residential allotments at Cooma, SW of Lady Barron. This total of 43 hectares is the only land designated for the purpose and represents 0.01% of land on Flinders Island.

The purpose of the SPP Rural Living Zone is to provide for residential use or development in a rural setting where services are limited. The section 8A Guideline allows for the SPP Rural Living Zone to be applied to *residential areas* with larger lots or land currently in a Rural Living Zone within an interim planning scheme. Flinders cannot comply with the first criterion (other than at Cooma) and the municipality does not administer an Interim Scheme so cannot meet the second criterion. Guideline RLZ 4 (c) states that the Rural Living Zone should not be applied to land that is identified in the land potentially Suitable for

Agriculture Zone. Flinders cannot meet this criterion since most of the land on Flinders Island outside of settlements is mapped for inclusion in the Agriculture Zone.

However, local analysis identified rural land near Whitemark and Blue Rocks where a range of allotment sizes on cleared land near services can be potentially made available for lifestyle, home business and affordable housing choice. This contributes to the land use component of the Flinders Council Strategy to attract a sustainable population and encourage affordable housing.

Twenty hectares of land at the outskirts of Palana is proposed as Rural Living B to potentially provide allotments for retiree lifestyle and holiday residences in an historic recreational area of the island. With topographical constraints limiting the low density allotments available at Palana settlement, this cleared and gently sloping site offers unique characteristics and expands the variety of land for future dwellings.

At Lady Barron, the intensification of residential land within the township is achieved through application of the Village and Low Density Residential Zones. Some land currently zoned Residential is converted to the SPP Landscape Conservation Zone to limit ribbon development on Pot Boil Road east of the township. Approximately 1.7 hectares of Crown land at the eastern end of Barr Street is identified as an alternative for expansion of for future residential supply but is zoned environmental management. Given the low level of current development it is for developers to create the opportunities for future development. CT 250865/1 PID 7664221 (7 hectares) and 156090/1 PID2921081 (2.7ha) have been identified for Rural Living A with site specific qualifications adding stormwater provisions to subdivision standards. The establishment of a Rural Living Zone provides for a land offering at Lady Barron that is currently unavailable.

These proposed Rural Living Zones are consistent with the exception for Flinders highlighted in the Northern Tasmania Regional Land Use Strategy: *“While the region can generally be categorised into settlement and activity centre hierarchy, this system recognises and responds to the interactions that take place throughout the region that are not reflected in the Furneaux Group of Islands. Due to the isolated function of the islands, the demands placed on settlement and activity centres (and the relationship with lifestyle land use patterns) are different to the typical functions of other levels of settlement. As such planning for the islands and the creation of demand to support economic objectives for population retention and visitation is dependent on local strategy.”*¹⁹

Furthermore, the proposed rural residential land aligns with the criteria set out in RLUS Action RSN-A26.²⁰

The pervasive application of a single rural zone in the current planning scheme has resulted in random subdivision at sub minimal lot size and ad hoc residential use across the island (with the exception of the eastern coastal plain grazing area). The local strategy is to alleviate the pressure to randomly subdivide Rural zoned land by consolidating rural residential land use at the periphery of Whitemark, Lady Barron and Palana settlements and by establishing rural residential uses at Blue Rocks within close range to the Whitemark centre, the airport and sealed main road. The existing Cooma lifestyle settlement is slightly consolidated recognising the coastal inundation hazard potentially affecting the Badger Corner Road.

¹⁹ RLUS pp. 22 E.2.1

²⁰ RSN-A26 pp26 Consolidation and growth of rural residential areas is to be directed to areas identified in local strategy that align with (10) criteria.

Section 4 below describes the application of the section 8A Guideline to zone conversion decisions. Due to most land outside of settlements on Flinders Island being mapped for inclusion in the Agriculture Zone, it also provides a description of the mapping project and explains how:

1. some land that was identified as constrained for agriculture has been zoned
2. the Agriculture Zone has been applied on Flinders Island
3. how the agricultural mapping has been modified to provide for alternative zones

APPENDIX 3 tabulates a comparison between the provisions of the current Flinders Planning Scheme zones and the provisions of the proposed SPP Zones.

4.0 Zoning of Land

The revised Guideline No 1 - *Local Provisions Schedule Zone and Code Application* was issued by the Tasmanian Planning Commission under Section 8A of the Land Use Planning and Approvals Act in October 2017. The purpose is to provide guidance for the application of all zones and codes when preparing a draft LPS in accordance with LP 1.0 of the SPP (LPS requirements).

In Section LP 1.2 of the SPPs, there is a requirement for each LPS to contain a map that provides for the spatial application of the zones to land in the municipal area. The LPS zone map must differentiate between Rural Living Zone A, B, C & D and any PPZs. The Flinders LPS includes Rural Living Area in Palana (B), Blue Rocks (B and C), Whitemark (A, B, C and D), Lady Barron (A) and Cooma (C and D).

A key direction of the section 8A Guideline is that the “*primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible*”. Council’s strategic intent for land is tested against the zone purpose as the first step in deciding an appropriate zone. The application of the Guideline criteria confirm the choice of zone. Thus, in most cases to council’s strategic objectives are reflected in the zone.

4.1 Flinders Planning Scheme – SPPs Zone Conversion using Section 8A Guideline

In preparing the Flinders LPS, conversion to the SPP Zones relies on the section 8A Guideline to identify the most appropriate zone. The Guideline based conversions are generally consistent with local and regional strategy. Nonetheless there are instances where, despite matching the zone purpose of the SPPs, the associated standards of the zone are unlikely to result in sustainable outcomes in the island context. This conflicts with the section 34 (2)(c) requirement to be consistent with the objectives of the Act and in some cases State Coastal Policy. Where inconsistency with s34(2)(c) occurs, specific area plans and site specific qualifications are included in the LPS. These are discussed in section 6.0.

The mapping of land suitable for inclusion in the Agriculture Zone²¹ is very similar to the extent of the Rural Zone in the current scheme and produces a comprehensive ‘mono zone’ and numerous anomalies mainly based on physical characteristics of the land. It is submitted that such comprehensive application of the Agriculture Zone will constrain economic development and that it is possible to protect the primary production sector while diversifying some rural land. This highlights a “unique” economic characteristic of the Furneaux Islands: agriculture on Flinders Island equates with grazing livestock which, due to various factors is expected to remain unchanged.²²

4.2 State wide Agricultural Land Mapping

In 2016, the State Government commissioned a state wide mapping project with the aim of identifying Tasmania’s existing and potential agricultural land to provide guidance to Local Government on the spatial application of the Agriculture Zone. The project identified a problem related to the two rural land zones in Tasmanian Interim Planning Schemes.

Flinders Council does not administer an Interim Scheme. Under the current Flinders Planning Scheme, the Rural Zone applies to 75,338 hectares or 94.1% of all freehold and Crown lease land within the local government area. There is no distinction between high productivity agricultural land and other rural land within the current Flinders Planning Scheme. Furthermore, the absence of irrigation opportunities and the fact that most rural land is classified as Class 5 or higher means that in the Flinders local government area, broadacre grazing is the highest use of agricultural land.

AK Consultants compared Flinders agricultural profiles for 2010 and 2019²³. Noting that irrigation resources have declined²⁴ and that there are no high value horticultural enterprises, the report concluded “*that the key agricultural enterprises that need to be protected by correct agricultural zoning are commercial scale grazing operations*”. Such operations occur mainly on the eastern coastal plain and the southern area of Flinders Island. These areas have been identified in previous consultation on the Structure Plan 2016 as the grazing lands where further fragmentation of rural land should be avoided.

The SPP Agriculture Zone is intended to provide a broad scope for identifying and protecting agricultural land in Tasmania, with priority given to agricultural uses. The SPP Rural Zone provides for the remaining rural land where there is limited or no potential for agriculture. Both the SPP Agriculture and Rural Zones provide for all agricultural uses to occur in conjunction with a range of rural businesses and industries.

In the Flinders local government area, the default application of the SPP Rural Zone to land identified as constrained for the Agriculture Zone will mean that no land outside of Reserves can be zoned for natural values or for lifestyle allotments. In addition, local circumstances suggest that facilitating small businesses and industries on rural land requires a range of smaller allotment sizes than the current (and SPP) 40

²¹ Dep. Justice Planning Policy Unit 2017 Agricultural Land Mapping Project- Identifying land suitable for inclusion within the Tasmanian Planning Scheme’s Agricultural Zone

²² AK Consultants 2019 Agricultural Profile 2010-2019 Comparison Flinders Municipality

²³ ibid

²⁴ from 999ML in 2010-677ML in 2019

hectare minimum lot size in the Rural Zone. Introducing a Rural Living Zone with a range of 1, 3, 5 and 10 hectare lot sizes responds to local imperatives and assists the SSPs to achieve consistency with the Objectives of the Act.

The section 8A Guideline AZ1 instructs that *“The spatial application of the Agriculture Zone should be based on the land identified in the ‘Land Potentially Suitable for Agriculture Zone’ layer on the LIST...”* while also having regard to local or regional level analysis that:

1. Incorporates more recent or detailed analysis or mapping
2. Better aligns with on ground features; or
3. Addresses any anomalies or inaccuracies in the layer.

Guideline AZ6 provides for consideration of alternative zoning for land mapped as suitable for Agriculture Zone if further analysis has identified any of the following:

1. Strategically important naturally occurring resources
2. Protection of significant natural values such as priority vegetation areas
3. Strategically important uses
4. The land has limited or no potential for agricultural use

Local analysis is based on Flinders Island research of each title’s physical characteristics, current use and development, constraints such as natural hazards and opportunities for development. This information was then evaluated within the context of information on landscape level issues such as interconnected biodiversity, water and coastal management, regional and local strategy. This analysis ground-truthed the State’s Agricultural Land mapping.

The following factors also contributed to local analysis of land suitability for application of the Agriculture Zone:

1. Land capability
2. Size and tenure of holdings
3. Physical features/topography
4. Intact vegetation
5. Distance to other agricultural land
6. Present or anticipated non-agricultural uses

The Section 8A Guideline was then applied to determine an alternative zone.

This represents the decision making for application of the Agriculture Zone on Flinders Island and explains how modifications to the mapping project extent of the Zone were processed. On outer islands where some grazing leases still exist, all Crown land with or without leases is proposed as Environmental Management Zone. Those leases remaining in operation retain existing use rights. On the Aboriginal Islands, the Particular Purpose Zone was prepared in conjunction with the CBIAA and AALCT to align zoning with the management plans for the area.

The Agricultural land mapping project mapped some allotments as constrained for application of the Agriculture Zone. Section 4.3 below tabulates titles mapped as constrained and shows a proposed alternative zone. For reasons outlined above, constrained allotments have not automatically been assigned to the Rural Zone.

Conversion of land identified as unconstrained/suitable for inclusion in the Agriculture Zone, is discussed by locality section 4.4.

4.3 Land Identified as Constrained for Inclusion in the Agriculture Zone

The agricultural land mapping project produced two mapping layers available on the LIST website:

1. Potential Agricultural Land Analysis (Layer 1)
2. Land Potentially Suitable for Agriculture (Layer 2)

Layer 2 included a constraints analysis using three Criteria (2A, 2B and 3).

Table 5 Agricultural land constraints analysis

<i>Unconstrained</i>	<i>Potentially Constrained (Criteria 2A)</i>	<i>Potentially Constrained (Criteria 2B)</i>	<i>Potentially Constrained (Criteria 3)</i>
<ul style="list-style-type: none"> - an area greater than the Criteria 1 size thresholds; or - an area less than the Criteria 1 thresholds, but adjoining another title with an area greater than the Criteria 1 size thresholds and a capital value of less than \$50,000/ha. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of greater than \$50,000/ha; and - not adjoining a residential zone. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of less than \$50,000/ha; - not adjoining a title with an area greater than the Criteria 1 size thresholds; and - not adjoining a residential zone. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of less than \$50,000/ha, or not adjoining a title with an area greater than the Criteria 1 size thresholds; and - adjoining a residential zone.

The following tables 3-13, show the titles in each locality identified as constrained for agriculture by the Agricultural Land Mapping Project and the proposed alternative SPP zone. The application of the alternative zones are consistent with the section 8A Guideline. The locality maps align with the Map Book of the ordinance.

Palana/NE River (Map 7)

Within the Palana and North East River locality, all but nine allotments have been mapped as potentially suitable for agriculture. In the Flinders Planning Scheme 2000 all freehold allotments in the locality are zoned Rural (other than the settlement zoned Village).

The proposed zoning for each of the constrained allotments is based on section 8A Guideline, in particular LCZ1 and LCZ2 (a) and (b). In the current scheme, the Visually Sensitive Overlay applies to most allotments proposed to be zoned SPP Landscape Conservation Zone. This overlay is a transitional provision.

The two allotments proposed for the SPP Rural Zone are cleared but have permanent creeks. The Natural Assets Code applies to the SPP Rural Zone. Two other allotments are proposed for the Landscape Conservation Zone based on local knowledge of extensive sand blows on class 6+7 land which make them wholly constrained for grazing/agriculture. Another allotment is constrained by a conservation covenant and proposed to be zoned Landscape Conservation Zone. Council held land is zoned Recreation to allow for Council's intention to develop a management plan for camping facilities. The schedule 8 development plan for the site in the current scheme will not be transitioned.

Tables 6 Land Constrained for Agriculture Palana

Palana North East River Map 7	Constrained criterion	Proposed zone
CT131138/1 PID 1891757	3	Landscape Conservation
CT205520/1 PID2563376	2B	Rural +NA Code over watercourse
CT49033/2 PID2563376	2B	Rural +NA Code over watercourse
CT208873/5 PID6423389	2B	Landscape Conservation
CT208928/6 PID6423397	2B	Landscape Conservation
CT227398/2 PID6423354	2A	Landscape Conservation
CT207451/3 PID6423354	2A	Landscape Conservation
CT 207449/4 PID6423370	2A	Landscape Conservation
CT167469/1 PID3308385	2A	Landscape Conservation
CT127060/1 PID1762525	Excluded from mapping	Recreation (LG Land)
CT197699/1 PID7098231	Mapped for Agriculture but has conservation covenant	Landscape Conservation
CT49033/1 PID 2563368	Mapped for Agriculture but has sand-blow on class 7 land	Landscape Conservation
CT235577/1 PID6423469	Mapped for Agriculture but has sand-blow on class 7 land	Landscape Conservation

Killiecrankie/Boat Harbour (Map 8)

Within the Killiecrankie /Boat Harbour locality, six allotments have been mapped as constrained for Agriculture. Crown land is proposed as Environmental Management. An additional allotment is mapped for agriculture but included here as constrained due to a Conservation Covenant. Consistent with section 8A Guideline the Landscape Conservation Zone is applied using LCZ1 and LCZ 2(a).

Table 7 Land Constrained for Agriculture Killiecrankie /Boat Harbour

Killiecrankie/Boat Harbour	Constrained criterion	Proposed zone
Crown Land Killiecrankie Road	2A	Environmental Management
CT19915/1 PID 1507866	2A	Landscape Conservation
CT 39422/3 PID 2797703	3 (part of a larger allotment in the settlement so split zoned)	Landscape Conservation

CT103388/7 PID 1458291	3 (part of a larger allotment in the settlement so split zoned)	Landscape Conservation
CT240450/1 PID 1506820	Mapped for Agriculture but has Conservation Covenant	Landscape Conservation
CT127107/3 PID7305149	2B	Landscape Conservation
CT127017/2 PID7452608	2B	Landscape Conservation
CT51470/1 PID2609880	Listed as residual habitat/species management area associated with underground water (currently zoned Environmental Management and Recreation)	Landscape Conservation

Wingaroo (Map 9)

There are no titles mapped as constrained for agriculture on this map.

Leeka/Marshall Bay (Map 10)

At Leeka the distinction between land mapped as constrained for Agriculture and the adjacent land is not clear. All constrained lots are proposed as Landscape Conservation Zone, consistent with the application of section 8A Guideline LCZ1 and LCZ (2) (a) and (b). The Visually Sensitive Overlay in the current scheme applies to all lots on western side of Tanners Bay. The Overlay is a transitional provision.

Table 8 Land Constrained for Agriculture Leeka/Marshall Bay

LEEKA Map 10	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
CT 133491/5 PID1967125	2B	Landscape Conservation
CT 133491/3 PID 1967109	2B	Landscape Conservation
CT157341/1 PID 2983418	2A	Landscape Conservation
CT 172878/1 PID 3522269	2A	Landscape Conservation
CT 172878/3 PID 3522250	2B	Landscape Conservation
CT208981/1 PID 7680475	2B	Landscape Conservation
CT243037/1 PID7165481	2B	Landscape Conservation
CT243036/1 PID7165502	2A	Landscape Conservation
CT244347/1 PID 7452640	2A	Landscape Conservation
CT225581/1 PID 6433595	2B	Landscape Conservation
CT 242033/1 PID 6433894	2B	Landscape Conservation
CT228091/1 PID 7305085	2B	Landscape Conservation
CT210887/1 PID 7557741	Excluded from mapping Conservation Covenant	Landscape Conservation

Lughrata/Wingaroo Map 11

Allotments mapped as constrained include three Crown Land allotments. Two other Crown land allotments are mapped as suitable for agriculture. In the LPS all Crown land is proposed for the Environmental Management Zone. A freehold allotment mapped as suitable has been listed here as constrained due to a Conservation Covenant. Two titles held by the Local Government Authority for quarrying use were excluded from mapping but listed here as constrained for agriculture and proposed for the Rural Zone. Three other constrained titles are proposed for the Landscape Conservation Zone. All land west of Palana Road and adjacent to Marshall Bay is covered by the Ecologically Sensitive Overlay and the Shorelines and Waterbodies overlay in the current planning scheme. These are not transitional provisions; however, the Natural Assets Code is proposed.

Table 9 Land Constrained for Agriculture Lughrata/Wingaroo

Lughrata Map 11	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
CT6561/1 PID 6424584	2A	Landscape Conservation
CT6561/2 PID 6424576	2A	Landscape Conservation
Crown Land	2A or mapped as suitable for agriculture	Environmental Management
CT243297/1 PID6424437	2A	Landscape Conservation
CT201846/13 PID6424453	Mapped as suitable for agriculture	Landscape Conservation due to conservation covenant CPR5780
CT169273/3 and CT169273/2 PID3410910	Excluded from mapping LGA Quarry	Rural Zone

Sellars Point/Patriarch Inlet Map 12

There are no titles mapped as constrained for agriculture on this map.

Emita/ Blue Rocks Map 13

CT175212/1 and CT139803/1 are the 'house paddocks' for the surrounding grazing properties. They have been zoned Rural to match the proposed zoning of the surrounding land. CT85154/1 and CT 66075/1: the proposed Rural zoning is consistent with current Rural Zone applied to these residences. Allotments proposed for Low Density Residential are identified for inclusion in the settlement of Emita. The application of the Rural Living Zone is discussed in section 3.5.

Table 11 Land Constrained for Agriculture Emita/Blue Rocks

Emita /Blue Rocks Map 13	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
CT 175212/1 PID 3588970	2A	Rural
CT 85154/1 PID6424226	2A	Rural

Emita /Blue Rocks Map 13	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
CT66075/1 PID6424234	2A	Rural
CT139803/1 PID3470964	2A	Rural
CT51961/1 PID7821928	2A	Utilities (Telstra Transmitter Station)
CT 237342/1 PID6424795	2A	Landscape Conservation
CT46256/6 PID7777541	2A	Landscape Conservation
CT46256/8 PID7716036	2A	Landscape Conservation
CT46257/5 PID7664176	2A	Low Density Residential
CT46257/4 PID7840168	2A	Low Density Residential
CT46257/2 PID7851780	2A	Low Density Residential
CT46257/3 PID7851780	2A	Low Density Residential
CT46257/1 PID 1741812	2A	Low Density Residential
CT153423/1 PID2838843	2A	Rural Living C
CT153423/4 PID2838886	2B	Rural Living C
CT205958/1 PID6428913	2A	Rural Living C
CT122559/1 PID2087576	2B	Rural Living C
CT205541/1 PID2087541	2B	Rural Living C
CT65089/1 PID6428841	2A	Rural Living C
CT65089/2 PID6428833	2A	Rural Living C
CT65089/3 PID6428825	2B	Rural Living C
CT65089/4 PID6428817	2B	Rural Living C
CT65089/5 PID2800992	2A	Rural Living C
CT65089/6 PID2800992	2A	Rural Living C
CT65089/7 PID6428788	2A	Rural Living C
CT65089/8 PID6428761	2A	Rural Living C
CT65089/9 PID6428753	2B	Rural Living C
CT65089/10 PID6428745	2A	Rural Living C
CT65089/11 PID7777584	2A	Rural Living C
CT65089/12 PID7777592	2B	Rural Living C

Memana Map 14

PID 2565072, CT212005/1 is an elevated allotment exhibiting intact Threatened Vegetation Community *E. viminalis* (also a priority habitat species) and numerous rare threatened flora species. It is adjacent to Environmental Management Zone reserved land and marks the boundary of conservation land with the Agriculture Zone north of the Summercamp Road track. Two allotments mapped as unconstrained are listed here due to constraints related to a conservation covenant and the Furneaux Field and Game clubrooms and trail.

Table 12 Land Constrained for Agriculture Memana

Map 14	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
CT170704/1 PID3414997	Mapped as unconstrained	Recreation: Furneaux Field and Game clubrooms and facilities
CT251815/1 PID 6432971	Mapped as unconstrained	Landscape Conservation due to Private Perpetual Reserve
CT165958/1 PID 3256415	2A	Agriculture
CT66369/1 PID 6425536	2A	Agriculture
CT135313/1 PID2023361	2A	Agriculture
CT212004/1 PID 2565064	2B	Landscape Conservation
CT86143/1 PID6424963	2A	Landscape Conservation based on natural hazard associated with large amount of asbestos and with surrounding land being zoned Environmental Management or Landscape Conservation
Crown Reserve	Mapped as unconstrained	EMZ “: Part of Darling Range Conservation Area
Crown land Summercamp Road	2A	EMZ Adjacent to Darling Range Conservation

Map 15 Whitemark Surrounds

Land around Whitemark township that is mapped as constrained for Agriculture is proposed for the Landscape Conservation Zone under Guideline LCZ 1 and/or LCZ 2 (b). The Rural Zone is applied consistent with Guideline RZ 1. The Rural Living Zone is applied as per Northern Tasmania Regional Land Use Strategy which acknowledges the Furneaux group of islands as having unique characteristics that require a local approach to settlement strategy and rural living in particular. The Low Density Residential Zone is proposed for land consistent with the existing Low Density Residential settlement at Bluff Road. The Landscape Conservation zone is applied to land constrained by intact natural values consistent with Guideline LCZ 1.

Table 13 Land Constrained for Agriculture Whitemark Surrounds

Map 15	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
CT164904/1 PID3240157	2B	Landscape Conservation
CT164904/2 PID3240165	2B	Landscape Conservation
CT159964/1 PID3040884	3	Landscape Conservation
CT159840/4 PID3040876	3	Low Density Residential

Map 15	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
CT159840/3 PID3040868	2A	Low Density Residential
CT159840/2 PID3040841	2A	Low Density Residential
CT159840/1 PID3040833	2A	Low Density Residential
CT245015/1 PID7525344	2B	Rural
CT174212/2 PID6427531	2B & 3	Rural
CT174212/1 PID6427531	2B & 3	Landscape Conservation
Ct11110/1 PID6427742	2A	Rural
CT30953/1 PID7362071	2A	Rural
CT245132/1 PID6428198	2B	Rural
CT238094/1 PID6428163	2A	Rural
CT36224/1 PID 2035565	2A	Rural
CT36224/2 PID2039363	2A	Rural
CT250237/1 PID6427769	2A	Rural Living A
CT39516/1 PID7629485	2A	Rural Living B
CT212757/1 PID6428964	2A	Rural
CT15860/2 PID7098434	2A	Landscape Conservation
CT15860/1 PID7098426	3	Landscape Conservation
CT128758/2 PID1909670	3	Landscape Conservation
CT240746/1 PID6427814	2A	Rural
CT9254/1 PID6427830	2A	Rural
CT141953/1 PID2553485	2A	Rural
CT27823/1 PID7305341	2A	Rural
CT197484/1 PID6427670	2A	Rural
CT10155/1 PID6427662	2A	Rural
CT7488/2 PID6427611	2A	Rural
CT10923/1 PID6427590	2A	Rural

Whitemark Township Map 5 of 7

Map 5 of 7	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
CT15860/2 PID7098434	2A	Landscape Conservation
CT150860/1 PID7098426	3	Landscape Conservation
CT128758/1 PID1909670	3	Landscape Conservation
CT105684/2 PID2607893	3	Rural
CT109166/1 PID2563982	3	Rural
CT136355/4 & 3 PID3013106	3	LDR Split with Rural
CT159877/1 PID3026716		Rural

Lackrana Map 16

Titles identified as constrained are smaller lots that may not be associated with broader farmland that surrounds. In each case a dwelling is established as an existing use; they are proposed to be zoned Agriculture to avoid spot zoning while retaining existing use rights.

Table 14 Land Constrained for Agriculture Lackrana

Map 16 Lackrana	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
CT139814/1 PID2214336	2A	Agriculture
CT137217/1 PID2099358	2A	Agriculture
CT141995/1 PID2637849	2A	Agriculture
CT135312/1 PID2023361	2A	Agriculture

Loccota Map 17

The two titles in the north of the Loccota locality excluded from the suitable for agriculture map have underlying high value karst but are cleared and part of a working farm. They have been zoned for agriculture. One small allotment on the east side of Trousers Point Road at the entry to the Mount Strzelecki walking track is denoted as constrained (criteria 2A). This is a Crown allotment and is zoned Environmental Management. Further south CT210023/1 is, like the surrounding allotments, integral to the National Park characteristics and is zoned for Landscape Conservation. Of the allotments at Trousers Point that have single dwellings, only one has been marked as constrained (criteria 2B). Consistent with the very significant natural and scenic values of the area this title is zoned Landscape Conservation, as are the similar titles surrounding it. The two titles on map 20 at Big River are clearly constrained by area, location on rocky headland and isolation from agricultural land and are nominated under the Guideline LCZ1 and 2 for the important scenic values.

Table 15 Land Constrained for Agriculture Loccota

Map 17 Loccota	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
CT209239/1 PID6429203	Excluded from mapping	Agriculture
CT224492/1 PID6429203	Excluded from mapping	Agriculture
CT210023/1 PID6429289	2A	Landscape Conservation
CT208142/1 PID6429377	2B	Landscape Conservation
CT234933/1 PID6427347 BIG RIVER Map20	2B	Landscape Conservation
CT234934/1 PID6427355map 20	2A	Landscape Conservation

Lady Barron Surrounds Map 18

The first 6 titles in the table are on the eastern side of Lady Barron township adjacent to the coast at White and Yellow Beaches or on Pot Boil Road. CT 11112/1 is on Vinegar Hill. These lots are all constrained by residential uses and due to location have natural and scenic values. CT 153145/2 is mapped for investigation for coastal inundation. These are proposed as Landscape Conservation based on Guideline LCZ1; while they are vegetated, they have important scenic values and LCZ 2 constraints attached to coastal refugia or priority vegetation in the Natural Assets Code. The following titles in the chart, mapped as constrained but zoned Rural follow the Coast Road around Petrification Bay as far as Darts Road. These allotments are small and most are constrained by a residence. They are zoned Rural which preserves the

status quo and avoids spot zoning. This is consistent with the application of Guideline RZ1: land in non-urban areas with limited potential for agriculture since they are of insufficient size for broadacre grazing, in various ownerships and isolated from agricultural land. CT 163285/1 is constrained by natural values being covered in *M. ericifolia* Threatened Vegetation Community and a locally significant geo conservation site and is zoned Landscape Conservation under LCZ1 and LCZ 2 (a) and (b).

Cooma rural residential settlement is excluded from the mapping but CT244024/1 and CT214745/1 at the southern edge of the settlement are mapped covered by intact vegetation and share values of the coast and the adjacent National Park. They are proposed as Landscape Conservation Zone based on LCZ1 and LCZ2 (a) and (b).

On Lady Barron Road CT 16198/1 PID6431194 is a residential dwelling on a small allotment. It is zoned agriculture to avoid spot zoning but preserves the existing residential use rights.

Table 16 Land Constrained for Agriculture Lady Barron Surrounds

Map 18 Lady Barron Surrounds	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
CT153145/2 PID6431979	2A	Landscape Conservation
CT169316/1 PID3359414	2A	Landscape Conservation
CT40531/1 PID7664213	2A	Landscape Conservation
CT114787/1 PID2230256	2A	Landscape Conservation
CT166715/1 PID6431901	3	Landscape Conservation
CT111112/1 PID6429676	2A	Landscape Conservation
CT23118/1 PID7305181	2A	Rural
CT218667/1 PID3033721	2B	Rural
CT73421/1, PID3033721 CT73421/4 CT 73421/3	2B	Rural
CT73421/2 PID2571771	2B	Rural
CT210233/1 PID3033721	2B	Rural
CT25190/1 PID7305309	2B	Rural
CT 7866/1 PID 9334026		Landscape Conservation
CT214745/1 PID 6430677		Landscape Conservation
CT163285/1 PID3177397	2A	Rural
CT13765/1 PID6430853	2A	Rural
CT214745/1 PID6430677	3	Landscape Conservation
CT244024/1 PID6430685	3	Landscape Conservation
CT16198/1 PID 6431194	2A	Agriculture

Lady Barron Township Map 6 of 7

The Vinegar Hill estate is a residential anomaly outside of the township on the western slopes of Vinegar Hill. The proximity of Vinegar Hill vegetation mean that some allotments will require materials or design to reduce the BAL fire safety rating. The subdivision pattern is clearly residential despite the location and lot size ranging from 4000m² to 2000m². Currently zoned Rural with some lots mapped as constrained for agriculture and the remainder excluded, the proposal is to apply the Low Density Residential Zone,

acknowledging the existing subdivision pattern, existing dwellings and conformity with Guideline LDRZ1 (a) (ii).

Table 17 Land Constrained for Agriculture Lady Barron township

Map 18 Lady Barron Surrounds	Constrained criterion	Proposed zone (alternative to Agriculture Zone)
Vinegar Hill estate		
CT26907/28 PID 1505115	2A	Low Density Residential
CT26907/27 PID 7362186 CT 26907/26	2A	Low Density Residential
CT26907/25 PID 1505131	2A	Low Density Residential
CT26907/24 PID 1505158	2A	Low Density Residential
CT26907/21 PID 1505182	2A	Low Density Residential
CT26907/20 PID1505190	2A	Low Density Residential
CT26907/19 PID 1505203	2A	Low Density Residential
CT26907/8 PID1505000	2A	Low Density Residential
CT26907/9 PID7603111	2A	Low Density Residential
Crown Land Gunter & Henwood Sts	3	Village
Crown Land Gunter St	3	Environmental Management

4.4 Land proposed for an Alternative Zone to Agriculture Zone

In addition to rezoning land mapped as constrained, alternative zones are proposed for some land mapped as suitable for inclusion in the Agriculture Zone. They are set out by locality in section 4.5 of this report. All modifications are based on the application of the section 8A Guideline.

Where land mapped as suitable for the Agriculture Zone is proposed for the Rural Living Zone, local and regional strategy is used to ensure compliance with the Land Use Planning and Approvals Act section 34(2)(c). The section 8A Guideline AZ6 is met and justifies exclusion from the Agriculture Zone. The local strategy has been endorsed by Flinders Council as part of the LPS process²⁵.

On Flinders Island all land outside of actual settlements is currently designated as either reserved or rural. Rural areas have been comprehensively included in the Agriculture mapping layer but they also have social, cultural, scenic and recreational values that offer significant opportunities for the economic development of the council area. On Flinders Island, where an alternative zone to the Agriculture Zone is proposed, the range of values in each locality are generally classified in the table below.

Table 17 General Values by Locality

Locality currently zoned Rural and mapped for inclusion in Agriculture Zone	Values	Proposed zoning departure
Palana	Natural, Social, Scenic	Landscape Conservation Low Density Residential

²⁵ Council Workshop 5 March 2019. Council Meeting 16 April 2019

Locality currently zoned Rural and mapped for inclusion in Agriculture Zone	Values	Proposed zoning departure
NE River	Natural, Recreational, Scenic	Landscape Conservation
Killiecrankie	Natural, Social, Recreational, Scenic	Landscape Conservation Rural
Leeka	Natural, Scenic	Landscape Conservation
Marshall Bay	Natural, Scenic	Landscape Conservation
Emita	Natural, Social, Recreational, Cultural	Landscape Conservation Low Density Residential
Sawyers Bay /Blue Rocks	Natural, Social, Scenic, Recreational	Landscape Conservation Rural Living
Whitemark	Social, Economic	Rural Living
Loccota	Natural, Social, Scenic	Landscape Conservation
Lady Barron	Natural, Social, Scenic, Recreational	Landscape Conservation Low Density Residential Rural Living

4.5 Zone Conversion by Locality

The conversion of the Flinders Planning Scheme to the SPP Zones has been achieved by use of the section 8A Guideline and is explained below by locality. Each locality refers to the Ordinance Map Book.

Outer Islands Maps 1-6 and CBI maps

The outer islands of the Furneaux Group are held by either the Aboriginal Land Council of Tasmania (ALCT) or the Crown. Outer islands held by the Crown are zoned SPP Environmental Management Zone, reflecting the need to conserve the many unique natural values of the Furneaux Group while existing crown leases for grazing remain unaffected. The intention for the 5 Aboriginal outer islands: Babel, Clarke, Great Dog, Mt Chappell and Badger, is the restoration and preservation of natural values. They are included in a Particular Purpose Zone for Aboriginal land that also includes truwana /Cape Barren Island. The PPZ is discussed in section 6.0.

The current scheme attributes the Environmental Management and Recreation Zone to all land other than the Crown leased areas of outer islands which are currently zoned Rural. The Environmental Management Zone Purpose 23.1.1 is applicable and EMZ 1 (e) underpins the decision to uniformly apply the zone. The Crown and Aboriginal Land Council Tasmania land is excluded from the Agriculture Zone mapping. A single freehold title on Vansittart Island CT 201495/1, PID 6433202, is also proposed as Environmental Management which maintains the status quo. Guideline AZ6 (e) applies since the title is not integral to the management of a larger farm holding and the Agriculture Zone is not appropriate given the isolation from other agricultural land and the location between Cape Barren and Flinders Islands. Two freehold

allotments on Little Green Island in Adelaide Bay are also proposed as Environmental Management Zone since they are 'marooned' in the Little Green Island Conservation Area.

Palana /North East River/Map 7

The Palana and North East River locality is zoned Rural under the current planning scheme with the exception of the Palana settlement, zoned Village. Almost all, including the settlement, is subject to either the Visually Sensitive or Shorelines and Waterbodies Special Areas Overlays.

With the exception of the Palana settlement and nine adjacent allotments deemed constrained, the entire locality is mapped as potentially suitable for inclusion in the Agriculture Zone. The application of section 8A Guideline No.1 and local analysis concludes that none of the Palana/North East River locality is suitable for application of the Agriculture Zone. This is consistent with the 2012 consultation on the draft Interim Planning Scheme, consultation on the 2016 Structure Plan, council endorsement of strategy 2019 and addresses the sustainable development obligation under the schedule 1 objectives. It is also consistent with regional land use strategy, regional biodiversity action BNV-A01²⁶.

At the north western end of Flinders Island, the land west of Palana Road encompassing Blyth and Sheoak Points extending to the locality's southern extent at the Dock is currently zoned Rural with Visually Sensitive and Shorelines and Waterbodies overlays; it is proposed as Landscape Conservation Zone. Much of this northern and western Palana locality is steep and uniformly covered with priority vegetation including the Threatened Vegetation Community Heathland on Calcareous Substrates. This area is classified as Class 6 land capability: "*unsuitable for agriculture where vegetation cover should be retained*"²⁷. 'Bush block' grazing of class 6 land on calcareous substrates with a westerly prevailing wind is likely to be unsustainable. Multiple tenures and distance to other agricultural land are constraints to use for primary production. Absence of irrigation further constrains the use of the land for either soil or non-soil based agriculture uses. The 2016 Structure Plan identified this area as one of four on Flinders Island to locate larger scale tourist facilities in the Limestone Bay area (outside of coastal vegetation). Submissions were received objecting to one of the four sites however, the Limestone Bay area CT 174257/1 and CT 3152018 did not raise any objections during the 3 month consultation period. More recently this area was endorsed by Council in the consultation on the LPS as a potential site for integrated eco style development to allow for larger scale visitor accommodation offerings on the island.

In the current scheme the Shorelines and Water Bodies overlay applies. This is not a transitional provision and the Natural Assets Code is applicable to achieve protection of the coastal values. The coastal areas specific area plan proposes extra regulation for protection of land form and coastal vegetation. Allotments west of Palana Road and including land between Sheoak and Blyth Points are excluded from the Agriculture Zone based on AZ6 (e) (i),(ii),(iii) and Az6 (c) and included in the Landscape Conservation Zone under LCZ1 LCZ2 (b) and (c).

²⁶ BNV-A01 Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation

²⁷ Grosse, CJ ed 1999 Land Capability Handbook Guidelines for the classification of agricultural land in Tasmania DPIPW

There are six allotments west of Palana Road where land has been cleared. The Rural Zone is proposed for these allotments as they comply with Guideline 20.1.1 (a) *“where agriculture is limited or marginal due to topographical, environmental or other site or regional characteristics”* and Guideline RZ3 (a) *(not integral to the management of a larger farm holding that will be in the Agriculture Zone)*. They are excluded from the Agriculture Zone based on the isolation from agricultural land, individual tenure, lack of irrigation water and class 6 land capability which criteria are consistent with Guideline AZ6(e) (i), (ii) and (iii).

East of Palana Road the same approach has been applied. CT49033/1 (PID 2563368) is mapped as unconstrained for Agriculture but is class 7 land and includes a large area of sand blow contiguous with the adjacent allotment CT235577/1 PID 6423469 (also class 7 but mapped for agriculture) where the sand-blow is currently approx. 70 hectares, and Crown reserve land where the sand-blow is approx. 10 hectares in extent. The Crown land is proposed as Environmental Management Zone and the two private allotments as Landscape Conservation Zone since the land has significant constraints on development including priority vegetation (although the overlay excludes the area of the sand-blow which, by definition, is without vegetation). The Landscape Conservation Zone is applied on the basis of Guideline LCZ 1 and LCZ 2(b). It is proposed to be excluded from the Agriculture Zone based on AZ 6(e) (i), (ii) and (iii). The application of the Landscape Conservation Zone is consistent with the zone purpose 22.1.1 *To provide for the protection, conservation and management of landscape values*. These landscape values are currently recognised by the application of the Visually Sensitive overlay which notes *“important elements in their selection (for the overlay) ... include (a) visual prominence when seen from public roads, foreshores and coastal waters, (b)undisturbed landforms and natural vegetation and (c) minimal visible evidence of human activity in the form of buildings, structures or works.”*

There are also 11 allotments already cleared on Class 5 land where the Rural Zone is proposed due to constraints consistent with Guideline AZ3, related to land classification (class 5 is grazing land only if managed), lack of irrigation, multiple tenures, current use and isolation/distance from agricultural land. The Rural Zone is applied to maintain the status quo using Guideline RZ 1, RZ 2 and RZ 3 (a)and(b). This preserves the current ability to apply for a dwelling that is not attached to an agricultural use on the land. The Shorelines and Waterbodies overlay will be replaced with the Natural Assets Code for riparian values.

At the eastern side of the locality at North East River, CT 127060/1 is excluded from the agricultural land mapping and currently zoned Environmental Management and Recreation. This allotment is held by the Council and proposed to be zoned Open Space. In the current scheme this land is subject to extra provisions of a Schedule 8 Development Plan (AmRZ02/02 25/3/03). Council intends to prepare a management plan for the area to accommodate camping facilities and the current arrangements will not be transitional provisions in the LPS.

Allotments at North East River are held in individual tenure and with the exception of the ex- forestry site CT 237440/1 and CT 159958/1 (PID 3068115) have intact vegetation some of which is mapped as priority vegetation communities. The intact vegetation preserves the exceptionally high scenic value of the North East River locality and contributes economic as well as environmental benefit through maintenance of

tourist and recreational appeal. The density of future development is intended as very low which is consistent with the bushfire hazard.

The Natural Assets Code also applies to allotments adjacent the North East River Road, mapped for coastal refugia. Apart from Crown allotments zoned as Environmental Management Zone under Guideline EMZ 1(e), land at North East River with intact vegetation is nominated for the Landscape Conservation Zone on the basis of LCZ 1 and LCZ 2(a). It is excluded from the Agriculture Zone based on AZ 6 (c) and (e) (i) and (ii).

Most of the Palana /North East River area is subject to the Visually Sensitive overlay in the current scheme which is a transitional provision. At North East River the overlay includes land above the 40m contour. The proposal for the application of the SPP Scenic Protection overlay is to extend the current extent of the visually sensitive area to encompass land below the 40m contour down to the NE River Road (see section 5.0 Codes).

Palana Settlement Map 1 of 7

Currently zoned Village, the Palana settlement is a well -established holiday destination for island residents and a current destination for visitors to the island despite its lack of services and distance from the main service centre. It is a linear strip comprised of older modest dwellings with several more recent larger dwellings either setback from the shoreline or located on the elevated slopes to the west of the road. The Shorelines and Waterbodies overlay currently applies to the foreshore which is mapped for investigation for coastal inundation. The slopes are steep, vegetated and subject to medium to low landslip hazard. Other than CT 164144/1, PID 7629434 which offers cleared land on a mainly gentle slope, there is no land available for expansion within the settlement. CT 164144/1 is split zoned to allow for subdivision for low density residential development contiguous with the current linear pattern and landscape conservation on the elevated section. The Palana settlement is proposed to be excluded from Village zoning and converted to Low Density Residential based on Guidelines VZ 4 and LDRZ 1 (a) (i) and (ii).

Given the attraction of the location, CT 44146/1 PID 7664133 located outside the settlement on the intersection of Palana and Edens Roads offers 20 hectares of mainly cleared land. It is proposed to convert this allotment to Rural Living B, potentially providing 10 x 2 hectare allotments. The allotment provides for expansion of the settlement on larger allotments without compromising the natural values of the coast or the landslip hazard of the elevated areas and outside of coastal hazards associated with the estuary of Edens Creek. It is unsuitable for agriculture due to isolation from agricultural land, tenure, lack of irrigation water and class 6 land capability. Based on recognition of the attraction of the location and the absence of lifestyle allotments in the north of the island, Guideline RLZ 4 (c) applies since the decision to provide for rural living at Palana is consistent with the Regional Land Use Strategy, previous consultation²⁸ and endorsed by council in 2019 as a strategy for attracting retirees and holiday visitors to the island. The

²⁸ Consultation on the draft IPS 2012, the Structure Plan 2016. Consistent with NTRLUS E2.1 and D2.2.4 as it satisfies "appropriate location criteria" listed in D2.2.2.

conversion is justified under RLZ 1(a) and the purpose of the Rural Living Zone. It is excluded from the Agriculture Zone based on AZ 6 (a) (e) (i) and (ii).

Killiecrankie/ Boat Harbour/Map 8

As with the Palana locality, local analysis confirms that in addition to the six allotments identified as constrained for agriculture, there are other allotments that are not suitable for inclusion in the Agriculture Zone. The largest proportion are contained within the Quoin holding which is a singular grazing property proposed as (mostly) Rural Zone reflecting the isolation from other agricultural land (RZ 1), its identification for an alternative use/development²⁹ appropriately located in the rural zone (RZ 3 (d) and excluded under AZ6(a) based on a 2016 application for an extensive tourism operation/accommodation. This application indicates that the land holder considers the land to be limited for agricultural uses (AZ6 (e) (i) and that council agreed the proposal is consistent with AZ 6(d). Despite the current grazing use the holding is proposed to be zoned Rural, consistent with the purpose of the zone 20.1.1 and with RZ 3(d) and council strategy to demarcate the Agriculture and Rural Zones between east and west coasts respectively. The previous application indicates that the Rural Zone is appropriate while providing for a future tourist operation consistent with the regional land use strategy ED-P10.³⁰ The strategy to allow for large scale tourist development on the Quoin property was tested in the 2016 Structure Plan and endorsed by Council during consultation on the LPS.

The transitional visually sensitive overlay and the threatened vegetation communities on the coastal land will be subject to transitional provisions for the Scenic Protection Code and the SPP Natural Assets Code (which is not transitional provisions) satisfying AZ 6 (c). The Coastal Areas specific area plan protects landform and vegetation clearance.

On the coast of Killiecrankie Bay, on the northern edge of the site on the slopes of Mt Killiecrankie, CT242997/1 PID3368046 has the highest concentration of threatened vegetation species remaining on Flinders Island outside of reserved land. It is also entirely covered by the Natural Assets overlay for priority vegetation and contains the 'Killiecrankie Topaz Locality' geo-conservation site which is of State significance. The land capability classification is class 6/7. This allotment and a small lot CT 19915/1 adjacent to it, are clearly constrained for Agriculture and are proposed as Landscape Conservation Zone under LCZ1 LCZ 2 (a) (b) and (c) and excluded from Agriculture Zone under AZ6(c), (d) and (e) (i), (ii) and (iii).

The other title straddling Mt Killiecrankie, CT17037/4 PID 3368046 has land capability of 6+7, intact vegetation and its position as part of the mountain invokes the Landscape Conservation Zone to protect the values of the broader visual landscape as well as those contained entirely on the allotment as per LCZ2 (a) and (b). The mountain is highly visible from the Killiecrankie Road, the foreshore and coastal waters

²⁹ Large scale tourist operation was approved on the property in 2016 and later refused by the Tribunal, however the opportunity exists to modify the original application.

³⁰ Support the development of the tourism sector by ensuring land use planning policies and principles do not unnecessarily restrict tourism use and development.

and these two allotments that are part of the lower slopes are integral to the scenic integrity of this very highly valued destination (Killiecrankie). This is consistent with LCZ1, and the Northern Tasmania Regional Land Use Strategy. The Scenic Protection Code transitions from the current Visually Sensitive Area Overlay and so LCZ2(b) also applies.

Titles CTs 170037/3, 170037/2, CT112854/1 are adjacent to the coast and have been split zoned. Guideline LCZ2 (a) and (b) apply and LCZ (1) applies due to the very significant coastal values that contribute to the scenic quality of the broader landscape of Killiecrankie Bay³¹. AZ6(c) applies to the exclusion from the Agriculture Zone. CT112854/1 also encompasses the northern side of the estuary of the Killiecrankie Creek. The split is with the Rural Zone which is subject to the Natural Assets Code.

CT 170037/6, CT 170038/1, CT 201876/1, 229222/1, CT 7923/1, CT 177037/7, CT 170037/8, CT 116032/2, CT170037/1, CT 170037/5, CT 1700372 are Zoned Rural to preserve the status quo and for the application of the Natural Assets Code where relevant, consistent with AZ6(c).

Two allotments on Mt Blyth are classified land capability of Class 6/7. CT214852/1 and CT 214853/1 are proposed to be zoned Landscape Conservation under 22.1.1 *To provide for the protection, conservation and management of landscape values* and LCZ2 (a) and (b) although it is noted that Resource Development is a use in the Landscape Conservation Zone. The exemption from the Agriculture Zone is based on the class 6+7 land classification, shared characteristics with the adjacent (in the case of CT 214853/1 on 3 sides) Wingaroo Nature reserve, and elevation 160-210m which is mapped as low to medium landslip. Dry Eucalypt forest and woodland is the vegetation cover. They are excluded from the Agriculture Zone under AZ6(c).

South of Mt Blyth CT 210877/1, CT 237358/1, and CT 237359/1, all PID 6424621 are cleared for grazing although the natural Assets Code applies to the waterways on the latter. They are zoned Rural consistent with the adjacent allotments in the same holding.

At the intersection of Killiecrankie and Palana Road is CT 51470/1, currently zoned Environmental Management and Recreation. It is excluded from the mapping for land suitable for inclusion in the Agriculture Zone. This exclusion from the Agriculture Zone is based on AZ 6(c) and AZ 6 (e) (i) (ii) and iii). It is proposed to be zoned Landscape Conservation Zone, invoking LCZ 1 and LCZ (c), although the current zone is not an IPS zone but has the same intent.

All other allotments north of Killiecrankie Road are proposed to be zoned Rural, reflecting the status quo and justified under Rural Zone RZ 1 RZ 2 since the land has multiple tenures and is isolated from other agriculture land and the current ability to support a single dwelling is maintained. It is excluded from the Agriculture Zone based on AZ 6 (e) ii). The Crown allotment approximately 1 km from the intersection of Killiecrankie and Palana Roads on the northern side, is zoned Environmental Management reflecting its tenure.

³¹ See photograph on cover of this document of intact coastal vegetation in this location.

All land within the locality located south of Killiecrankie Road is proposed to be zoned Landscape Conservation under LCZ 1. The area is contiguous with the extensive Crown reserve and 10 allotments are adjacent to the coast. The area exhibits intact vegetation, including TVC and is serviced by single gravel track; there are multiple land holders. It is remote from other agriculture land and has important scenic values that remain undeveloped and which are contiguous with the natural values extending to Boat Harbour and Mount Tanner Reserve. Most of this area is covered by the Visually Sensitive overlay in the current scheme, the objectives of which are to retain the natural appearance of each area to which the overlay applies, to minimise the visual impact of use and development and to retain and restore where possible the natural vegetation cover. Visual impact includes the impact of buildings, clearing, excavation, access, construction, fences, fire breaks or the deposition of fill and whether development is proposed to be located on skylines or ridgelines. Most of these impacts relate in some way to the impact of clearance of vegetation in an otherwise intact vegetated area. As well as being consistent with the NTRLUS and Guideline 22.1.1 and LCZ1, the modification of Agriculture zoning is justified under AZ6 (c) and (e).

Killiecrankie Settlement Map 2 of 7

The settlement of Killiecrankie is currently zoned Village and proposed as Low Density Residential based on LDRZ 1 (a) (i) and (ii), LDRZ 1 (b) and (c). It is excluded from translation of the Village Zone by Guideline VZ 4 (it is not intended for mixed use).

It is noted that the LIST map incorrectly shows the extent of the Village and Rural Zones on allotment CT 52021/2 PID 1506855. This allotment was subject to an amendment of the scheme AM1/2009 rezoning an axed shaped portion to Village, leaving the remainder as Rural Zone. On this allotment the Village Zone portion is converted to Low Density Residential in keeping with the rest of the settlement and the Rural Zone is converted to Rural based on the rationale for broader locality Rural Zone discussed above and avoiding 'spot zoning'.

Wingaroo Map 9

The Wingaroo Map is comprised of mainly conservation reserve and agricultural land within one agribusiness holding. CT247225/2 PID 6423928 is part of this holding but is not contiguous with other parcels; it is completely surrounded by the Conservation Reserve and supports 3 TVCs; E. ovata forest, wetlands and E. viminalis woodland, also locally significant habitat. The Wingaroo complexes are highly significant and substantially fragmented and reduced by grazing on freehold parcels. The single isolated allotment is proposed for Environmental Management Zone to maintain the current natural values that contribute to environmental services provided to nearby agricultural land and to support the integrity of remnant threatened communities of the Wingaroo Conservation Reserve area. The Environmental Management Zone is proposed based on EMZ 1(f) and excluded from the Agriculture Zone by AZ6 (b),(c) and (e) (i) (ii) and (iii).

Leeka/Marshall Bay/ Map 10

Despite its current Rural zoning and comprehensive visually sensitive overlay, the Leeka locality has been relatively recently settled as a 'lifestyle recreation' area and over half of the twenty five allotments have dwellings/holiday houses. The 'confused' land division pattern reflects ad hoc approval of subminimal lots in the area. Contiguous with the Mount Tanner Reserve to the north and the coast to the south, this is a linear, very low density settlement covering approximately 5 kms from Egg Beach in the west to Pine Scrub in the east. Despite some clearance on allotments at the West End beach area, the isolation from agricultural land, topography, natural values, access, mostly class 6 land, multiple tenures and the cost of land indicate that the locality is entirely limited for agriculture consistent with exclusion from the Agriculture Zone under AZ 6(c) and (e) (i), (ii) and (iii). The Landscape Conservation Zone is applied using LCZ1 and LCZ2 (a) and (b). The area is visible from Emita and the scenic overlay from the current planning scheme is a transitional provision.

The area west of Palana Road extending the full length of Marshall Bay is proposed as Landscape Conservation Zone after reappraisal of the mapping for the Agriculture Zone which nominates only two freehold allotments as constrained. The Marshall Bay area is subject to the Ecological Sensitive overlay in the current Scheme. This is not transitioned but the objectives remain relevant: (a) to promote the maintenance of ecological processes and genetic diversity (b) to protect and enhance ecosystems, habitats and biological communities which enable the survival of indigenous flora and fauna and assist to maintain biodiversity (c) to identify and protect habitats which support threatened, rare or endangered species (d) to ensure planning decisions incorporate consideration of the ecological impacts of Use or Development and (e) to encourage land management practices, based on expert advice, that will sustain the natural and ecological values of the land.

The rationale for Marshall Bay is clear cut and based on its physical features and natural values. Established by westerly winds blowing sand and shell fragments inland, the Lughrata soils are characterised by a matrix of dunes with extreme erosion risk and land classifications of 6 - 7. Class 6 land has severe limitations for grazing and Class 7 land exhibits very severe to extreme limitations which make it unsuitable for agricultural use. The presently mobile dunes have low productivity, extreme risk of erosion, low natural fertility. Salt laden westerly prevailing winds are another constraint. Ideally this land should be retained under its natural vegetation cover. The need to retain vegetation for either threatened species/communities (heath land on coastal substrates, wetlands and *Allocasuarina littoralis* forest) or to prevent erosion, directly conflicts with the current Rural zoning despite the application of the Ecologically Sensitive Overlay which, unlike the SPP Code Natural Assets, applies to use as well as development and is not in any case a transitional provision.

The entire area is mapped as 'unclassified presently mobile dunes'. Several patches of sand drift have commenced. Given the prevailing wind and proximity to a coastline vulnerable to beach recession, such mobile areas are likely to continue to increase in size and affect. Fire hazard management requirements under the Bushfire Code provide another potentially threatening process in this fragile locality. The land is of similar construction to the Palana dunes where serious blow out and erosion has occurred to a very significant extent. The full extent of Marshall Bay is proposed as Landscape Conservation Zone based on

the purpose of the Zone “to provide for the protection, conservation and management of landscape values” and LCZ 1 and LCZ 2(b). The modification of the mapping for Agricultural land is proposed under AZ 6 (a) (b) (c) (d) and (e).

Lughrata Memana/Map 11

Allotments in the area on map 11 include land in the vicinity of Five Mile Jim Road in the north, Fairhaven Road in the east and Palana Road in the west. Most allotments retain substantial amounts of mapped priority vegetation. Nevertheless, the Agriculture Zone has been applied to allotments in the vicinity of Five Mile Road since they are integral to a larger holding (the Markarna Park Agribusiness) within the Agriculture Zone.

Immediately north of Five Mile Road, CT 153467/1 (PID 2861437) is currently used as a rural living allotment, this lot and CT 153467/2 PID 2861445 and the adjacent CT 10265/2 PID 2048913 are cleared. All are proposed to be zoned Rural acknowledging the individual ownership and the current Rural zoning which allows a single dwelling as an unqualified discretionary use and consistent with AZ6(3)(i) and RZ 20.1.1(a) and RZ1.

There are twelve allotments south of Five Mile Jim Road proposed as Landscape Conservation Zone based on LCZ 1 and LCZ2(a) and (b). They are elevated with underlying high value karst, almost entirely covered by priority vegetation; the current use is natural values. Guideline RZ 1 applies. The zone is also supported under RZ 3(a). Exclusion from the Agriculture Zone is on the basis of AZ6 (c).

Consultation on the 2016 Structure Plan concurred with land management/conservation intent. The Landscape Conservation Zone is considered to be consistent with the Guideline for application of LCZ 1 and LCZ2(b). Any existing or future grazing activity is not inhibited by the proposed zoning but would compromise the conservation intent.

Further south, consistent with previous consultation, three partially cleared allotments, CT 160313/1 PID 7362004; CT42907/1 PID 6424429; CT169273/1 PID3356053 and two allotments held by Council for quarrying purposes CT 169273/2 and CT 169273/3 are proposed to be zoned Rural acknowledging the current use, individual land holders, the isolation from other agricultural land; consistent with AZ1(a)ii. The assignment of the Rural Zone permits remaining priority vegetation to be considered by the application of the Natural Assets Code. It is submitted that this is consistent with AZ6(c) despite the proposal for Rural Zone rather than Landscape Conservation Zone or Environmental Management Zone.

Patriarch Inlet/ Sellars Point Map 12

The two freehold allotments at Sellars Point CT203297/1 PID6430765 and CT211381/1 PID6430757, are completely isolated from agricultural land, have intact vegetation and are surrounded by Patriarchs Conservation Reserve which is protected by the Ecologically Sensitive Overlay in the current scheme. PID6430765 is adjacent to the coast and entirely within a geo-conservation site of State significance: “Fochow Beach Parallel Dune System”, and immediately adjacent to another listed geo-conservation site of State significance: “Sellars Point Cupsate Foreland (and Submarine Tombolo)”. Title PID 6430765, CT

203297/1 is also an investigation area for coastal inundation. The title PID 6430757, CT211381/1 is completely surrounded by reserved EMZ conservation land and is essentially part of the extensive east coast wetland system that supports very significant populations of birds including migratory bird species subject to international agreements.

These allotments are also subject to investigation for coastal inundation and clearly satisfy Guideline LCZ1 and LCZ2(a) and (b). The land capability of both allotments is class 6-7 and they are part of unclassified presently mobile dune system. They are isolated from agricultural land and unavailable for sustainable agriculture. The significant natural values satisfy Guideline AZ6 (c). AZ6 (e) (i),(ii),(iii) also apply. Previous consultation supported application of the IPS Environmental Management Zone for these sites.

Closer to Patriarch Inlet there are 3 freehold titles, also surrounded by the Patriarch's Conservation Reserve.

CT 122320/1 PID 1777719 was excluded from the Agricultural land mapping and is proposed LCZ under LCZ1, LCZ 3 and is excluded from the Agriculture Zone on the grounds of its size, isolation and location as well as natural values integral to the surrounding conservation reserve AZ(6)(e) (i),(ii),(iii) apply.

CT128310/1 PID6425130 is approximately 8 hectares with an established residential use. Most of the allotment retains intact priority vegetation and the northern part is subject to the Shorelines and Watercourses Overlay in the current scheme due to the shared boundary with the Patriarch River and the Foo Chow Conservation Area. Proposed zone is LCZ under LCZ2 (b). The substitution is justified under AZ6(c) due to the Priority Vegetation mapping for the Natural Assets Code.

The adjacent freehold title CT166792/1 PID 3283771 borders approximately 1.2km of the Patriarch River/Foo Chow Conservation Area and 1km of the Patriarchs Conservation Area. These conservation areas are subject to the Ecologically Sensitive overlay and the Shorelines and Waterbodies Overlay in the current scheme and coastal refugia. This CT retains a significant amount of intact threatened vegetation communities on the western half and large tracts along the river and in the south eastern third which is confirmed³² priority habitat. It is apparent that the remaining land has been cleared to a state consistent with agricultural land to the south and east. There are no approved Forest Practices Plans currently approved for Flinders Island³³. To protect the remaining priority E. viminalis TVC (which is also a priority habitat of high local significance) and to protect the Patriarch River natural values, which is a coastal refugia area, it is proposed zone the allotment Landscape Conservation, consistent with AZ 2, AZ 5, AZ1(a)(2) and LCZ 2 (b).

Emita Map 13

Map 13 shows the Emita locality from Fairhaven Road in the north to Blue Rocks in the south. The locality includes Pea Jacket Hill, Settlement Point and Wybalenna where Aboriginal survivors of the Black Line were transported, establishing the Wybalenna settlement around 1834. The Wybalenna site is Aboriginal

³² Fitzgerald, N 2016 Mapping Priority Habitat for Flinders Municipality. UTAS

³³ Pers Com FPA 2019

land. The site is 138 hectares taking in most of the peninsular between Cave Beach in the north and Settlement Beach in the south. Settlement Point Cemetery protrudes into the neighbouring lot and covers a further 4074m². The area is cleared and the Wybalenna chapel on its own title is one of only two buildings, although foundations of the original settlement remain visible. The intention is to retain the undeveloped nature of the site³⁴. The site was excluded from the mapping for Agriculture Zone. It is proposed as Landscape Conservation Zone based on the cultural values attached to the landscape, the heritage significance of the site and the fact that it is Aboriginal land and the Environmental Management Zone is inappropriate given the Use Table qualifications for Crown consent.

Settlement Point is freehold land CT227527/1 PID 6424859 covered by the Heritage Places overlay in the current scheme, proposed to be a transitional provision. The cultural heritage significance of Settlement Point and the large area of threatened vegetation community heath on calcareous substrates suggests the allotment be zoned LCZ under LC1 LC2(a) and (b). In the current scheme the Rural Zone applies (with heritage overlay). This site is isolated from agricultural land, is very significant from a heritage perspective, is entirely covered by priority vegetation and scenically very important both from the coast, Settlement Beach and the Wybalenna site. Despite being mapped as suitable for agriculture this allotment is proposed to be zoned Landscape Conservation under LCZ1 and LCZ2(a) and (b). It is excluded by AZ6 (c) (e)(i) (ii) and (iii). As well as having very high local and State significance, the land capability is class 6 unsuitable for agriculture/grazing and entirely isolated from agricultural land.

North of CT 227527/1 west and adjacent to the Wybalenna site is the Settlement Point Conservation Area Shearwater rookeries also covered by the Heritage overlay in the current scheme and proposed to be zoned EMZ under EMZ1(a).

Two freehold allotments north of and visible from the Wybalenna site, CT46256/7 PID7840141, CT 46256/9 PID 7840133, are currently zoned Rural, used for residential purpose but proposed to be zoned LCZ under LCZ2 (b) and also LCZ1 due to the importance of the scenic values associated with the Wybalenna significant heritage site. They are included in the Constrained for Agriculture table in section 3.3.

CT46256/7 PID 7840141 is mapped as suitable for inclusion in the Agriculture Zone. Alternative zoning is proposed under AZ6 (e) (iii) due to isolation from agricultural land, unsuitability for agriculture due to land capability of Class 6-7. CT 46256/9 is mapped as constrained under criteria 2B and proposed for the Landscape Conservation Zone for under LCZ 1 and LCZ 2 (b).

The lots on Wireless Hill and adjoining the coast are inappropriate for inclusion in the Agriculture Zone. The summit slopes of Wireless Hill exhibit a medium landslip hazard and are class 6-7 land capability (not suitable for grazing purposes). CT245387/1 (the allotment sharing a boundary with Wybalenna) is mapped for investigation for coastal inundation to 250m inland to where the elevation of Wireless Hill commences. CT 245384/1 is mapped for 650m inland from the coast and CTs 245385/1 and 245386/1 are mapped almost in their entirety. A high erosion hazard applies to Settlement Beach with a medium erosion hazard

³⁴ Pers Com ALCT 2016

band extending a further 50m inland. They are proposed as Landscape Conservation Zone under LCZ1 and LCZ2(a).

To the east of Wybalenna chapel, a small pocket of land, the Wybalenna cemetery, protrudes into the adjacent eastern allotment CT245387/1 PID6424832. This parcel is part of a larger holding of 15 allotments ranging in size from 120 hectares to 4 hectares which encompass most of Wireless Hill and the coast at Lillies Bay and Sawyers Bay. The holding is held by an absentee Trust, currently grazed by native animals and some cattle. The Landscape Conservation Zone is proposed which will retain the grazing status quo. The intention is to minimise the uses applicable to the area given the significance of the Wybalenna site in relation to adjoining allotments CT 204617/1 and CT 245384/1 and to the significant scenic quality associated with the summit of Wireless Hill and the views from Sawyers and Lillies Bays. The Natural Assets Code can apply to the priority vegetation remaining on the most elevated areas of Wireless Hill where the land capability classification is 6-7 which is unsuitable for agriculture. The scenic values of the Sawyers Bay and Wybalenna areas are based on coastal values including geology and an absence of development.

Three other allotments within the holding (CT198023/1, CT 245388/1 (excluded from agriculture mapping) and CT 204616/1: all PID 6424218) that are contiguous with the proposed LCZ allotments (all are south of Woods Road) are proposed to be zoned Rural to permit any pastoral based development to be located away from the heritage and scenic management areas and reflecting the small pocket of (rare on Flinders island) class 4 land. The Rural Zone is considered more appropriate due to the isolation from the broadacre agricultural land of the main primary production areas. The proposed Rural Zone purpose 20.1.2 applies insofar as the application of the Rural Zone in this location minimises conversion of (mapped) agricultural land for non-agricultural use. The proposed Rural Zone is justified under RZ3 (b). It is excluded from the Agriculture Zone on the grounds of AZ6(d) and (e) (iii). The Rural zone was supported during consultation on the Structure Plan 2016 and is consistent with local strategy to demarcate between broad acre pastoral land and 'other' rural land on the west coast to be made available for lifestyle and diversification of the local economy. The 2018 elected council endorsed this strategy prior to consultation on the LPS zones during February 2019.

Four freehold allotments CTs 230523/1, CT 148463/1, CT 148163/2 and CT 247507/2 in individual ownership on the key tourist route of Sawyers Bay Road are proposed as Landscape Conservation Zone based on LCZ1 recognizing priority vegetation and the importance of scenic values in the area and excluded from the Agriculture Zone under AZ6(c).

South of and adjacent to Sawyers Bay Road CT 234726/1, PID 6424832 is currently zoned Rural and is grazed. The proposal is for the Landscape Conservation Zone to be applied under LCZ1 based on the very significant scenic values attached to its location at Sawyers Bay Beach which attracts tourists and locals to the sheltered pocket beaches, fascinating rock formations and views to Mt Strzelecki. This allotment is mapped for agriculture, but substituted zoning is justified under AZ6 e(i) and AZ6 (a). The local strategy to

protect the values of Sawyer Bay as a visitor and (local) attraction that supports the local economy.³⁵ The current grazing use is unaffected by the proposed zone.

The 2016 Structure Plan tested a revised intent for this land and consultation supported the intent of land management for most land south of a line from Woods Road to the coast and south to Sawyers Bay to preserve scenic values from impacts of development. Council endorsed this strategy prior to consultation on the LPS³⁶.

North of Woods Road existing small holdings are currently zoned Rural and apart from constrained allotments identified in section 3.3, are mapped for inclusion in the Rural Zone consistent with the local analysis. The grazing land at Emita is excluded from Agriculture Zone under AZ6(a) premised by local strategy to protect pastoral land from fragmentation by demarcating between the key farming areas of the east and south coast and the rural land of the west coast³⁷. The Structure Plan tested 4 key outcomes; Outcome 1 was protecting primary production land and Outcome 2 was diversifying rural land not required for the pastoral industry. Consultation concurred with this approach.³⁸

CT158840/1 PID 3588989 is a large allotment adjacent to the northern extent of Emita settlement and the southern extent of the Marshall Bay mobile dune system. It is underlain with high value karst and there are several existing sand blows. Hays Creek crosses the allotment before entering the sea on part of the 1.2km of coastal frontage. The allotment is subject to the Ecologically Sensitive overlay in the current scheme. Two of the objectives of the special provisions for this overlay are to 7.3.4 (d) ensure planning decisions incorporate consideration of the ecological impacts of use or development and (3) to encourage land management practices based on expert advice, that will sustain the natural and ecological values of the land. The allotment is part of a larger sheep run, the remainder of which is entirely located on the eastern side of Palana Road. The subject allotment is class 6-7 land which class necessitates retention of a vegetative cover, particularly in the face of the persistent prevailing wind. It is critical to the maintenance of the scenic quality of the view of Marshall Bay from north facing Emita allotments and from the Emita Lookout on the north side of Pickford Hill. It is proposed to include the subject allotment in the Landscape Conservation Zone to limit the uses that can be achieved in this ecologically sensitive area and to protect the landform, waterway, coastal and scenic values. The Natural Assets Code also applies to priority vegetation. The zoning is consistent with LCZ1 and LCZ2 (b). Its exclusion from the Agriculture Zone is based on AZ6 (c) and (e)(ii). Grazing activity is unaffected.

At the northern extent of the locality, north of and adjacent to Fairhaven Road, land zoned Rural in the current scheme is proposed to be zoned SPP Rural acknowledging the individual ownership, priority vegetation and Council strategy³⁹ to apply the Rural Zone to land on the west coast. This is consistent with consultation on the Structure Plan 2016 and RZ1 applies. The Natural Assets Code applies to remnant

³⁵ Strategic Plan Strategic Direction: Protect and enhance high quality natural values and environmental assets; Output: "Planning Scheme supports visual amenity and open space contributing to recreation and tourism experiences".

³⁶ 5 March 2019.

³⁷ Council endorsed the local strategy that demarcated Agricultural Land and Rural land for public consultation on the Structure Plan 2016 and on the LPS Feb 2019.

³⁸ Flinders Structure Plan draft for consultation July 2016 p.14

³⁹ *ibid*

priority vegetation and suggests the Rural Zone rather than the Agriculture Zone since the Code does not apply in the latter.

At the intersection of Fairhaven and Melrose Roads an informal Crown reserve and the adjacent CT 86048/1, PID 6425157 are excluded from Agriculture Zone mapping and are proposed to be zoned Recreation. The site includes the Emita sports field and recently renovated Emita Community Hall. On the northern side of Melrose Road CT 251684/1 PID 6425237 is proposed to be zoned Rural under RZ3 (a). The land is in individual ownership, is not integral to larger farm holding has established residential and veterinary uses that preclude potential for agriculture. Three titles across the road (CT 154623/2 PID 2872865), CT 154623/1 PID2872857 and CT 154623/3 are also proposed as Rural under the same Guideline RZ3 (a) due to current uses, individual ownership and in the case of CT 154623/2, is split zoned with Landscape Conservation due to a conservation covenant.

Three allotments across the road from Emita Hall, on the opposite side of Melrose Road are mapped for agriculture but proposed to be zoned Landscape Conservation under LCZ 1 and 2(b). CTs 127260/1 and 127260/2 are south of these allotments, surrounded by the Darling Ranges Conservation Reserve, extremely steep, classified as class 6 and covered in priority vegetation. They are proposed as Landscape Conservation Zone under Guideline LCZ1 and LCZ 2(a). These allotments are excluded from the Agriculture Zone under AZ (c) and (e) (i), (ii)and (iii). The same proposed zoning and justifications apply to CT 241549/1 PID 6424103.

CT 210431/1 PID6425229 encompasses the summit of Mulligans Hill and is currently zoned Rural. It is extremely steep and surrounded on all sides by Darling Range Conservation Reserve. The allotment is subject to a Conservation Covenant and the land capability is class 6 making it unsuitable for grazing. Despite being mapped as suitable for Agriculture Zone it is proposed as Landscape Conservation Zone under LCZ1. It is excluded from Agriculture Zone under AZ (c) and (e) (i), (ii)and (iii).

CT 155687/1 is adjacent to Palana Road and held by the Council. This allotment is currently zoned Environmental Management and Recreation and is excluded from the study area for the Agriculture Zone. It is covered in priority vegetation and Pickford Creek is dammed (probably because it was used in the past as a 'stock resting reserve'. The Landscape Conservation Zone is proposed under LCZ (2).

Emita settlement Map 3 of 7

All lots within the settlement are excluded from mapping for the Agriculture Zone, currently zoned Village and proposed as Low Density Residential, the zone also proposed in the draft IPS. The LDR Zone is appropriate to residential settlement where there are constraints that limit density, 10.1.1. LDRZ1(a) (b) and (c) apply. Emita is a residential settlement: no mixed use characteristics exist and there is no intention to facilitate mixed uses, with the exception of the Furneaux Museum and a local bistro/café. VZ1 and VZ4 are relevant to the decision not to translate the Village Zone.

Blue Rocks Map 13

Discussion regarding the conversion of land currently zoned Rural to the SPP Rural Living Zone is in section 4.3 above. Despite being an island, there are not many options to sustainably provide multiple allotments of coastal land on Flinders Island at a density and location that does not stretch existing infrastructure or ecological processes. At Blue Rocks/ Arthurs Bay there is an opportunity to provide coastal allotments near Whitemark town services (11kms) and airport (7kms). The land use pattern in the south of Blue Rocks is potentially replicated through the application of the Rural Living Zone to facilitate a consolidated settlement that utilises the existing sealed road.

While the regional land use strategy notes that rural residential areas should only expand adjacent to existing rural living, it also acknowledges that Flinders municipality has unique economic drivers for the attracting residents and visitors.⁴⁰ Council's key strategic aim is to attract a sustainable population to live and visit the island with access to holiday houses that contribute to the rate base. This is consistent with regional strategic direction G2.2 Plan for socio-demographic change. Council's strategic plan calls for diversification of rural land to activate a more diverse economic base and this is consistent with Northern Tasmania Regional Land Use Strategy ED-P5, ED-P9, ED-⁴¹ The zone is applied under Guideline RLZ1(a).

CT 210411/1 PID 6424197 on Sawyers Bay is proposed as Rural Living D under RLZ 2(a) and RLZ 4(c). There is an opportunity to develop a tourism operation or larger scale visitor accommodation at this Sawyers Bay location while preserving the scenic quality of the spectacular geology, seascape and panoramas to the Strzelecki range from this site. Following the coast to the south the Rural Living Zone C is proposed which could provide a similar subdivision pattern as exists on lots at the southern end of the zone. The Investigation area for coastal inundation hazard band applies but the lots are typically 200-400m *in depth with opportunities to build outside of the investigation area or to an expert determined height above AHD. Unlike existing residences, the coastal areas specific area plan will regulate dwellings within 100m of the border with the Crown coastal reserve.

On the eastern side of Palana Road, the Rural Living D Zone is applied, indicative of future smaller lot size dependent on growth, but also to provide elevated sites with sea views. This zone is split with the Landscape Conservation Zone above the 40m elevation to preserve the scenic and ecological values of the higher slopes.

Memana Map 14

Map 14 shows a large part of the key agricultural land on Flinders Island. Given that all agricultural land is class 5 or above and only supports grazing, Memana is the key grazing area on the island and not surprisingly has been mapped as suitable for inclusion in the Agriculture Zone. Characterised by a pattern

⁴⁰ RSN-P25 Recognise that the Furneaux Group of Islands are more reliant on local strategies for Rural Residential Areas and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population or visitation.

⁴¹ ED-P9 Support tourism development that is guided by research and economic strategies that develop projects and initiatives to enhance the range of tourism and visitor experiences in the Region E5.3 Economic development Strategies: Pursue a range of new and innovative investment and product development opportunities and locations and sectors not previously targeted and resourced. ED -P1 Promote increased innovation within the Northern Tasmanian economy and encourage: food and wine innovation

of large lots and large connected holdings, the locality is sandwiched between the east coast wetland system and the Darling Ranges Conservation Area which provide environmental services for broadacre grazing.

Two Crown land allotments on the Furneaux Lookout Road at the eastern end of Summer Camp Road are the site of a rehabilitating quarry. These lots were excluded from the Agricultural land mapping project. One of the two allotments is identified as an 'informal reserve, the other is the "Summercamp Conservation Area". These adjacent Crown reserves are proposed for the Environmental Management Zone.

At the western end of Summercamp Road an allotment that is reserved land and part of the Darling Range Conservation Area is mapped as unconstrained for Agriculture. As a Conservation Reserve it should be included in the Environmental Management Zone and this modification is proposed under EMZ1 (a). A smaller Crown allotment in the same location is proposed as Environmental Management Zone since it is contiguous with the Reserved land and identified on the Priority Vegetation mapping, satisfying EMZ 1(e).

CT 242178/1 PID6425413 is large and elevated (approx. 200m). The land is integral to the adjacent Darling Range Conservation Area. The allotment is steep and fully vegetated with priority vegetation. Despite its proximity to the main agricultural land north of Summer Camp Road and east of Lackrana Road, the land is topographically constrained for grazing and the physical values fit with the Reserved land rather than the Agricultural land. CT 242178/1 is proposed as Landscape Conservation with the Natural Assets Overlay. This allotment is proposed to be included in the Landscape Conservation Zone invoking LCZ1 and LCZ2 (a) and (b). The substitution of the Agriculture Zone is based on AZ6(c) and (e)ii.

CT 239474/1 PID 6425448 is mapped as unconstrained for agriculture but local analysis identifies the land is more appropriate to inclusion in the Darling Ranges Conservation Area. It is constrained for agriculture due to topographical characteristics (slopes from 280m to 190m over 1km) and priority vegetation. It is the source of two tributaries to Leventhorpe Creek. It is proposed as Landscape Conservation Zone and satisfies LCZ1 and LCZ2 (a) and (b). The substitution of the Agriculture Zone is based on AZ6(c) and (e)ii.

Further into the Darling Ranges towards the summit of Lucks Hill CT 128643/1 PID1851042 and CT141041/1 PID 1506257 are, like the two allotments outlined above, physically part of the Darling Ranges Conservation Area. They are surrounded by the reserved land, are elevated, steep and accessed by a fire track. They are highly visible from both the Furneaux and Walkers Lookouts and are considered to be constrained for agriculture by the location, topography, multiple owners and isolation from agricultural land. They are proposed as Landscape Conservation Zone based on LCZ1 and LCZ2 (a) and (b). The substitution of the Agriculture Zone is based on AZ6(c) and (e)ii.

On Lackrana Road CT 169253/1 PID 3379626 is an excised house allotment mapped as unconstrained for Agriculture. Two adjacent vacant lots CT238426/1 (PID 6425472) and CT 238427/1PID 6425480, clearly share characteristics with the Conservation Park to the west and the waterway protection area is mapped on the elevated area of CT 238426/1 at around 160m. None of these lots have similar characteristics to the agricultural land in the vicinity. The intact vegetation and the proximity of the conservation reserve,

the size of the allotments and the elevated character suggest the Landscape Conservation Zone as most appropriate for all three lots based on LCZ 1 and excluded from the Agriculture Zone under AZ 6 (e)(i).

On Lees Road the long established Furneaux Field and Game Club have developed a highly regarded facility on CT 170704/1, PID 3414997. Mapped as suitable for Agriculture Zone the Recreation Zone is applied using consistency with the purpose of the zone 28.1.1 and Guideline Rec Z 1 (a). It is excluded from the Agriculture Zone under AZ 6 (e) (i) (ii) and (iii).

Whitemark Map 15

Whitemark surrounds are currently zoned Rural with the exception of the established low density residential area at Bluff Road, approximately 10 kilometres north of the town. The existing linear residential area is approximately 40 hectares with a further 50 hectares of vacant adjacent land available for future low density residential dwellings. With a general lot size of approximately 4000+ m², this area adjacent to the Whitemark airport provides what is, on Flinders Island, high density development. The Coastal Settlements specific area plan seeks to maintain this allotment size to ensure onsite effluent disposal can remain efficient (this is particularly pertinent to the Bluff Road area) and for the island style of 'urban' development to continue. The current attenuation buffer in the Flinders Planning Scheme 2000 applies to parts of Bluff Road settlement but the planning scheme affords an exception under Clause 3.19.4 for a dwelling to be erected. The Safeguarding Airports Code obstacle limitation does not apply to the Bluff Road settlement and there is no noise restriction applied in the LPS, given the airport operates a limited service of small planes. Commonwealth land CT 220316/1 PID 6427734) is the AirServices beacon and is zoned Utilities. Opposite the Bluff Road area is CT 236421/1 PID 6427726 which is the Sports Ground on land held by council and zoned Recreation.

The remaining area on the Whitemark Surrounds map15 is currently zoned rural with much of it mapped as suitable for inclusion in the Agriculture Zone. As discussed in previous sections, the local strategy is to diversify some rural land for the purpose of establishing opportunities for small scale manufacture and processing, arts and crafts uses, value adding to rural products and provision of affordable lifestyle opportunities. The potential to intensify activities and add more diversity to income streams is the basis of council strategy to attract and retain a sustainable population and to increase the rate base.

The strategy is implemented mainly in this area to take advantage of the proximity to services, relatively flat and cleared land and individual ownership that may improve the realisation of subdivision opportunities. In addition to providing more opportunities economic development, the land at Whitemark is earmarked for expansion of lifestyle opportunities based on land characteristics (flat, cleared) and proximity to services that make land more affordable. This also recognises the natural hazard constraints⁴² applicable to land immediately adjacent to the otherwise logical extension of the Whitemark township on the eastern side. Land immediately adjacent to the eastern side of the town is zoned Rural which preserves the status quo and recognises the inundation hazard, numerous landholders, smaller lot sizes and residential uses along Butter Factory Road. This land is zoned Rural under GuidelineRZ3 (a) since none

⁴² See Coastal Inundation Code Overlay

is integral to the management of a larger farm holding. Large farm holdings to the south of the Golf Course and along Thule Road are zoned for Agriculture. Immediately north of the town, CT 53171/5, CT 15860/1 and CT15860/2 are zoned Landscape Conservation in recognition of the coastal vegetation and landform values (LCZ1 and LCZ2 (a)). CT 60768/6 and CT 128758/2 are split zoned with the Low Density Residential Zone, the latter LDR land identified as a priority location for an assisted living development with the LCZ land subject to coastal inundation hazard.

Consistent with the Regional Land Use Strategy acknowledgement of the particular circumstances applying to economic development and settlement hierarchies within the municipality. *“...due to the isolated function of the islands, the demands placed on settlement and activity centres (and the relationship with lifestyle land use patterns) are different to the typical functions of other levels of settlement. As such planning for the islands and the creation of demand to support economic objectives for population retention (and) visitation are dependent on local strategy.”*⁴³, the Rural Living Zone is applied at Baileys Lane and along Palana Road north of the town.

In the vicinity of Baileys Lane, approximately 1.5kms from Whitemark township, 15 ha of cleared gently sloping land is nominated for Rural Living C on CTs 27542/3 and CT 27542/1 (PID7275787) and on CT 212109/1 west of Baileys Lane (and RLD on the 40 hectare part of the title, east of Baileys Lane). These titles are consistent with RZZ 1(a) and RLZ 3(b). Council currently acknowledges approximately 200m of Baileys lane as a council road from Lady Barron Road to an existing residence. While the policy is to avoid taking on more road infrastructure obligations, a further 200m obtained through subdivision could provide a link to the reserved road adjacent to CT 226215/1 and thence to Thule Road at the school. CT 226215/1 is Department of Education land requested to be made available for subdivision to facilitate more options for employment related dwellings for school staff. The land is proposed as Rural Living C Zone and is a further example of a local response to a locally specific dilemma and is zoned RLZ 1(a) and RLZ3 (b).

North of the town a cluster of allotments is zoned Rural Living as the land use response to the need for more diverse offerings of lot sizes and potential tenures. CT 53171/1 (PID 2607949) and part of CT 252518/1 (PID 6427750) are zoned Rural Living A with an SSQ providing for multiple dwellings. This is a local strategic response to the current dearth of affordable long term rental properties and RLZ3(b) applies and is consistent with the Regional Land Use Strategy. CTs 39516/2 (PID 7629493) CT 39516/1 (PID 7629485) and CT 5317/1 are zoned Rural Living C and CT 31072/1 and CT 16064/1 are Rural Living D to provide a consolidated area for future subdivision as close a possible to the Whitemark Service Centre on appropriate land with maximum services.

The zoning for Whitemark Surrounds thus converts land currently zoned Rural to the SPP Rural Zone, SPP Landscape Conservation Zone and SPP Rural Living Zone. The airport is split zoned to Utilities and Light Industry. The current scheme does not have a Light Industry Zone. The latter zone is applied to part of Council held land adjacent to the airport based on the lack of a light industry zone in the current planning

⁴³ Northern Tasmania Regional Land Use Strategy pp22

scheme and the strategic intent to provide leased lots for purposes such as concrete batching. The airport is protected through the application of the obstacles map produced for the Safeguarding Airports Code. In the Whitemark surrounds key power, water and communications infrastructure are zoned Utilities. Bluff Road retains the current Low Density Residential Zone.

Whitemark Township Map 5 of 7

In the current planning scheme, the business area of Whitemark is zoned Commercial. This zone is intended as the principal location of commercial, administrative and civil functions; in Whitemark new development is intended to reflect a commercial character and be of the scale of existing buildings. The Commercial Zone has no minimum lot size but adds the qualification that lots must be large enough to accommodate on site effluent disposal.

The Whitemark township is the key centre for the Council Area. It is identified in the Regional Land Use Strategy as a District Services Centre.⁴⁴ As such, the General Business Zone should apply. However, the General Business Zone 15.5.2 A2 requires that each lot or proposed lot in a plan of subdivision must have a connection to a reticulated sewerage system, effectively cancelling subdivision potential within the business area of Whitemark which has no reticulated sewerage service. The Local Business Zone allows for on- site effluent disposal and is more closely aligned with the scale of business activity despite the regional strategy designation as a District Service Centre. Whitemark is significantly smaller in size and services than Regional District Centres such as Scottsdale or Deloraine. The extent of the proposed Local Business Zone slightly increases the extent of the current Commercial Zone to allow for future expansion of the business area. Intensification of uses is preferred in order to establish finer grain and increased activity.

The residential areas to the north and south of the business area are proposed to translate from Residential Zone to Low Density Residential Zone for the same reason the Local Business Zone is proposed, i.e. the absence of reticulated sewerage. The hospital and health centre is proposed to translate from the current Public Purpose Zone to Community Purpose. Other uses currently denoted as Public Purpose; Council office, child care centre and library are proposed to be zoned Local Business. The Parks and Wildlife Service depot in Patrick St (CT 145116/2) is translated from the current residential zone to Low Density Residential with an SSQ to modify the Use table to include storage as a permitted use and ensure its current function. The Golf Course, Bowls Green and Clubrooms at the southern end of the town currently zoned Environmental Management and Recreation are proposed as Recreation Zone, noting that an amendment to the scheme may be required for future development on the site. The Council Depot CT 155685/1, PID 2985085 and CT155688/1, PID 6426598 is currently zoned Public Purpose. The proposed zone is Light Industry, noting that the land is currently used for council depot uses and also concrete batching. CT 155685/1 is partly prone to coastal inundation and large scale uses are inappropriate and should be located in the newly established Light Industry Zone adjacent to Whitemark Airport.

⁴⁴ Northern Tasmania Regional Land Use Strategy 2018 pp27

The Whitemark wharf area is owned by TasPorts and zoned Port and Marine. Part of the land area adjacent to the wharf has been leased with the current scheme amended (AMD01-17 (27/12/17) to accommodate Restaurant, Community Building (for function centre), Local Shop and Tourist Operation. An SSQ preserves the intent of the current scheme amendment.

'Bluff Road' Map 4 of 7

The well-established residential area of 'Bluff Road' located across the river from the Flinders Island Airport is currently zoned Low Density Residential. The Attenuation Buffer applies due to the airport function. The attenuation buffer generally prohibits a "dwelling unit" (but clause 3.19.1 exempts Bluff Road from this prohibition; a House or a House and Ancillary apartment may be erected in accordance with clause 3.5 (discretionary uses) on existing lots zoned Low Density Residential.

The full extent of the Bluff Road Low Density Residential Zone is maintained in the translation to SPP Low Density Residential Zone. The area provides a residential area for the township of Whitemark at a uniform density pattern of around 4400m² or above. Lot size reflects the soil drainage capacity and the need for onsite waste water disposal. An allotment of approximately 53 hectares adjacent to the current residential area (also zoned Low Density Residential in the current scheme) was recently subdivided. Due to constraints on the expansion of the Whitemark residential area, Bluff Road is the preferred exclusively residential option for the Whitemark area and despite the recent lost opportunity, a higher density pattern adjacent to the existing residences could still be achieved.

The Low Density Residential Zone is proposed based on the existing settlement, complying with LRRZ 1(b) and (c). This area was exempted from the mapping for the Agriculture Zone. On Boyes Road several allotments were denoted as constrained for inclusion in the Agriculture Zone. These are referenced in the relevant table in section 4.3; essentially, the smaller allotments are proposed as Low Density Residential and the larger allotments, currently zoned Rural, retain the status quo and are proposed as Rural Zone, reflecting current small scale grazing use, the allotment size and tenure, the location isolated from agricultural land and satisfy AZ 6 (e) (i), (ii and (iii). The Rural Zone is applied using RZ1 and RZ2 and consistent with the Purpose of the Rural Zone. CT 159964/1 PID 3040884, adjacent to the Pats River denoted as potentially constrained for agriculture under criteria 3 and subject to low-medium coastal erosion hazard due to the Pats River estuary, is zoned Landscape Conservation under LCZ 1 as it has intact vegetation and acts as a vegetative buffer to the river and adjacent airport while suitable for compatible use or development such as a single dwelling.

Lackrana/ Map 16

Lackrana is the continuation of the Memana pastoral area travelling south between the Darling Range Conservation Area in the west and the Sellars Lagoon Game Reserve and the Lackrana Conservation Reserve in the east.

West of Golden Mile Road intersection with Lackrana Road, a single allotment CT 242773/1 PID 6429107 is isolated from agricultural land by its location in the centre of the Shag Lagoon Conservation Area. Encircled by reserved land on all sides, this allotment is indistinguishable with the adjoining conservation

area and shares physical characteristics of elevation and intact vegetation, some of which is mapped as priority vegetation. This allotment is proposed to modify the Agricultural land mapping and become Landscape Conservation zone under LCZ1 and LCZ2 (a) and (b). The substitution is justified under AZ6 (c) and (e). CT 200838/1 PID 6429115 is approximately 2 hectares. It shares 2 boundaries with the Agriculture Zone and two with the Environmental Management Zone with which it is indistinguishable. It is proposed as Landscape Conservation Zone under LCZ1 due to the intact vegetation and the substitution is justified under AZ 6 (3) (iii) on the grounds that it is 2 hectares, individual tenure and is for all intents and purposes part of the adjacent reserved land.

Further west CT 208472/1 PID 6429035 is an allotment on the corner of Manns Road and Thule Road, held by the Council and the site of a rehabilitating minor gravel quarry. This allotment was excluded from the mapping of land suitable for the Agriculture Zone. The allotment is approximately 198 hectares in total, very steep and includes priority Threatened Vegetation Community and significant natural values, particularly in conjunction with Chew Tobacco Creek. It is essentially part of the Darling Range Conservation Area and both the local and regional Parks and Wildlife Services acknowledge its importance and have provided in principle support for the return of the allotment to the Crown for incorporation into the Reserve.⁴⁵ The allotment is thus zoned Environmental Management Zone under Guideline EMZ1(e), being consistent with the purpose of the zone 23.1.1 to provide protection conservation and management of land with significant ecological and scenic value.

CT 200838/1 (PID 6429115) is an anomalous 1.5 ha allotment on Chew Tobacco Creek, in individual ownership, adjacent to and sharing characteristics with Parks and Wildlife Land. It is mapped as unconstrained for Agriculture Zone but is consistent with Guideline LCZ 1 and is proposed as Landscape Conservation Zone based on intact vegetation, size, natural values of an important creek and characteristics shared with reserved land.

Loccota/ Map 17

The Loccota area is a narrow linear locality squeezed between the Strzelecki National Park and the sea travelling south on Trousers Point Road to the beach of the same name south of the Point and Fotheringate Beach, north of the Point. The single line of allotments on the eastern side of the road that share a boundary with the National Park are mapped for inclusion in the Agriculture Zone. For these allotments the Landscape Conservation Zone is substituted since the purpose of the zone 22.1.1, applies “To provide protection conservation and management of landscape values”.

Guideline LCZ1 is appropriate since the area is one of the key tourist destinations based on the significant scenic quality of the granite mountains of the National Park which are a listed geo-conservation site. The steeply rising land to the east of the road is integral to preserving the scenic quality. Much of this strip is classified as Class 6; unsuitable for grazing, the topography and natural values also constrain viable grazing. The allotments are small and individual tenure. AZ6(e)(i),(ii) and (iii) apply and AZ6 (d) on the grounds that protection of the strategically important tourist attraction justifies an alternative zone.

⁴⁵ Correspondence Regional Manager PWS 26November 2018.

On the western side of the Trousers Point Road, a current grazing property CT 211031/1 (PID 6429246), is proposed to be split zoned between Agriculture and Landscape Conservation Zones. This acknowledges the fragile coastal values of Fotheringate Bay including the wetland areas of the dunes to which the coastal refugia overlay applies. The proposed split follows a drainage line; incorporated in the Landscape Conservation Zone are the mobile dunes that have been mapped as an 'investigation area' for coastal inundation. The dunes are also receding, and the proposed Landscape Conservation Zone displays medium and high erosion hazard bands along the frontal dunes. The split zone is justified on the basis of the coastal land being unsustainable for agriculture although this is indicative only since the zone does not exclude grazing. Essentially, the status quo is maintained.

At Trousers Point, all of the current allotments are zoned Rural and most are mapped as unconstrained for agriculture. Given the extremely significant values attached to the National Park mountains and the two beaches separated by National Park headland and the Fotheringate Creek estuary, the protection of natural and scenic values is the key issue. The conversion to the Landscape Conservation Zone acknowledges the need to protect the surrounding land on those sites that may not otherwise exhibit characteristics that qualify for protection. LCZ 1 allows for protection and conservation of areas of important scenic values, where some small scale use or development may be appropriate. This accurately describes the Loccota locality as a whole and is why the Landscape Conservation Zone is proposed for the entire locality other than the previously mentioned CT211031/1 PID6429246 which is currently grazed land.

At the northern extent of the locality on the eastern side of the road, CT234419/1 PID 6429238 is separated from agricultural land by National Park Reserve. Indicative of the area, this title remains unsuited to agriculture based on the size and isolation of the allotment (surrounded on 3 sides by National Park), the coverage of priority vegetation *E. viminalis* and listed geo-conservation for the granite razorback geomorphology. It is also noted as medium landslip hazard.

The linear nature of the locality, separate land holders, relatively small allotments and land capability class 6 (unsuited to grazing) are significant constraints to inclusion in the Agriculture Zone and satisfy AZ 6 (c), (e) (i), (ii) and (iii) and AZ 6 (d) strategically identified as a key scenic management area for tourism objectives. However, the key reason for proposing the Landscape Conservation Zone complies with Guideline LCZ1: the need to provide protection and conservation of areas of important scenic values, and LCZ2(b), land that has significant constraints for development through the application of the Natural Assets Code or Scenic Protection Code for the visual and natural values that underpin this key attraction of the tourist economy.

CT202756/1 PID1506222 is the Trousers Point Beach and LCZ1 applies to the Threatened Vegetation Community *Melaleuca ericifolia* as well as to the highly significant scenic quality of the views from the beach towards Strzelecki National Park. Currently zoned Rural with a minimum lot size of 40 ha, the approximately 30 ha allotment is Landscape Conservation Zone with a SSQ prohibiting further subdivision in order to guarantee the maintenance of exceptional coastal and scenic values.

Land south of Trousers Point, known as the Big River locality, shares the same characteristics as the Trousers Point land insofar as it is a slim strip of freehold land between the National Park and the coast. The current zoning is Rural despite the topography and land capability of Class 6. The draft IPS denoted this area as Environmental Living. The proposed zone is Landscape Conservation based on LCZ 1 and LCZ 2 (a), (b) and (c) to the extent that the IPS was consulted in draft form but not declared. It is substituted for the Agriculture Zone based on AZ 6 ((a), (c) (d) and (e) (i), (ii) and (iii).

Lady Barron Surrounds Map 18

Taking advantage of the views to the Strzelecki Ranges, the Vinegar Hill Estate is an anomalous 10 hectare residential cluster of 32 allotments approximately 500m north of the township boundary and separated from the Lady Barron township by the cemetery, fire station and Crown land. This residential estate is zoned Rural under the current scheme and is an example of subminimal lot sizes within the zone. The pattern of subdivision and the small lot size exclude this zoning under the SPPs. The location on the western slopes of Vinegar Hill means that achieving bushfire mitigation may be problematic for some allotments, particularly the half acre lots on the estate's eastern boundary. Nevertheless, this estate is proposed to be zoned Low Density Residential based on the current pattern of development and the absence of reticulated sewerage. The zone is justified under LDRZ1 (a) (i) & (ii) and LDRZ 1 (c). Ten allotments within the estate have been identified as constrained for agriculture. These are dealt with in Table in section 4.3 above. The remaining allotments were excluded from the study.

At the western edge of the township, two allotments were also excluded from the agricultural land study. Currently zoned Rural with a Shorelines and Waterbodies overlay extending 70m inland from the road, CT 24967/1 PID 7305245 and CT250043/1 PID7305237 are proposed to be zoned Rural maintaining the status quo. They are subject to an investigation area for Coastal Erosion Hazard band and both allotments were excluded from the mapping of Agricultural land. While they are within the township boundary and are used for residential purposes, they are anomalous when considered alongside of the pattern of development west of Lady Barron Road.

With the exception of CT 250865/1 zoned Rural Residential and the eastern section of Franklin Parade zoned Low Density Residential all land to the east of the town and adjacent to the foreshore is proposed to be converted to the Landscape Conservation Zone under LCZ 1 in acknowledgement of the scenic amenity of the foreshore and the application of Natural Assets Code (LCZ 2(b)). Of these allotments CTs16939/1, /2, and /3 are currently zoned Low Density Residential with a Shorelines and Waterbodies overlay. CT 114787/1 PID 2230256 is currently zoned Rural and entirely covered with Shorelines and Waterbodies overlay with two approved dwellings one of which is construction. It is mapped as constrained for Agriculture. Further east at the northern extent of White Beach, coastal allotments CT 40531/1 PID7664213 and CT169316/1 PID3359414 are currently zoned Rural with the Shorelines and Waterbodies overlay. They are mapped as constrained for Agriculture and proposed as Landscape Conservation based on the scenic value of the location and the application of the Natural Assets Code. LCZ 1 and LCZ2 (b) apply.

Located between the coast and Crown Reserve Land CT153145/2 PID 6431979, CT 153145/3 PID 1950059, 153145/4 PID1950067, CT153145/5 PID7148673 and CT247800/1 PID 6432007 encompass the length of north /south White Beach and the point denoting the southern end of the east coast of Flinders Island near Dick Davey Shoal. The Shorelines and Watercourses overlay currently applies within 100m of the high water mark. The investigation area for coastal inundation applies to the entire peninsular and current recession indicates impacts of storm surge. The area is adjacent to the Logan Lagoon Conservation Area with an Ecological Overlay under the current scheme relating to the Logans Lagoon RAMSAR wetland. Most is intact vegetation and the coastal areas are class 6 land. CT 247800/1 is covered in Eucalyptus nitida Furneaux Forest. The southern area is habitat for the Vulnerable Hooded Plover. The individual tenure, current land use (natural values), distance from agricultural land, topography (which includes coastal erosion and sand blows) satisfy AZ6 (e) (i), (ii) and (iii) and the land is proposed as Landscape Conservation Zone on the basis of LCZ 1 important scenic values (White Beach) and large areas of native vegetation and LCZ 2 based on the proximity of the globally significant RAMSAR wetland.

CT 135186/1 PID 2032006 is completely surrounded by Logan Lagoon Conservation Reserve and Logan Lagoon State reserve and excluded from agriculture zone mapping. All other freehold allotments east of Lady Barron township boundary (17 in addition to those described above) are excluded from the Agricultural Zone based on being contiguous large areas of intact bushland, most of which is Eucalyptus nitida Furneaux Forest. This satisfies LCZ1 and LCZ 2 (a). Combined with Crown land allotments zoned Environmental Management, the locality is a barrier dune system listed as of State significance which serves as a buffer to the RAMSAR wetland stretching approximately 7 kilometres down the east coast qualifying as a strategically important use requiring an alternative zone to the Agriculture Zone. The freehold allotments proposed for the Landscape Conservation Zone are in individual ownership and separated from Agriculture Zoned land by the Crown Environmental Management Zoned land. AZ6 (d) and (e)(i), (ii) &(iii) are the basis for substitution of the Agricultural land mapping.

North of the township, Vinegar Hill is currently zoned Rural and largely mapped for the Agriculture Zone. The area is steep and covered in priority vegetation and threatened flora and proposed for the Landscape Conservation Zone zoned based on LCZ 2(b). Each of the two allotments comprising Vinegar Hill are subject to a Site Specific Qualification for future subdivision to provide for public access to the summit which affords spectacular views of Adelaide Bay, Cape Barren and other islands and the east coast lagoon system. Council recognises the potential for formalising this important adjunct to visitor experience of Lady Barron. The substitution of the Agriculture Zone mapping is proposed based on AZ6(c) and (e).

West of the Lady Barron Township, rural allotments along Coast Road have been subdivided to less than the minimum lot size for the Rural Zone and most are within a range of 5-20 hectares. These allotments (and a few larger ones immediately north of them, have been designated as Rural Zone since the cluster of smaller lots means the land is already converted from Agricultural (broadacre) scale to almost a domestic (for Flinders Island) scale. The multiple tenure and small lot sizes provide rural opportunities for medium to large scale enterprises with single dwellings without risking loss of the agricultural resource of the broadacre land further north. The area is excluded from the Agriculture Zone on the basis of AZ 6 (e) (iii) (acknowledging that agricultural land on Flinders island is only for grazing at a broadacre pattern) and

the Rural zone is applied to maintain the status quo consistent with the Purpose of the Rural Zone 20.1.1 (b) (c) and (d) and RZ 3(a).

At Cooma, west of the Samphire River, the existing Rural Living area is not expanded but some intensification of allotments is proposed to allow for modest growth in this southern gateway to the Strzelecki National Park. An SSQ applies to CT 160220/3 PID 6430626 which is an existing guest house, to permit unqualified food services and a function centre. Council is satisfied the uses will be an adjunct to the island's tourism offering by providing cooking school, trattoria, food related events and other services currently not available. This is consistent with the regional land use strategy ED-P1, ED-P10⁴⁶ and E.5.1⁴⁷ Remaining allotments in this existing rural residential cluster are zoned Rural Living C and D providing nominal intensification.

Lady Barron Township Map 6 of 7

The implications for conversion of land from the various zones for Lady Barron in the current Planning Scheme to the SPP zones is outlined in Zone Comparison Table APPENDIX 3. The township is currently split between the Residential Zone, Public Purpose zone applied to Housing Commission land, the cemetery and fire station; Commercial zone applied to the general store 'precinct', the Tavern, a church, the Flinders Island Aboriginal Association building and a triangle of land bordered by West Street, Lady Barron Road the Esplanade and Lady Barron Hall. The Low Density Residential zone applies to a triangle of land on a promontory to the east of the town on Franklin Parade. The Residential Zone extends outside of the town boundary to dwellings on Franklin Parade and as ribbon development on vacant land along Pot Boil Road where historical titles exist that are a subminimal size for achieving waste water disposal and adjacent to high coastal erosion areas based on high potential for 'storm bite'.

The strategy for Lady Barron township tested at public consultation in September 2018 and March 2019 is to consolidate the township by preventing ribbon development and application of the Village Zone. There is currently no 'centre' although there are activity 'nodes'; Flinders Island Aboriginal Association (FIAA) and the Lady Barron Hall/ gym on West Street, the General Store on Henwood St and the Lady Barron tavern on the foreshore. The viability of a pleasure boat facility adjacent to Tas Ports land east of the port is being investigated. These 'nodes' provide options for future development within walking distance. A cultural centre on CT 230968/15 is being explored by FIAA and is an exciting possibility that could provide an important attractor for visitors and focal point for local activities. The development of multiple dwellings on FIAA and Housing Commission land is maximising residential opportunities in the town. An Assisted Living/Retirement Village on Barr Street (CT 50143/1, CT 50142/1) would significantly add to the town's residential offerings.

Within the town, conversion from Residential to Low Density Residential is required due to the lack of reticulated sewerage LDR Z 1(b). Conversion from Residential to Village relies on VZ1 VZ 2 and VZ 3 (b). The conversion from Commercial to Village Zone reflects the present residential scale of the settlement

⁴⁶ Pp 43 and 44

⁴⁷ The Furneaux group of Islands do not experience the same economic conditions as the balance of the region due to their remoteness. As such, the Furneaux Group relies on local strategies to capitalise on its unique attributes and to further economic objectives.

and the inappropriate nature of the SPP Commercial Zone when applied to the township; this zone is excluded on the basis of CZ1 (a) and (b). The Village Zone is used based on the centre hierarchy for the island and the intention to maintain Whitemark as the main service centre for the island. Whitemark business area is proposed for the Local Business Zone and so application of this zone to Lady Barron would distort the local activity centre hierarchy.

The Village Zone is also applied to the L shaped Crown land on the north western edges of Holloway Reserve PID6429553, currently zoned Rural, acknowledging the Council strategy to secure this land and make it available for retail and service uses in conjunction with the existing general store. The Holloway reserve is proposed to be zoned Recreation with a site specific qualification to expand the uses on the site to include Service Industry as a discretionary use if for a car wash or commercial laundry which could serve a camp ground on the adjacent Holloway park and any small craft sailors utilising the port or pleasure boat facility.

At the northern extent of the township is the Lady Barron Cemetery CT 1155693/1 PID6430263 and two vacant allotments PID 7905259 and PID 6430298 are held by the Crown. On the corner of Gunter St and Lady Barron Road, CT107087/1 PID 7525432 is the Lady Barron Fire Station. These allotments are currently zoned Public Purpose. The cemetery and fire station are proposed to be zoned Community Purpose on the basis of CPZ1 (a) and CPZ 1(c) respectively. The Crown Land was (decades ago) a rubbish tip. These two allotments are zoned Landscape Conservation under LCZ 1 and also LCZ2(a) since the vegetation is contiguous with large tracts of bushland on adjacent Vinegar Hill and is locally important for scenic amenity at the entrance to the town, notwithstanding recent destruction for fuel reduction.

To the west of Main St, allotment CT 250577/1 PID 6430538 is held by Flinders Island Aboriginal Association and currently split zoned Residential (accommodating fourteen dwellings) and Environmental Management and Recreation which is open space land with an existing dwelling and separate outbuilding. The proposal is to rezone most of the allotment to Low Density Residential given the current residential uses and the absence of natural values on the site. The remaining section adjacent to the FIAA Administrative Centre is proposed to be zoned Village, contiguous with Village zoning along West Street. The Open Space Zone is not applied to the vacant section since it is not identified as being for passive recreation or landscape amenity.

The current Port Zone is directly translated to the full extent of the Lady Barron Port area and to the TasPorts diesel storage tanks located on the coast to the east of the port which is consistent with the purpose of the Port and Marine Zone and PMZ 1. Given the critical importance of the working port in relation to weekly supply of goods and ongoing transport of cattle and the limited ability to expand, the port at Lady Barron is recognised as single use. While compatible uses may be established on Crown land in adjacent sheds, a specific area plan is proposed to modify the Use Table to delete Visitor Accommodation and to restrict Tourist Operations and Food Services to a gross floor area of 100m². It is noted that while the SPP Zone allows these uses as discretionary, the zone provides no standards for assessment of discretionary uses. The specific area plan address this by including standards for discretionary uses. The objective is to protect the port operations which support the \$22million agriculture Industry and all decisions to zone land for Agriculture.

Three foreshore Crown allotments PID 6429748 are proposed as Environmental Management Zone, consistent with other Crown land coastal reserve. The land has been identified for a potential safe harbour project. Pleasure Boat Facility is a discretionary use in the zone, consistent with the purpose of the zone 23.1.2.

5.0 Codes

The SPPs section LP1.7 provides the requirements for how Code mapping should be applied in each municipal area with additional guidance from the section 8A Guideline. Section LP1.8 of the SPPs provides the requirements for how Code lists in tables are to be populated.

The following Codes are not mentioned in the sections below as they have no requirement for mapping or other input in the LPS:

- C1.0 Signs Code
- C5.0 Telecommunications Code

5.1 C2.0 Parking and Sustainable Transport Code

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

- Parking Precinct Plan, and
- Pedestrian Priority Streets

The draft Flinders LPS identifies an optional overlay for a parking precinct plan. A draft Whitemark Parking Plan is included as a separate attachment. The Whitemark streetscape is very well spaced with exceptionally wide road spaces, generous footpaths and ample on-street parking. There are unique conditions on Flinders Island in relation to amount of economic activity in the Whitemark town centre, the volume of traffic and the slow rate of development within the local business area. This means that the application of the Parking Code is likely to distort the achievement of orderly development and place unnecessary parking provisions that may slow an already glacial rate of growth. The draft parking precinct plan is expected to be adopted after the exhibition of the LPS and is intended to be a Council submission.

The Lady Barron Port specific area plan FLI-S4.6.2 is in addition to the Port and Marine Zone clause 25.3 and is in substitution for the Parking and Sustainable Transport Code.

5.2 C3.0 Road and Railway Assets Code

The Code allows for an overlay map to be provided over areas which are reserved for future major road or a future railway. Flinders Council has one State road. This overlay is not included in the Flinders LPS.

5.3 E4.0 Electricity Transmission Infrastructure Protection Code

There are no mapped Infrastructure Protection Areas to be included in an overlay for Flinders or Cape Barren Islands.

5.4 E6.0 Local Historic Heritage Code

The s8A Guideline overview states that “The Local Historic Heritage Code aims to recognise and protect the local historic heritage significance of local heritage places, heritage precincts, historic landscape precincts and places or precincts of archaeological potential and significant trees by regulating development that may impact on their values, features and characteristics.

The Local Historic Heritage Code applies to development only. The Local Historic Heritage Code does not apply to a registered place entered on the Tasmanian Heritage Register (THR). Some sites may have dual listings for mutually exclusive parts of the same lot or lots, therefore, the code does not apply to that part of the site listed on the Tasmanian Heritage Register. Deal Island Light Station (including ruins, store and Keepers Quarters) and the Goose Island Historic precinct are currently listed on the Tasmanian Heritage Register.

The Guideline notes: Inclusion of Tasmanian Heritage places in the LPS local heritage places list provides for the automatic application of the Local Historic Heritage Code to such places if they are de-listed from the Tasmanian Heritage Register in the future. The Local Historic Heritage Code will not apply to any Tasmanian Heritage Register places if they are included on the LPS code list while they remain listed on the Tasmanian Heritage Register.

The Flinders Planning Scheme 2000 includes a list of local Heritage Places. The table to Schedule 2 of the planning scheme titled *Heritage Places* is subject to the transitional provisions under Schedule 6, Clause 8D (2) of the Act for application through the LPS as the Local Heritage Places list for the SPP Local Heritage Code.

This is possible since Table to Schedule 2 Heritage Place is substantially similar to the Local Heritage Place list in the SPP Local Historic Heritage Code. There is no concomitant statement of local heritage significance accompanying the Table in the current scheme. However, the Minister may declare that council is not required to prepare a statement of local historic heritage significance if such a statement is not currently available for the listed places.

Local Heritage Precinct

Not used in the LPS.

Local Heritage Landscape Precincts

Wybalenna

The LPS must include an overlay map showing the extent of the precinct. The local historic landscape precinct is mapped and includes Settlement Point and land adjacent to Wybalenna. CTs 227527/1, CT 46256/9, CT 46256/7, CT 245387/1 and the Wybalenna allotments CT 131903/1, 2 and 3.

Place or precinct or archaeological potential

Not used in the LPS.

Significant trees

Not used in the LPS.

5.5 C7.0 Natural Assets Code

Section LP1.7.5 of the SPPs specifies the requirements for the Natural Assets Code and each of the respective overlays.

The Natural Assets Code is comprised of three mapped overlays:

- Waterway and coastal protection area;
- Future coastal refugia area; and
- Priority vegetation area.

5.5.1 Waterway and Coastal Protection Area

5.5.2 The waterway and coastal protection overlay map was derived from the LIST's 'Waterway and Coastal Protection Area Guidance Map' and at this time remains unmodified. **Future Coastal Refugia Area**

The future coastal refugia area overlay is applied to land identified for the protection of land for the landward retreat of coastal habitats, such as saltmarshes and tidal wetlands, which have been identified as at risk from predicted sea level rise.

A 'Future Coastal Refugia Area Guidance Map' (guidance map) has been prepared and published on the LIST to provide guidance for preparing the future coastal refugia area overlay.

The guidance map provides guidance for mapping the future coastal refugia area overlay by identifying potential future coastal saltmarsh and tidal wetland areas based on the Department of Premier and Cabinet (DPAC) predicted sea level rise and 1% AEP storm surge height mapping for 2100, including areas with and without LiDAR coverage.

The guidance map categorises the land in accordance with the current interim planning schemes (IPS) for the purposes of mapping the future coastal refugia overlay. The Guidelines detail which zones are compatible, incompatible or need further consideration.

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

Table 18 Coastal Refugia Compatible zone conversion

Zone Category & Associated Zones	Refugia included in LPS	Comment/Rationale
Compatible Zones: Environmental Management and Recreation Zone Rural Zone	Yes	The refugia identified on the State's Future Refugia Guidance Map has been included in circumstances where the land is zoned with one of the 'Compatible Zones'. These zones provide for less intensive use and development than other zones. The presence of future refugia on these typically large

		lots is unlikely to prevent the land from being used and developed consistently with the identified zone purposes and will in any case redirect development to less hazardous areas.
Special Consideration Zones: Rural Living Zone	Yes	The refugia identified on the State's Future Refugia Guidance map has been included on land zoned Rural Living at Blue Rocks where only very limited area of relevant titles is affected
Case by Case Consideration Zones: Utilities Public Purpose Zone	Yes	There is no public purpose zoned land included within the coastal refugia overlay The refugia identified on the State guidance map is applied to the Pats River estuary on the southern boundary of the Flinders island Airport which is zoned Utilities. Only a very minor area is affected and is outside of runway or development areas.
Incompatible Zones: Residential Low Density Residential Zone Village Zone Commercial Zone Port Zone	Yes	The refugia identified on the State's Future Refugia Guidance Map has been included in circumstances where the land is zoned Low Density Residential at the eastern edge of Whitemark township. The rationale is that while most land is developed; the inclusion of the overlay emphasises the constraint associated with overland flows and implications of coastal inundation in the area.

5.5.3 Priority vegetation area

Section LP1.7.5(c) of the SPP requires that each LPS must contain an overlay map showing priority vegetation areas that:

- include threatened native vegetation communities as identified on TASVEG Version 3 published by DPIPWEE;
- are derived from threatened flora data from the Natural Values Atlas published by DPIPWEE;
- are derived from threatened fauna data from the Natural Values Atlas for the identification of significant habitat for threatened fauna species, published by DPIPWEE.
- SPP clause LP1.7.5(d) allows a planning authority to modify the priority vegetation area derived from the above listed datasets, if field verification, analysis or mapping undertaken at a local or regional level by the planning authority, or a suitably qualified person on behalf of the planning authority:
 - finds any anomalies or inaccuracies in the State data,
 - provides more recent or detailed local assessment of the mapping and data; or
 - identifies native vegetation or habitat of local importance.
- The planning authorities across the Southern, Northern & North-West Region commissioned analysis based on the 'Regional Ecosystem Model' (REM) to prepare the priority vegetation areas maps for

inclusion in the LPSs. An explanation of the REM and how it relates to the priority vegetation overlay is provided in Appendix 5.

- The REM layers biodiversity values to define areas of importance. The model:
 - integrates spatial data on the distribution of the major components of biodiversity, and the factors affecting them;
 - Models key biodiversity attributes that derive from multiple inputs;
 - Analyses the relationships among the components of biodiversity and the environment; and
 - Spatially identifies areas which have immediate or potential conservation concerns, and provides indicators of their relative importance, to inform approaches and priorities for management.

This approach provides modelling consistency for the Code across all council areas regardless of local priorities and circumstances including the amount of remnant communities or species on the island as a proportion of the community or species across other council areas. This is particularly relevant to a small island ecology.

The Flinders bioregion is of particular importance given its isolation from other ecological communities and the large number of endemic species unique to the Flinders Bioregion. The region is inherently different circumstances to priority vegetation communities on the larger Tasmania where destruction of communities in one municipality may be ‘compensated’ by a community in an adjoining LGA.

In addition to the REM data, Flinders Council commissioned mapping for Priority Habitat for the council area. The aim was to identify areas of significance for biodiversity conservation and management outside of existing formal reserves. The spatial analysis preferentially selects sites with values which are irreplaceable coincident, under-represented in reserves and in a coherent spatial configuration (clumped, buffered, connected). An explanation of the method is [Appendix 5](#).

5.6 C8.0 Scenic Protection Code

Section LP1.7.6 of the SPPs specifies the mapping requirements for the Scenic Protection Code. Clause C8.1.1 of the section 8A Guideline sets out guidance for applying the Scenic Protection Overlays.

The Code limits the application of the scenic protection area or scenic road corridor to development in the:

- Rural Living Zone
- Rural Zone
- Agriculture Zone
- Landscape Conservation Zone
- Environmental Management Zone
- Open Space Zone

The purpose of the Scenic Protection Code is to recognize and protect landscapes that are identified as important for their scenic values. The current planning scheme applies the Visually Sensitive Areas overlay to key scenic landscapes, particularly in the north of the island and the extent of the current overlay is a

transitional provision. The LPS overlay map expands the application of the Scenic Protection Area. The proposed additional areas are discussed below.

The 'commons' on Flinders Island is substantially related to the scenic quality/aesthetic value of the landscape. Natural landscapes are omnipresent, and islanders are used to large open spaces, large skies, forested mountains and glorious and varying seascapes. This is a "uniqueness" factor and partially explains the islander expectation for lifestyle allotments. The commons in terms of landscape value is strongly related to sense of place, cultural identity and social activity as well as being the fundamental element of economic development for both 'nature based' tourism and environmental services supporting primary industry. Photographs of key scenic areas are included [Appendix 6](#).

North East River

The transitional visually sensitive overlay currently applies to land at North East River above the 40m contour. The overlay is proposed to be extended downslope from the 40m contour to the River where the current ecologically sensitive overlay commences (The Ecologically Sensitive Overlay is not a transitional provision). The justification for extending the scenic overlay is based on the visibility from the river mouth and the importance of the North East River area to both locals and visitors. The view looking south from the river mouth at Holloway Point is panoramic; a natural landscape containing coastal features and habitats including estuary and wetlands, beaches, sand dunes and native vegetation. The estuary has high value for numerous bird species some of which are listed under international agreements. The area where the overlay is proposed to be extended has high 'relief' value since the land increases in elevation from the coast to over 100m. While the ex-forestry site is regenerating with mixed vegetation and still provides a significant contrast, there is generally a visual congruence in the land cover with only 2 developments that are visible but relatively inconspicuous due to small scale and minimal clearance of vegetation.

The absence of visible development provides an environment free of 'overlooking' and contributes to a sense of remoteness at the river mouth. The local significance is social and relates to use by locals for recreational and camping uses. The economic significance is associated with visitation by tourists and the preservation of the remote feeling which is marketed as a tourist attraction and is clearly a diminishing resource. The extension of the overlay will also help to conserve the views from the hillsides *towards* the river mouth which encompass the estuary and coast and is remarkable in expansiveness, diversity and naturalness of river and coastal features. The entire North East River area is unlikely to be subject to a 'development boom', however, the potential impact of a single development in this landscape is underscored by the absence of other visible buildings or structures.

South of the North East River and Palana areas, the existing Visually Sensitive overlay encompasses land west of Palana Road to the Limestone Bay coast, Mount Killiecrankie on private and public land, excludes the Killiecrankie settlement and then encompasses most of the Mount Tanner Nature Recreation Reserve and the loose arrangement of dwellings at Leeka/West End. These landscapes have been accepted as part of the transitional arrangement for the Visually Sensitive overlay.

Marshall Bay

The Scenic Management Overlay is proposed to be extended to encompass the area west of Palana Road that follows the coastline of Marshall Bay. The area joins the current extent of the overlay at Leeka,

extends east to encompass seven freehold allotments west of Palana Road and then all allotments west of Palana Road south to where the current visually sensitive overlay recommences on Crown land north of Emita township. The scenic quality of this area is evident from the views from the Emita lookout and from north facing allotments on Port Davies Road.

The components of the view relate to the uniting and harmonising effect of the intact vegetation, the high degree of naturalism that this provides and the contrast and compatibility of the long wide stretch of sandy beach and fore dunes around the wide expanse of the bay. There is, from the vantage of the lookout, no human effect on the landscape. Minimal clearance for development and non-reflective materials including for rooves will be critical to the maintenance of the scenic quality, particularly from the tourist lookout and Port Davies Road. Clearance of vegetation in this highly erosion sensitive environment has the capacity to significantly modify the integrity of the current scenic quality.

Emita

The transitional provisions include the mapping of the scenic management overlay on Crown land adjacent to the foreshore at Emita and to freehold land at Settlement Point a key heritage conservation area. There is one extra freehold title included in the scenic Protection overlay; it is CT 245387/1 adjacent to the Wybalenna Heritage area. As such the scenic values of CT 245387/1 are amplified in the context of the Heritage area.

The Emita Settlement is zoned Low Density Residential. The Code does not apply in this zone.

Loccota

The transitional provisions include the existing visually sensitive overlay as it currently applies to Crown land at Loccota and extends the scenic management overlay to include CT 202756/1, the allotment adjacent to Trousers Point Beach, CTs 154535/1 and 175135/2 adjoining Fotheringate Bay.

The additional allotments at Fotheringate Bay and Trousers Point Beach are included because of the views from the public beaches and the complexity of the vistas. Both views are rated extremely high value based on an exceptional degree of topographic variation: turquoise water with large boulders, long curve of sandy beach, vegetated foredunes, vegetated foothills rising steeply to vegetated slopes and granite outcrops of the National Park. The diversity and richness of these contrasting elements provides a rare combination of high integrity and is universally appreciated by locals and visitors alike. The vegetation and habitat values and the ephemeral effects of light emphasise the natural as well as scenic qualities of these two undeveloped coastal locations.

The transitional provisions apply to land south of Trousers Point Beach along the Big River Road, around the southern extent of the Strzelecki National Park to the southern boundary of (but not including) Cooma.

Lady Barron

The current visually sensitive overlay includes parts of Vinegar Hill. The overlay applies special area provisions over the least viewed aspect of the Hill i.e. the eastern slopes. The Scenic Protection overlay is proposed to be extended to cover all land above the 40m contour to the summit of Vinegar Hill and

including the west southern and south western slopes. The extension of the current overlay is based on the significant visibility of the hill in the wider landscape and valuable intact vegetation that adds considerable scenic amenity to the township of Lady Barron. The overlay excludes the Vinegar Hill Estate but includes land proposed for Rural Living A in the east of the town.

The Scenic Protection Overlay is proposed to be extended to include White Beach which runs north south at the eastern extent of the Lady Barron locality. Of shore of this pristine white sand beach is a well- used mooring area and the beach is visible from the town. It is integrated with the broader landscape and seascape of near islands all of which exhibit an entirely natural state. The protection for visual quality is designed to retain this naturalness and to avoid visual impacts of development when viewed from the town and the offshore areas.

Darling Ranges

Parts of the Darling Range Conservation Area, Brougham Sugarloaf Conservation Area and Mulligans Hill Conservation Area are currently within the Visually Sensitive overlay and will be transitioned. In addition, the remaining areas of these reserve areas are proposed to be included in the Scenic Protection overlay. Overall 'the granite' is a solid constant in the landscape affected by ephemeral influences such as pink light at sunset and waterfalls during weather events. The range and complexity of vistas from multiple vantage points, the topographic variation and the lack of development are critical to the collective island identity, sense of place and economic sustainability. Where they are clearly integral with the topography of the ranges, freehold allotments are included in the scenic protection overlay. These titles are listed below:

Darling Range Conservation Area	+ CTs	Brougham Sugarloaf and Mulligans Hill Conservation Areas	+ CTs
	200410/1		175239/1
	214183/1		141190/3
	2141832/1		121593/1
	197402/1		210431/1
	197504/1		127260/2
	239474/1		127260/1
	242178/1		143336/1
	128643/1		243851/1
	239247/1		143335/1
	141041/1		241549/1
	239193/1		PID 6424189 Crown
	238598/1		205540/1
	208472/1		
	242211/1		
	243672/1		
	251051/44		
238427/1			

The required Table C8.1 Scenic Protection Area is included in section 6.0.

5.7 C9.0 Attenuation Code

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

5.8 C10.0 Coastal Erosion Hazard Code

The Flinders LPS incorporates the C10.0 Coastal Erosion Hazard Code. The overlay mapping is based on work commissioned by the Department of Premier and Cabinet which produced a state wide model of the Tasmanian coastline. The coastal erosion hazard area overlay in the LPS has not been modified from the layer published on the LIST.

5.9 C11.0 Coastal Inundation Code

Clause LP1.7.9 of the SPP requires each LPS to contain an overlay map produced by the Department of Premier and Cabinet, showing:

- (i) coastal inundation hazard areas
- (ii) coastal inundation investigation areas

for the application of the Coastal Inundation Hazard Code.

Guideline CIHC 1 requires the coastal inundation hazard area overlay to include the three coastal inundation hazard bands and the coastal inundation investigation area as depicted in the 'Coastal Erosion Hazard Area Bands 20161201' layer published on the LIST.

The coastal inundation hazard area overlay in the LPS has not been modified from the layer published on the LIST. Guideline CIHC 2 requires the LPS to include the AHD levels for the coastal inundation hazard bands and the defined flood level for the relevant localities as a list for the Coastal Inundation Hazard Code in accordance with the AHD levels published on the DPAC website. The AHD levels have been included in the Coastal Inundation Hazard Bands AHD Levels Table in the draft LPS without modification.

The required Coastal Inundation Hazard Bands AHD Levels Table is included in section 7.0.

5.10 C12.0 Flood-Prone Hazard Code

Clause LP1.7.10 requires the LPS to contain an overlay showing the areas for the application of the Flood-Prone Areas Hazard Code if a planning authority has flood-prone areas in the municipal area.

No transitional provisions under Schedule 6, Clause 8D (2) of the Act apply to this code and no Flood-Prone Hazard Area overlay for the SPP Flood-Prone Areas Hazard Code have been identified.

5.11 C12.0 Bushfire Prone Areas Code

The draft LPS incorporates a bushfire-prone area overlay provided by the Tasmanian Fire Service. The supporting report from the TFS is provided in [Appendix 7](#).

5.12 C14.0 Potentially Contaminated Land Code

The Potentially Contaminated Land Code provides identification of potentially contaminated land via a potentially contaminated land overlay. The Code Application clauses at C14.2 provide alternative ways of identifying potentially contaminated land, which is what Council will rely on to “call in” land that is not within the absence of an overlay.

Council does not currently hold a database of all potentially contaminated land. Council acknowledges that it needs to provide a comprehensive list of potentially contaminated land and an overlay in the future.

5.13 C15.0 Landslip Hazard Code

Clause LP1.7.12 of the SPP requires the LPS to contain an overlay map produced by the Department of Premier and Cabinet, showing landslip hazard areas for the application of the Landslip Hazard Code.

Guideline LHC 1 requires the landslip hazard area overlay must include the four landslip hazard bands as depicted in the ‘Landslide Planning Map – Hazard Bands 20131022’ layer published on the LIST, unless modified.

The LPS utilises the C15.0 Landslip hazard Area Code. Overlay mapping is derived from the landslip hazard bands depicted on the Landslip Planning Map-Hazard Bands 20311022 layer published on the LIST.

5.14 C16.0 Safeguarding Airports Code

The LPS utilises the C16.0 Safeguarding of Airports Code. An Obstacles Area overlay has been prepared using data provided by Airport Survey which informs the Flinders Island Airport Master Plan. Due to the scale and use of the Flinders Island Airport, the scheduled flights and limitations on the size of aircraft landing, noise is not considered to be an appropriate regulation for the immediate area. A noise attenuation overlay has therefore been excluded from the overlay as the provisions are an unnecessary limitation for buildings (including sensitive uses) in the area around the airport.

6.0 Local Overriding Provisions

While noting that the Tasmanian Planning Scheme (TPS) will deliver a consistent approach to planning controls, the Minister stated that the Tasmanian Planning Scheme “...will also provide the necessary flexibility to ensure that local planning matters can be adequately catered for and that an appropriate balance between consistency and meeting local planning needs can be achieved.”⁴⁸

The local planning matters are to be dealt with through the inclusion of the Local Provisions Schedule (LPS) of the TPS. Section 32 of the Land Use Planning and Approvals Act sets out the contents of a LPS.

An LPS may include a particular purpose zone (PPZ), a specific area plan (SAP) or a site-specific qualification (SSQ). A Local Provisions Schedule must conform to the requirements set out in LP1.0 of the SPPs. Practice Note 8 provides technical advice on drafting and formatting the written part of the LPS to ensure consistency. Practice Note 5 gives guidance on drafting conventions.

⁴⁸ Hon P. Gutwein 2015 2nd Reading Speech (Tasmanian Planning Scheme Bill), Hansard

A new PPZ, SAP or SSQ may only be included if they are capable of meeting the requirements of s32(4) of the Act:

An LPS may only include a provision referred to in subsection (3) in relation to an area of land if-

- (a) A use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
- (b) The area of land has particular environmental, economic, social or spatial qualities that require provisions that are unique to the area of land, to apply to land in substitution for, or in addition to, or modification of, the provisions of the SPPs*

The Flinders LPS proposes the following:

- A PPZ for Cape Barren Island and Outer Islands
- 4 specific area plans for Flinders Island
- 13 site specific qualifications for Flinders Island

The justification of the PPZ, SAPs and SSQs required by s32(4) are provided below.

Flinders Planning Scheme 2000 is not an Interim Scheme and does not contain specific area plans or Particular Purpose Zones as transitional provisions to override the SPPs.

6.1 Particular Purpose Zone- truwana (Cape Barren Island) and Outer Islands

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

The SPPs outline the content requirements for any PPZs at LP1.4.

PPZ – truwana (Cape Barren Island) and Outer Islands

The PPZ is intended to provide an integrated approach for truwana and the outer Aboriginal islands; lungtalanana-Clarke, Babel, Badger, Chappell and Great (Big) Dog. T

The extent of the PPZ is shown on Map FLI-P1.1

The PPZ is required due to the unique circumstances, in particular the Aboriginal ownership of most of the truwana/Cape Barren Island and outer Aboriginal islands and the autonomy implied by this tenure. Section 32(4)(a) is pertinent. Other unique factors relate to location, size of population, land use and likely (minimal) development. These unique factors are reflected in Use Tables of the precincts within the Particular Purpose Zone. There are many more uses proposed as Permitted or No Permit required than can be generally expected. These represent the unique tenure of the islands and the associated agency applicable to the Cape Barren Island Aboriginal Association and the Aboriginal Land Council of Tasmania and are a reflection of the Management Plan for the island(s). The Management Plan is provided on request.

truwana-Cape Barren Island comprises a mix of ownership although the majority of the land is held by the Aboriginal Land Council of Tasmania (ALCT). The residential population is approximately 73 persons.

The proposed PPZ is an adaptation of the individual management plans that have been prepared for each of the islands. The primary purpose and objective of the PPZ is to provide a holistic integrated approach for protecting resources balanced with providing opportunity for re-connection with the land by the traditional land owners.

The PPZ is divided into four precincts:

1. The Corner
2. Rural Area
3. Environmental and Cultural Protection; and
4. Airport.

The purpose of the precincts is:

1. to support the settlement functions with a focus on residential, community, industrial and recreational uses and to manage use and development within the limits of infrastructure provision
2. to provide for non-agricultural uses required to locate outside The Corner precinct and for ongoing agricultural use
3. to restrict use and development within the Environmental and Cultural Precinct and only support development where this furthers social and cultural objectives and continuation of cultural practices.
4. to recognise the importance of the Airport Precinct and protect it from incompatible uses. The airstrip is managed and operated by the Aboriginal Land Council of Tasmania

The precincts are described below.

The Corner Precinct

The development pressure across the islands is mostly on truwana-Cape Barren Island (CBI). It is of paramount importance that the PPZ supports 'The Corner' settlement on CBI to provide for new development within the serviced area.

The Corner Precinct identifies the main settlement on Cape Barren Island which predominantly comprises single detached dwellings. Houses are spaced a minimum of 10m from each other, which is the underlying characteristic to the low density development pattern and open character of the settlement. This pattern is replicated throughout The Corner Precinct and this is irrespective of whether a single lot contains a single dwelling or multiple dwellings.

The residential population of Cape Barren Island is supported by a small general store, post office, school, health services provided by locum health professionals, oval, community hall and church. The store, post

office and administration centre of the island are located centrally on the northern edge, overlooking Sandford Bay with direct views across to Long Island and Flinders Island.

The Corner Precinct is defined by the serviceable land area that has potential to connect to the island's power supply contained on land identified on CT143716/1. A defined additional coastal area is included to accommodate the expansion of this facility anticipated over the next couple of years confirmed through consultation with the Aboriginal community during preparation of the PPZ.

The land identified on CT 168159/3 is held by Housing Tasmania and is included in the Corner Precinct. This is currently a vacant parcel and earmarked for houses west of the ridgeline (60m contour). The land east of the ridgeline is excluded from The Corner Precinct as it includes land at risk to landslides. Coastal inundation will limit development along the northern foreshore including development within the north-eastern corner of The Corner Precinct.

The community has expressed a desire to limit subdivision of land, to prevent further fragmentation of land holdings across the island.

The wharf remains critical for receiving goods and services to the island. The wharf is contained within Property ID 1507970 and is under the authority of Marine and Safety Tasmania. This has been contained within the Corner Precinct.

The Corner precinct has a number of private properties. It is unlikely to get any form of visitor accommodation. Travel to the island is limited. Only small planes flying to the Island. Occasional visitors arrive via boat (private). Currently most visitors will stay with family or friends. If opportunity explored, qualification keeps development small scale.

Airport Precinct

The objective is to protect the airfield currently contained on CT143716/1, CT 128170/2 and CT 235549/19 which is Aboriginal land. To secure the continuation of the airfield, a small proportion of a freehold title CT 241559/1 is included in the precinct.

Rural Precinct

The rural area is an extensive area that incorporates land previously utilised for farming, lifestyle properties and golf course. Regeneration of native vegetation is slowly occurring across inactive grazing land as it is no longer in private ownership or managed for grazing. The Aboriginal Land Council of Tasmania (ALCT) owns more than 50% of the Rural Precinct. In consultation with ALCT, there is an expressed desire for the retention of land within the Rural Precinct rather than the Environment and Cultural Precinct in order to facilitate any future economic development opportunities. The ALCT also expressed a desire for the golf course to be supported by an adaptable building that can have multiple functions to serve the local community. The precinct provides for the uses desired by the ALCT.

Environment and Cultural Protection Precinct

The Environment and Cultural Protection Precinct includes a truwana-Cape Barren Island and all the outer Aboriginal islands. This precinct is intended to protect the natural values of the islands while providing opportunity for limited development based on cultural and recreational activities.

The ALCT seeks to facilitate re-connection to the land by the Tasmanian Aboriginal community. Therefore, a limited range of use and development is considered appropriate to meet this key objective. There are many ways re-connection to the land can be facilitated but the one most commonly expressed is the provision of low impact shelters that can be placed within the coastal environment without being visually intrusive. This gives the opportunity for the traditional landowners to explore and collect information about the island but more importantly to reconnect with the land. ALCT also expressed that opportunity for boat ramps is important along with having the capacity to provide for small scale visitor accommodation. This is also relevant to all the outer islands.

The dam and water treatment plant on Cape Barren Island is located at the western edge of the Environment and Cultural Protection Precinct. This provides potable water supply of the island and it is imperative that the catchment and associated dams remain free from non-compatible development. This infrastructure is appropriately placed in this Precinct.

Visitor Accommodation is a prohibited use for all Aboriginal Islands other than truwana/Cape Barren Island and Clarke Island which is currently being considered for a commercial visitor accommodation use given existing infrastructure on the island (3 existing buildings).

For the truwana (Cape Barren) and Outer Islands Particular Purpose Zone to be included in the LPS it must be demonstrated that section 32(4) of the Act has been satisfied. The area of land to which the proposed PPZ applies has particular environmental, economic social and spatial qualities that require provisions that are unique to the land. It is proposed that the PPZ be included under section 32(4) (b). Justification is based on the factors below.

Environmental factors

A large proportion of the land area across the islands is retained within the Environmental and Cultural Protection Precinct, largely to protect, manage and conserve the natural values of the islands by limiting use and development opportunities through the regulation of tight controls. The Environmental and Cultural Precinct is an expansive land area providing opportunity for the effective management and retention of a well-connected ecological system as recognised in and advocated by the individual management plans.

While vegetation retention is paramount on the islands, the vegetation across the Rural Precinct, Airport Precinct and The Corner Precinct has a high proportion of heavily vegetated non-eucalyptus forest and woodland interspersed with heathland and coastal complexes. These are Threatened vegetation Communities. The non-eucalyptus forest and woodland is currently thriving on the island. Given the intact nature of biodiversity in the Environmental and Cultural Protection Precinct, the exclusion of the Airport Precinct and Corner Precinct from the priority habitat overlay map will not impact on the environmental

factors of the island and is a necessary for the continued function of the airstrip and future development of the settlement. This satisfies Schedule 1 objective for sustainable development.

Under predicted future climate pressures, buildings require careful placement to limit their impact on the natural values. The PPZ provides a positive influence in this regard by requiring more in depth assessment for any development located within 100m of any coastal title.

Social factors

The coastlines of the islands are vital for the Tasmanian Aboriginal community as it is not only a place for social interaction but also opportunity for people to connect with the land and engage in longstanding cultural practices. A significant proportion of the land area and coastlines of the islands is contained within the 'Environmental and Cultural Protection Precinct' (EACPP), providing an integrated approach for managing, protecting and conserving the natural values, landscapes and the Aboriginal heritage of the islands.

The EACPP, held by the Aboriginal Land Council of Tasmania (ALCT), is mostly free from any notable buildings or structures, although there are a few exceptions across the islands such as Clarke Island. In consultation with ALCT, there has been an expressed desire for use and development controls to be relaxed to allow consideration and construction of low impact structures, boat ramps or jetties. The purpose of relaxing these controls is to support recreation and continuation of long standing cultural activities but also for the traditional land owners to re-connect with their country. This is socially fundamental to ALCT. While the ECPP is intended to achieve this social and cultural objective, regulation guarantees that buildings will remain subservient to the natural values and scenic landscapes associated with the islands, thus preserving the cultural affiliation.

truwana-Cape Barren Island is home to approximately 73 permanent residents and is the only island with a formal settlement. The Corner Precinct comprises a mix of residential uses supported by a wharf, store, post office, church, hall, school and health services. The continuation of non-residential uses within this precinct is vital for population retention and to sustain a vibrant community.

The airstrip also provides the opportunity for residents to travel on and off the island and is a critical service contributing to the wellbeing of the on island community by providing opportunity to connect with family and friends off island but also giving the ability to access a range of services otherwise unavailable. The importance of maintaining the function of the airstrip is a significant social factor that will be protected through the Airport Precinct of the Zone.

Economic Factors

The cultural practice of birding is locally significant and provides economic opportunity across the islands. The PPZ supports the continuation of this longstanding cultural practice and also provides consideration of new endeavours. However, the facilitating and growing of a tourism based economy is not in any way intended.

Accessible by air and water truwana-Cape Barren Island will continue to be the focus for future use and development across the Aboriginal islands. The wharf and airstrip on provide capacity to import food, building supplies, fuel, bulky goods and a range of other goods. The continued supply of power, potable water and capacity for sewerage treatment are important for continued economic prosperity.

The Rural Precinct provides opportunity for continued grazing and farming activities which can contribute to the local economy of the island although it is noted to have declined in recent years. There is a locally significant imperative that new development within the Rural precinct can facilitate new economic opportunities.

6.2 Specific Area Plans

The LPS includes 4 specific area plans for Flinders Island based on unique characteristics of the land and unique social and economic characteristics noted in the Council Strategic Plan and the Northern Tasmania Regional Land Use Strategy. Section 32(4) (b) is addressed below.

6.2.1 FLI-S1.0 Coastal Settlement specific area plan

The extent of the land is shown on Map FLI-S3.2.1

The aim of FLI-S1.0 is to maintain the current pattern of development in the existing coastal settlements by substituting a larger minimum lot size. Increasing the minimum lot size means that a consequential change to the site coverage is also required to preserve the current residential amenity.

The four settlements to which this specific area plan applies (Palana, Killiecrankie, Emita and Bluff Road) are characterised by a low density residential environment comprising allotments on average around 4000m². This low density development pattern is a feature of Flinders Island where space for outdoor activities, outbuildings, boat and trailer storage are common. In addition, there are no reticulated sewerage services and onsite management of waste and stormwaters is necessary. These coastal settlements are stand alone, that is they are not adjacent to any higher density centres. However, they vary from rural dwellings on larger lots where rural activities accompany residential uses.

The specific area plan is intended to maintain the current low density pattern of development for environmental health outcomes which will also maintain the current character. The specific area plan seeks to substitute the Low Density Residential Zone Acceptable Solution of a 2500m² minimum lot size, with an Acceptable Solution minimum lot size of 4000m² in order to take into account land capability at the same time satisfying social expectations. It also seeks to substitute the site coverage as a consequential amendment but maintains a similar overall coverage.

Section 32(4) (b) applies due to the particular qualities applying to Flinders Island: i) absence of reticulated services in all settlements and ii) the pattern of development acknowledged in the regional land use strategy as dependent on local strategy and typified by lower than usual density of development across the board and particularly in the residential settlements.

Environmental Factors

Under the section 8A Guideline, the Low Density Residential Zone is applied to the four residential settlements because of the absence of reticulated services. The requirement for onsite effluent disposal is the pertinent factor. Lots at the SPP performance criterion minimum lot size of 1500m², may compromise the ability to achieve effluent and stormwater management on sites with dwellings, outbuildings tanks and other structures, particularly on sites where the land capability reduces effective drainage. At the three northern settlements, the land is sloping to steep and there is a risk attached to higher density development associated with onsite waste water disposal on mobile, sloping soils. At Bluff Road the soil type significantly restricts on-site drainage and larger lot sizes are required to ensure effective disposal can be attained. In all cases, the modification of lot size is intended to ensure that the Low Density Residential Zone Development Standards for Subdivision 10.6.3 objective (a) can be achieved: *That each lot (a) has an area and dimensions appropriate to use and development in the zone.*

Social Factors

The high level of residential amenity provided in the settlements aligns with expectations of island residents for low density living. An alternative zone such as the Rural Living Zone can deliver larger lot sizes but is not consistent with the exclusively residential uses in the low density residential settlements. These are linear settlements; the larger lot sizes assist in achieving a 'non-urban' separation between buildings that significantly contributes to residential amenity and maintains a dispersed character that is the preferred choice of island residents.

Site Coverage

The amendments to the minimum lot size proposed in FLI-S1.0 have consequential impacts on the Development Standards for Dwellings and Non Dwellings, specifically 10.4.4 Acceptable Solution A1 and 10.5.1 Acceptable Solution A4.

10.4.4 A1 states that: *Dwellings must have a site coverage of not more than 30%*, this represents a maximum dwelling coverage of 750m² at the SPP Acceptable Solution minimum lot size of 2500m.

10.5.1 A4 states: *A building that is not a dwelling must have a site coverage of not more than 30%* which also represents an outbuildings maximum coverage of 750m² at the SPP Acceptable Solution minimum lot size of 2500m.

If the minimum lot size is increased to 4000m² and if the site coverage for dwellings and non dwellings remains at 30%, the coverage increases to 1200m² for both a dwelling and non dwelling. The setbacks remain the same and the scale is then incompatible with the existing (and desired future) character of the settlements. It is therefore proposed to reduce the site coverage for both dwellings and non dwellings from 30% to 10% to better accommodate the amended minimum lot size while maintaining the current coverage.

The scale of dwellings currently comprising the coastal settlements is relatively modest and reflects an island vernacular of unassertive architecture that acquiesces to the natural landscape rather than seeking to dominate it. The adjusted site coverage preserves the status quo with regard to a scale proportionate to the lot size and site coverage in the settlements.

The proposal is to substitute the SPP Development Standards for Dwellings and Non Dwellings, by amending the site coverage in each to 10% on the grounds that the change is consequential to the proposed change to increase the minimum lot size and will preserve the existing local residential scale and amenity.

6.2.2 FLI-S2.0 Whitemark Rural Living specific area plan

The extent of the land is shown on Map FLI-S2.2.1

The aim of FLI-S2.0 is to contribute to council's strategy to facilitate affordable housing. The objective of the specific area plan is to make provision for multiple dwellings in the Rural Living Zone as a means of expanding the opportunities for long term rental accommodation and alternative tenure types within proximity to the service centre of Whitemark. The extra provisions are justified under section 32(4)(a) as they address unique economic conditions cited in the regional land use strategy.

The Northern Tasmania Regional Land Use Strategy acknowledges that the Rural Living Zone as applied to Flinders municipality will be motivated by circumstances unique among northern councils.⁴⁹ The zone is applied to land around Whitemark to provide flat, cleared land close to services. This facilitates allotments that are more affordable to develop. Affordability is a critical issue within the municipality. Land supply is only one, albeit critical element. Due to flood risk, within the Whitemark centre there is minimal land available for residential expansion; available land within the town is earmarked for mainly business and service centre uses.

Social Factors

The availability of long term rental accommodation is at a critical level of (under) supply on Flinders Island. This is a market failure in part attributable to the cost of building, the cost of finance and the low rental yield. The problem of housing availability presents difficulties for the younger 'returnee' demographic (nominated in Council's Strategic Plan as a key cohort of future residents) and for employee accommodation. The application of the Rural Living Zone seeks to make land available at a greater diversity of allotment sizes but this addresses only part of the problem.

The 2011 census highlights that of a total of 346 private dwellings, 337 were detached houses of which 74% had 3 bedrooms or more. Such housing does not address the demand for 'singles' accommodation related to employment or alternative tenures such as community built and owned housing. To assist in addressing the market failure, the specific area plan seeks to add multiple dwellings to the Rural Living Zone around Whitemark so that smaller, more diverse and less costly dwellings can be achieved on lots large enough to accommodate on-site waste water disposal and preserve social amenity.

The ability to explore alternative housing styles and tenures will impact on the ability of the municipality to attract and retain residents that do not conform to the dominant retiree or 'family' demographic cohorts, employees seeking longer term rental accommodation. It may also provide an opportunity for several people/families to join together to achieve affordable housing through self and community build projects on common land.

⁴⁹ NTRLUS 2018 RSN-P3 and RSN-P25 pp24-25

In addition, land has been identified at the northern edge of the town as suitable for assisted living or multiple unit retirement housing. It is zoned Low Density Residential in which zone the standard for multiple dwellings requires a 2500m² site size per dwelling. This is privately held land and it may be that the market does not respond to the strategy to provide multiple housing on the property. Given the need to locate retirement/assisted living housing close to services, if the low density residential property is not made available, an alternative site adjacent to the town may be a default option. Such land would be within the Rural Living Zone.

Environmental Factors.

The land assigned for Rural Living around the service centre of Whitemark and to which the SAP applies, is required for Rural Living development due to the physical constraints of the town centre, particularly the coastal inundation hazard which severely limits the expansion of the town. The Rural Living areas are designated on already cleared land which reduces the environmental impacts of vegetation clearance mandated for Bushfire Code requirements. They are flat land which reduces the impact of runoff and erosion. The lots range from 1 hectare to 10 hectares and are large enough to support multiple dwellings and services without compromising water quality or impacting on neighbouring allotments. They are close to the town centre and so reduce travel by road.

Economic Factors

Council strategy for sustainable development is to attract a sustainable population. Employment prospects for would be residents is linked to the ability to procure long term housing; at present a very severe limitation due to a range of market factors. It is imperative for the establishment and growth of a local economy to be able to attract people who can contribute to that economy through regular employment and /or artistic or niche product development. The planning scheme is limited in scope, but it can provide more affordable land options at a range of lot sizes and facilitate a wider range of housing options than is currently available. Without a range of housing options, the ability to attract a more diverse range of people is compromised and likely to constrict cultural diversity and economic growth. It can be argued that this is a situation exacerbated by the remote island conditions. While procurement of finance may be more difficult everywhere at the present time, the additional costs of building materials and labour and the low return on rental properties is driven entirely by the location. The need to respond in any way available under the Tasmanian Planning Scheme is essential as well as consistent with the Regional Land Use Strategy.

The proposal is for substitution of the Rural Living Zone Use Table 11.2 and the addition of multiple dwellings as a discretionary use within parts of the Rural Living Zone at Whitemark on CTs 53171/3, 39516/2, 39516/1, 31072/1, 16064/1 and part of CT252518/1.

6.2.3 FLI-S3.0 Coastal Areas specific area plan

The extent of the land to which this specific area plan applies is shown on map FLI-S3.2.1

The aim of FLI-S3.0 is to guide development near the coast to by encouraging sympathetic and thoughtful design that respects the integrity of the land form and biodiversity. In this way scenic quality and public value of the coastline and foreshore may be maintained.

The specific area plan addresses the key issues in relation to maintaining a landscape of inconspicuous development; site coverage/clearance of vegetation, excavation and/or fill, materials and scale. It seeks to reinforce the standards available in the SPPs.

The coastal areas are a very significant part of the scenic and social fabric of Flinders Island. In addition to the undeveloped and varied nature of its features, the coast, foreshore and proximate outer islands are integral to the social and cultural life of the island communities. The fundamental element of the scenic quality is the absence or paucity of built environment. In addition to sense of place, the scenic quality contributes to a sense of remoteness and 'wildness' that is the basis of the appeal to the tourism market.

The visual quality can be expressed in terms of distinctive coastal features; rocky shorelines, pocket beaches, lichen covered boulders in conjunction with coastal vegetation and an absence of or inconspicuous development. The slow rate of change has to date largely protected the coastal character, but the risk of incremental and/or wholesale change is ever present; there is an imperative to retain at least the level of protection provided by the current scheme through the Shorelines and Waterbodies overlay. The current overlay applies to land within 100m of the high water mark but this overlay is not a transitional provision. The spatial extent of the coastal protection areas in the Natural Assets Code is 40m from the high water mark, which, when applied in most cases will only affect Crown land due to the Crown coastal reserve of varying width around the entire coast line of Flinders Island (with the exception of Aboriginal land around Settlement Point).

The specific area plan proposes to include all land within any zone on Flinders Island, 100m inland of a boundary with the Crown coastal reserve. Aboriginal land at Wybalenna is excluded since the coastal reserve does not apply. The townships of Whitemark and Lady Barron are also excluded as they are already transformed localities. As such the application of extra provisions is unnecessary as they will do little to achieve the specific objectives for the overriding provisions.

The specific area plan is principally sought using section 32(4)(a) since the major factor is protection of the unique and locally significant coastal habitat and ecosystems from which social and economic benefits are derived.

Unique Factors

The Coastal Areas specific area plan is included to reinforce the existing SPP standards in the relevant zones and the Natural Assets Code. It is considered necessary to do this given the very high significance of the coast on a small island. By addressing disturbance to landform and vegetation, the specific area plan highlights that design elements are crucial to achieving unobtrusive built form. Unobtrusive built form is the key component of the sense of 'wildness' itself a critical part of the tourism narrative. The interpretation of the scheme in isolation to the strategic matters referenced above (preservation of the basis of the tourism economy, sense of place and ecological integrity) has been shown to, at worst distort and at best compromise the desired outcome. The specific area plan seeks to highlight those elements that are critical to achieving thoughtful design in the coastal areas and to emphasise their importance in the assessment process.

Environmental Factors

The west and northern coastlines are subject to strong prevailing winds and vegetation is frequently distorted reflecting the impact of the persistent salt laden westerlies. The importance of retaining a vegetation cover and undisturbed landform is accentuated by this single climatic factor. In the Killiecrankie and Limestone Bay areas in particular, the Threatened Vegetation Community heath on calcareous substrates is a Threatened Vegetation Community, dunes are actively mobile, and disturbances can cascade to erosion and loss of key habitat and genetic diversity. A critical point relating to strong winds is that retention of vegetation is substantially preferable than relying on proposed screening by plants. This is because re-establishment after clearance is notoriously difficult due to wind and native animal grazing pressures. For a council area made up of a group of islands, the coast and marine areas are of critical importance for biodiversity and ecosystem sustainability. Under predicted future climate pressures, environmental services provided by biodiverse environments need to be conserved and effectively and equitably managed, so that ecologically representative and well-connected systems remain integrated into the wider land and seascapes. At the present time more than half of the vegetation on freehold land has been cleared, further losses coupled with the predicted effects of climate change could result in unacceptable species loss, especially Furneaux subspecies. Development can diminish the integrity of vegetation and the effect is not limited to bushfire mitigation for a single dwelling; the cascading impacts associated with clearance for access and service easements, outbuildings and water tanks substantially alter the connectivity of intact vegetation on elevated sites. Other negative environmental impacts are associated with runoff, erosion and siltation, particularly in coastal areas.

Social factors

As an island, the social importance of the coast cannot be overstated. The use of the coast and offshore environment is ubiquitous which means the visual impact of development from the foreshore and offshore is as important as visibility from roads and land based public places. The uniqueness of a local government area made up of over 50 islands is based on coastal features, remoteness and maritime activities. Retaining the coastal environment in a natural and recognisable state is paramount to sense of place and identity as well as liveability factors related to recreational pursuits and visual amenity. The regulation of development, particularly in relation to the clearance of vegetation and proximity to the shared public space of the Crown Reserve is a high priority and needed to support the social and cultural foundations of island life.

Minimising the extent of development within the coastal areas also has the potential to reduce impacts on Aboriginal heritage. The coastal areas are known to be important localities for Aboriginal cultural heritage. Although Aboriginal heritage is administered under a different Act, the Specific area plan will incidentally support positive affect due to the objective to reduce the scale of buildings and works.

Economic Factors

The tourism economy is based on the narrative of the pristine, remote island where there is the opportunity to escape to the unhurried, simpler island lifestyle. The implications of coastal development

are therefore commercially significant. Without the pristine aspect of undeveloped coast, the island becomes just like anywhere else with a coastline dotted with dwellings and other built features. The unique status afforded by an absence of visible development is easily undermined, indeed, sometimes the visibility of a single dwelling can appear as more of an affront than a seaside town with multiple dwellings. The impact of a single building on an otherwise undeveloped coastline is magnified or reduced by the way in which the overall development fits within the landscape. Coastal areas abound where dwellings seek to 'shout' their impact. To protect the economic basis of the tourist sector requires coastal development that is subservient to the sea and landscape so that the nature based narrative can still be used to attract visitors to an environment that is actually unique in its naturalness and does not just duplicate more easily accessible mainland coastal places.

6.2.4 FLI-S4.0 Lady Barron Port specific area plan

The purpose of the specific area plan for the Lady Barron port is to acknowledge and protect the operation of this critical island infrastructure. The SPP zone provides for discretionary uses in the Port and Marine Zone but does not provide any standards by which to assess such uses. The local significance attributed to the Lady Barron port means that it is vital to limit the potential for conflict of use within the zone. The specific area plan seeks to address the absence of standards and to amend the use table to delete visitor accommodation and to qualify food services and tourist operation. It is proposed under section 32(4) (a) due to the extreme importance of the port in relation to sustainable economic activity.

Economic and social factors

The Lady Barron Port operations focus on freight activities that support the Flinders Island economy. The transport of livestock comprises the key use and the commodity is worth \$22million per annum. In addition, the weekly trips from Bridport supply the islander and visitor population with all types of food including perishables as well as all freight for farm and building supplies, home, garden, business, mechanical, medical and most other freight of any other kind. The port is indeed the lifeblood of the island. Already constrained for expansion, it is vital to the economic and social wellbeing of *all* islanders that the port can continue to function without hindrance. The supply vessel leaves Bridport on the tide and so arrives at Lady Barron at a range of times within a 24 hour period. It is common for a metal on metal chorus to be accompanied by the 'beep' of forklifts during the night and in the early hours of the morning.

The movement of livestock requires yarding of stock sometimes for days and regular loading onto the *Matthew Flinders*. Noise and smell are integral to these movements which occur across a 24 hour timeframe on all day of the week. The SPP zone appears to envisage a larger port area where uses can be separated or where movement of goods occurs only during the day and cattle movements are not part of the operation. However, the incursion of a sensitive use such as visitor accommodation at a small area port such as at Lady Barron, risks future demands to modify the odour and noise that is a fundamental component of the operations.

Lady Barron is currently well endowed with multiple options for visitor accommodation, and the proposed Village Zone will allow for more options for food services to augment the current waterfront Tavern on

Franklin Parade. The specific area plan provides for a limited food services that could be oriented away from the working port and for a small scale tourist operation within the existing Crown leased shed. In this way the specific area plan adjusts those parts of the SPP zone which potentially have unintended consequences on the operation of the port, while still allowing community development that can contribute to a local economy.

6.3 Site Specific Qualifications

The LPS contains 13 site specific qualifications shown in the table below.

Table 19 Rationale for site specific qualifications

Ref	Site	Substitution, addition, modification	Rationale
FLI-25.1	Part of 16 Esplanade Whitemark shown on map FLI-25.1	Additional zone Purpose Statement	Current scheme amendment 01-17 :27/12/17
FLI-25.2	Part of 16 Esplanade Whitemark shown on map FLI-25.1	Additional discretionary use	Current scheme amendment 01-17 :27/12/17
FLI-22.1	Trousers Point Beach 154 Trousers Point Road Loccota CT 202756/1 PID1506222	Modify zone standards No further subdivision	<p>Trousers Point Beach is the premier visitation area. Scenic mgt of the beach and associated views is of paramount importance and vital to the appreciation of this tourist ‘mecca’. Trousers Point Road is proposed as a Scenic Road Corridor. A scenic protection overlay is proposed for the subject allotment. The Natural Assets Code applies to priority vegetation/TVC on the site. This vegetation is integral to maintaining scenic integrity and supports coastal processes.</p> <p>Objective is to retain the landscape and ecological integrity of the site and the scenic quality of the location.</p> <p>SPP LC Zone allows for (qualified) 20ha subdivision. The subject site is currently zoned Rural with a min lot size of 40 hectares. An SSQ for no further subdivision retains the status quo and ensures protection of locally significant natural and scenic values that support Council’s environmental, social and economic objectives.</p>

Ref	Site	Substitution, addition, modification	Rationale
FLI-26.1	Airport CT227191/1 PID 6428462	Addition to Discretionary uses within the zone	<p>The Flinders Island Airport is split zoned Utilities and Light Industry. The Objective is to enable an income stream on Council owned airport land zoned Utilities by providing for vehicle fuel sales. Light Industry zoned airport land may produce an income stream through the leasing of land for light industry activities that do not compromise the function or safety of the airport but no SSQ is proposed on this part of the airport allotment.</p> <p>The airport is critical to life on the island. It is held by the Local Govt Authority and is very costly to maintain. Council seeks ways to add an income stream to the airport operations. Long term parking exists and an ability to provide fuel for sale would augment the current service for passenger vehicles.</p>
FLI-22.2	Vinegar Hill CT165275/1	Subdivision achieves public access to summit lookout	<p>Vinegar Hill is covered in priority vegetation. Currently a gravel road gives access to (near) the summit where a Telstra tower is located. The Objective of the SSQ is to formalise the current informal public access to the summit of Vinegar Hill as established if subdivision occurs. Notwithstanding s83(1) LGB&MP Act, the rationale is that there is an economic benefit to be derived from the spectacular views of Adelaide Bay, White Beach the shoals, Pot Boil and proximate islands which cannot be had from any other viewpoint. On the other side, the summit affords views of the east coast lagoons and Planters Beach and the farming land with the Darling Ranges in the long view. These are unsurpassed panoramas of the island and an obvious tourist attraction. The current track is used by Telstra to access the communication tower on the summit.</p> <p>The track is also used by locals and contributes to health and wellbeing of the resident population by providing opportunities for recreation and liveable neighbourhood.</p>
FLI-22.3	Vinegar Hill TGS CT199735/1	Subdivision achieves public access to summit lookout	<p>This is the second of the two allotments that encompass the current informal access track to the summit. The Objective of the SSQ is to formalise the current informal public access to the summit of Vinegar Hill as established if subdivision occurs. Notwithstanding s83(1) LGB&MP Act, the rationale is that there is an economic benefit to be derived from the spectacular views of Adelaide Bay, White Beach the shoals, Pot Boil and proximate islands which cannot be had from any other viewpoint. On the other side, the summit affords views of the east coast lagoons and Planters Beach and the farming land with the Darling Ranges in the long view. These are unsurpassed panoramas of the island and an obvious tourist attraction. The current track is used by Telstra to access the communication tower on the summit.</p>

Ref	Site	Substitution, addition, modification	Rationale
			The track is also used by locals and contributes to health and wellbeing of the resident population by providing opportunities for recreation and liveable neighbourhood.
FLI-11.1	Palana CT44146/1 PID7664133	Subdivision standard	Subdivision aims to establish collective on site stormwater capture and storage for the 20 ha of land proposed to be zoned Rural Living B at Palana. The justification for the application of the rural living zone is within section 3.0 of this report. The allotments are large enough to adequately address stormwater on site, the gentle slope of the land to a point near the entrance at Palana Road invites a considered approach that is incorporated at land division stage that potentially includes a retention basin or other water sensitive design feature that can become open space and serve liveability objectives as well as water quality objectives. The proposal seeks to satisfy the Water Quality Management Policy by reducing the potential for erosion and siltation.
FLI-29.1	Holloway Park PID 6429553	Recreation	The Holloway Park reserve is currently a 100 year Crown lands lease to Council expiring during 2070s. During community consultation during September 2018, the consensus was to retain Holloway Park for recreational use that would also allow a campground. The surrounding land on 2 sides is zoned for Village scale activities and Holloway park can contribute to the economy as linked with the Village Zone. A campground is nominated for the site due to an identified need to provide such accommodation for tourists who arrive and depart on the Bridport boat or who want to camp in the south of the island. The inclusion of service industry as a discretionary use if for laundry or carwash compliments the camping use on the site. It also has potential to provide laundry facilities to pleasure craft sailors who visit Lady Barron. The carwash can contribute to Tasmanian biosecurity by providing a wash down area for vehicles leaving on the boat.
FLI-11.5	Franklin Parade Lady Barron CT156090/1	Subdivision standard	The intention is that subdivision establishes collective on site stormwater capture and storage for all lots at time of subdivision. Zoned for Rural Living A this and the adjoining lot see CT 250865/1 below are located on the southern slopes of Vinegar Hill. The runoff from the hill can be significant and the SSQ is designed to ensure water quality and the amenity of neighbouring properties.
FLI-11.4	57 Franklin Parade Lady Barron CT250865/1	Subdivision standard	The intention is that subdivision establishes collective on site stormwater capture and storage for all lots at time of subdivision. Zoned for Rural Living A this and the adjoining lot see CT 156090/1 above are located on the southern slopes of Vinegar Hill. The runoff from the hill can be significant and the SSQ is designed to ensure water quality and the amenity of neighbouring properties.

Ref	Site	Substitution, addition, modification	Rationale
FLI-11.2	180 Badger Corner Road Cooma CT160220/3	Use table Additional use for the site Community Meeting and Entertainment	The site is currently disposed as a guest house with commercial kitchen. The business plan includes future use as a function centre for weddings, parties and food based functions. The current rural residential zoning does not permit food services other than if attached to guest house guests. The SSQ recognises the location as a key gateway to the Strzelecki National Park and the opportunity to provide services currently not available. Cooking school activities and a trattoria will serve the local as well as visitor communities and are an example of the types of activities Council is anticipating in the Rural Living Zone: small business designed to contribute to a robust local economy. Aspects such as a restaurant also satisfy a social criterion for locals.
FLI-11.3	180 Badger Corner Road Cooma CT 160220/3	Use table Qualification of food services is modified for this site	The site as described above seeks to establish a restaurant service for locals and visitors, expanding the current guest house service existing on the site and contributing to council's strategic objective to encourage a range of home businesses to diversify the local economy.
FLI-10.1	17 Patrick Street Whitemark CT 145116/2	Use Table addition of Storage	The site is the long term depot for Parks and Wildlife service whose office is within the local business area. The site is used for storage of equipment and machinery. The Parks and Wildlife Service are key partners and provide a myriad of Ranger based services including fire-fighting. The depot site is a convenient location and not planned for relocation. The SSQ proposes to ensure the ability to provide another building for storage purposes conducted at the site acknowledging the Parks personnel and activities as a key a community service.

6.3.1 Flinders Planning Scheme – permitted alterations

The following was inserted via an amendment in 2017.

5.7.1 Zone Intent

Use or development for tourism/hospitality related purposes is supported in association with Whitemark Wharf.

5.7.5 Table of Use or Development

Note (b): Notwithstanding the provisions of Clause 5.7.5, on the land at 16 Esplanade, Whitemark (Certificate of Title Volume 1129006 Folio 1), to the extent shown on Figure 5.7.1, the following uses and development will be discretionary:

- Restaurant;
- Community Building;
- Local Shop; and
- Tourist Operation.

The Flinders Planning Scheme defines Restaurant as a use class, which does not exist in the SPPs. The closest description is Food Services. Also, the definition of a Restaurant refers to a place to sit and eat, which could include a café, but it precludes a take away premises. This alteration is required to conform to the requirements of the SPPs, meeting 8B(3)(a) of Schedule 6 of the Act. The qualification is presented the way it is to preserve the policy in the existing scheme.

The Flinders Planning Scheme defines Community Building as a use class, which does not exist in the SPPs. However, the SPPs use class for Community Meeting and Entertainment is very close. This alteration is required to conform to the requirements of the SPPs, meeting 8B(3)(a) of Schedule 6 of the Act.

The Flinders Planning Scheme defines Local Shop as a use class, which does not exist in the SPPs. The closest description is General Retail and Hire. Also, the SPPs defines Local Shop, but with a different floor area to that of the existing scheme. Accordingly, in order to preserve the policy of the existing scheme, the SPPs definition of Local Shop cannot be used in the qualification. That is why the qualification refers to a shop with the floor area. This alteration is required to conform to the requirements of the SPPs, meeting 8B(3)(a) of Schedule 6 of the Act.

A Tourist Operation is provided for in the Port and Marine Zone of the SPPs. As such, this qualification is not required and can be deleted. This alteration achieves the effect intended, meeting 8B(3)(d) of Schedule 6 of the Act.

The final SSQ is shown below -

FLI-Site-Specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
	16 Esplanade, Whitemark	129006/1	<p>An additional Zone purpose statement for this site is:</p> <p>Use or development for tourism/hospitality related purposes is supported in association with Whitemark Wharf.</p> <p>Additional Discretionary Use Classes for this site are:</p> <ul style="list-style-type: none"> (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 250m²; 	25.1

7.0 Appendices

7.1 Flinders Local Provisions Schedule

7.2 Table: LPS Consistency with NRLUS

7.3 Table ‘Uniqueness factors’

7.4 Table: Comparison of current and SPP Zones

7.5 Priority Vegetation Mapping explanation of method

7.6 Photographs of key scenic management areas

7.7 Tas Fire Bushfire Prone Areas Report

Separate Attachments

Flinders Council Strategic Plan 2015

Flinders Structure Plan draft for consultation 2016

Draft Whitemark Parking Precinct Plan

Cape Barren Island Management Plan

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.

		<p>(d) To not exceed the capacity of infrastructure such as, water and energy supply; and</p> <p>(e) To manage use and development to make efficient use of existing roads, tracks and other infrastructure.</p>
FLI-P1.2.2	The Environmental and Cultural Precinct – shown on the overlay map as FLI-P1.2.2	<p>(a) To protect places or landscapes of cultural significance.</p> <p>(b) To conserve the diversity of flora and fauna.</p> <p>(c) To protect sites of environmental significance such as the Ramsar Wetland, Cloud Forest on Mount Munro, and other areas with high natural values.</p> <p>(d) To maintain and protect natural processes, unstable or fragile landforms and areas of scenic importance.</p> <p>(e) To provide for use and development that supports cultural operations and activities such as gathering and preparing of food or birding.</p> <p>(f) To promote natural and cultural understanding of the islands with interpretive signage.</p> <p>(g) To allow for small scale development integrated with the surrounding seascapes and landscapes</p>
FLI-P1.2.3	The Rural Precinct – shown on the overlay map as FLI-P1.2.3	<p>(a) To provide for the sustainable and ongoing use of land for agriculture.</p> <p>(b) To provide for non-agricultural uses required to locate outside of the Corner Precinct.</p>

FLI-P1.2.4	The Airport Precinct – shown on the overlay map as FLI-P1.2.4	<p>(a) To provide for continued use of the precinct as an airport.</p> <p>(b) To provide new use and development compatible with the function and role of the airport .</p>
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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: <ul style="list-style-type: none"> 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
<p>A1</p> <p>No acceptable solution</p>	<p>P1</p> <p>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:</p> <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; (d) the impact on the character of the surrounding area; and (e) the impact on the amenity of any adjoining residential properties.

FLI-P1.6 Development Standards for Buildings and Works

FLI-P1.6.1 Building height

Objective:	That height of buildings: <ul style="list-style-type: none"> (a) is compatible with the character of the applicable precinct; (b) does not cause unreasonable loss of amenity to adjacent uses; and
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	(c) minimises the impact on the natural values of the applicable precinct.
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> <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>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>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>	<ul style="list-style-type: none"> (a) the applicable local area objectives; (b) the size, shape and orientation of the site; (c) setbacks of an existing building; (d) separation between existing buildings; (e) access to sunlight for habitable rooms and private open space of dwellings; (f) the visual prominence of buildings when viewed from public areas including roads and foreshores; and (g) the safety of the road network and its users.
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FLI-P1.6.3. Building footprint and location in the Environmental and Cultural Protection Precinct

Objective:	<ul style="list-style-type: none"> a) Preservation of the natural character and areas of scenic importance; b) Provide for low impact development that supports the use of land for recreation and cultural activities.
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> <ul style="list-style-type: none"> (a) the local area objectives; (b) any management plan for the islands; (c) any screening provided by the topography; (d) impact of the development on the natural and cultural values of the site and adjacent area; (e) design, scale, siting and type of building; (f) the visual prominence of buildings when viewed from public areas including roads and foreshores; and (g) any screening proposed.

FLI-P1.6.4 Setback from the coastal title in the Rural Precinct

Objective:	That the setback:
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	(a) minimise the visual appearance of development on the coastal landscape when viewed from public areas including roads and foreshores.
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> <ul style="list-style-type: none"> (a) the local area objectives; (b) any screening provided by the topography; (c) impact of the development on the natural and cultural values of the site and adjacent area; (d) design, scale, siting and type of building; (e) the visual prominence of buildings when viewed from public areas including roads and foreshores; and (f) any screening proposed.

FLI-P1.7 Development Standards for Subdivision

FLI-P1.7.1 Subdivision

Objective:	That each lot: <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use an development in the zone; (b) is provided with appropriate access to a road
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or lot proposed in a plan of subdivision must:</p> <ul style="list-style-type: none"> (a) be required for public use by a council or the Aboriginal Land Council of Tasmania; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot providing it is within the same precinct. 	<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"> (a) the applicable local area objectives; (b) the relevant requirements for development of buildings on the lots; (c) the intended location of buildings on the lots; (d) the topography of the site;

	<ul style="list-style-type: none"> (e) adequate provision of infrastructures services; (f) adequate provision for storm water retention and drainage; (g) the pattern of existing lots or development existing on established properties in the area; (h) any constraints to development.
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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
FLI-S1.3.1	Coastal Settlements Specific Area Plan shown on an overlay map as FLI-S1.3.1	(a) To maintain the landform, privacy and amenity of the settlements.

		(b) To provide for additional lot yield without diminishing the current residential, low-density character of the settlements.
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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:	That site coverage: 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
A1 Buildings must have a site coverage of not more than 15%.	P1 The site coverage of buildings must be consistent with that existing on established properties in the area, having regard to: 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 Multiple dwellings must have a site area per dwelling of not less than 2500m ²	P1 Multiple dwellings must only have a site area per dwelling less than 2500m ² if: (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.	

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	<p>(a) To encourage the protection of the natural coastal environment, including coastal vegetation, dunes, shore and estuarine areas.</p> <p>(b) To maintain the visual amenity of coastal areas based on development that is subservient to the natural features of the landscape.</p> <p>(c) To encourage thoughtful design that minimises vegetation clearance, disturbance to landform and disruption of ecological processes.</p>

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	P1	
The site coverage must be not more than 300m ² .	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,
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	To encourage building design that responds to the particular shape, contours and slope of the land,
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings and works must not include cut and fill greater than 0.5m above or below existing ground level.</p>	<p>P1</p> <p>Buildings and works must be located to minimise alteration to existing ground level, having regard to:</p> <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; g) the location of driveways or access tracks, and <p>in any case, be only to minimise the visibility of buildings</p>

FLI-S3.7.3 Building height

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

FLI-S3.7.4 Building appearance

Objective:	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.
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>P1</p> <p>Buildings must minimise their visual impact having regard to:</p> <ul style="list-style-type: none"> (a) the local area objectives;

<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. 	<ul style="list-style-type: none"> (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 (b) if curved rooves are used, they are within a pitch range of 15 degrees to 25 degrees pitched. 	<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 (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from roads, the foreshore and other public places.

FLI-S3.7.5 Exterior finish

<p>Objective:</p>	<p>The exterior finishes are not prominent or reflective and blend with the natural palette of the site and surrounding area</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<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 zoneb) minimise opportunities for conflict with livestock yarding and transportc) 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 100m2
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 100m2
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
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	(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
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>A Use listed as discretionary must not compromise the core functions of the port, having regard to:</p> <ul style="list-style-type: none"> (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
<p>A2</p> <p>Hours of operation of a discretionary use, on a site within the zone at Lady Baron Port, must be within the hours of:</p> <ul style="list-style-type: none"> (a) 8.00 am- 6.00pm Monday to Friday; and (b) 8:00am-8.00 pm Saturday, Sunday and Public Holidays 	<p>P2</p> <p>No Performance Criteria</p>
<p>A3</p> <p>Where it currently exists, safe public access should be maintained to:</p> <ul style="list-style-type: none"> (a) the waterfront and (b) wharves 	<p>P3</p> <p>No Performance Criteria</p>

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
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>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.</p>	<p>P1</p> <p>No Performance Criteria.</p>

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
<p>A1</p> <p>New buildings and structures must not be located within 15m of a boundary with TasPorts land.</p>	<p>P1</p> <p>New buildings and structures must be located to minimise conflict with the smell and sounds of cattle yards and loading.</p>

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	An additional Permitted Use Class for this site is: Storage	10.2
FLI-11.1	Palana Road, Palana	44146/1	An additional Acceptable Solution A3 and Performance Criterion P3 for this site is: A3 No acceptable solution. 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: (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; (e) any potential impacts to adjoining properties that may occur as a result of stormwater run-off;	11.5.3

			<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 may occur as a result of stormwater run-off;</p>	11.5.3

			<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	A substitution for the Acceptable Solution A1 for this site is:	22.5.1

			No further subdivision There are no performance criteria	
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 250m2;	25.1
	Part of 16 Esplanade, Whitemark shown	Part of 129006/1	(d)	25.2

	on an overlay map as FLI-25.1			
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

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

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
						inlet of Whittling Office Point, probably 1820's.
FLI-C6.1-13		Chappell Island				Shag Boatharbour anchorage and birding sites
FLI-C6.1-14		Chappell Island				Water roack, north of Shag Boatharbour
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

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-C6.1-31		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)
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

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-C6.1-39		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
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

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
						Guncarriage 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
This table is not used in this Local Provisions Schedule			

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/	Folio of the Register	Description, Specific Extent and Archaeological Potential
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		Name of Precinct		
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	Intact coastal vegetation and undisturbed land form combined with	To retain the natural appearance of the area by minimising clearance of

		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.	rocky coastal shoreline interspersed with sandy pocket beaches.	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 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.	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 when viewed from the coast and coastal waters.	To minimise clearance of vegetation and disturbance to land form. To limit development and reduce the visibility of buildings, structures and access tracks.
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	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	Management of visual impacts, particularly reflectiveness and/or colour of materials including rooves. Minimising site coverage to that applicable in the Landscape Conservation Zone

		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.	scenic quality particularly when the tide is out and the vast expanse of sandy beach contrasts with the turquoise waters of the bay.	
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 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	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 formations add to the drama during weather events. The close proximity and steepness of the mountains is a key contributing factor to visual amenity.	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
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	Management objective is to minimise the clearance of vegetation and reduce the visibility of development from Big River Road and the coastal waters.

			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	
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	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	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.

		overlay encompasses the entire conservation area and includes freehold allotments that share characteristics including obvious geology with the conservation area.	creek systems are important features. The play of light on the granite is very spectacular.	
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		

7.2 LPS Consistency with Regional Land Use Policies

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
RSN-P3	Recognize the isolated relationship of the Furneaux Group of islands to the settlement system of the region and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.	<p>Local strategy acknowledges the physical constraints to expansion of the main centre on Flinders Island (Whitemark) and the strategy to provide very low density rural residential allotments as a way of attracting permanent residents and of diversifying the local economy. The creation of Rural Living allotments adjacent to Whitemark and at Blue Rocks and Lady Barron directs future low density development and is designed to retard the ad hoc fragmentation of rural land. The settlement pattern aligns with community expectations for lifestyle allotments that can support activities for a diversified local economy.</p> <p>Local strategy also recognises that reticulated services are rare or absent on Flinders Island and that residential areas in existing settlements are constrained. The high and unsatisfied demand long term rental stock is recognised as a constraint to future development. To counter the market failure, the LPS proposes multiple dwellings be considered in Rural Living Zone at Whitemark.</p>
Housing dwellings and densities		
RSN-P4	Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments	The LPS uses SPP Rural Living Zone to provide housing choice, at the same time consolidating currently dispersed rural dwelling patterns and concentrating lifestyle allotments near existing facilities. Within the Low Density Residential Zone land has been identified as appropriate for assisted living at Whitemark and in the Village Zone at Lady Barron. The residential zones utilise existing road infrastructure and capitalise on the reticulated water available in the existing townships.

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
RSN-P5	Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand	<p>To support a growing aging population, multiple dwellings are permitted in the Low Density Zone in the towns of Whitemark and Lady Barron. A Whitemark Rural Living Area Specific Area Plan modifies the Use table to add multiple dwellings as a discretionary use in the Rural Zone.</p> <p>Where possible to achieve onsite effluent and stormwater disposal, multiple dwellings for aged care and community living are encouraged in the Village Zone at Lady Barron and the Low Density Residential Zone off Walker Street Whitemark.</p>
RSN-P6	Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors	To the extent that this strategy applies to the islands, the LPS seeks to direct development around the retail and administrative centre of Whitemark and the port settlement at Lady Barron. At Palana, Rural Living land is established adjacent to existing settlement.
RSN-P7	In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.	<p>To the extent that this strategy applies to the islands, the LPS seeks to implement Council's aim to provide more job opportunities, facilitate affordable housing and facilitate the expansion of housing types and tenures.</p> <p>It does this by increasing the density of development at Lady Barron, establishing Rural Living land for lifestyle and home business and Rural zoned land for small scale manufacturing and processing while reserving key grazing areas for inclusion in the Agriculture Zone.</p>
Integrated Land use and Transport		
RSN-P8	New development is to utilise existing infrastructure or be provided with timely transport infrastructure community services and employment	The proposed new development area of Blue Rocks is adjacent to the sealed road and energy infrastructure. The proximity to the main town centre and the airport satisfy RSN-P8 to the extent it applies. Flinders Council has no

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
		<p>reticulated sewerage and reticulated water is limited to Whitemark and Lady Barron areas. There is no public transport infrastructure.</p> <p>On truwana-Cape Barren Island housing is encouraged in The Corner precinct where multiple detached dwellings can be constructed at a density determined appropriate by the island residents.</p>
RSN-P9_RSN-P14	All relate to public transport infrastructure and are not applicable to the Furneaux Islands	N/A
Residential Design		
RSN-P15	In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, ensure that development is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set	Flinders Council has no current character or heritage studies. A Master Plan for Whitemark has been commissioned. If adopted by Council, the plan should be made available to developers, so the study can be considered at the conceptual and design stages.
RSN-P16	Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.	N/A
RSN-P17	Provide accessible and high- quality public open space in all new 'Greenfield' and infill development by creating well-designed public places.	It is noted that the SPPs do not include any provision for public open space in subdivision and it is not a matter that is provided for in the SPPs that can be included in a LPS, unless by demonstration of a specific local value under s.32(4). The provisions of the Local Government (Building & Miscellaneous Provisions) Act (LGBMP) are extremely limited in their jurisdiction over requirements for public open space.

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
		In effect, this policy cannot be implemented unless greenfield and infill development is subject to a SAP.
Housing Affordability		
RSN-P20	Provide a variety of housing options to meet diverse community needs and achieve housing choice and affordability	Housing affordability is a critical issue on Flinders Island linked to difficulties in achieving finance, extra costs of transport, the cost of development approvals and low rental yields. The local strategy to assist in addressing market failure is to facilitate a more diverse range of allotment sizes and to consolidate development in and around local settlements where access to services is available. This translates to the establishment of Rural Living Zones as the most appropriate to island lifestyle and affordability. The provision for multiple housing in the Rural Living Zone is designed to allow a variety of tenure and housing options.
Rural and Environmental Living Development		
RSN-P21	Rural and environmental lifestyle opportunities will be provided outside urban areas	Modifications to the mapping of land suitable for inclusion in the Agriculture Zone mean that in the LPS, the key primary production areas are protected and remaining rural land zoned to enable rural and rural living opportunities. Where landscape values have been identified, discretionary opportunities for a single dwelling in the Landscape Conservation Zone are provided by the SPPs.
RSN-P22	Rural and environmental lifestyle opportunities will reflect established Rural Residential Areas.	The minimal extent (43 hectares in total) and physical constraints of the Rural Residential Zone in the current planning scheme exclude expansion of the current rural residential area. Consolidation is proposed with a slight increase

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
		in density. The Natural Assets Code is intended to minimise impacts on priority vegetation and lot size is expected to reflect the existing visual and spatial character.
RSN-P23	Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and will limit further fragmentation of rural lands.	New Rural living opportunities at Whitemark, Blue Rocks, Palana and Lady Barron consolidate lifestyle development in discrete areas that do not compromise agricultural land.
RSN-P24	Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.	Growth areas at Whitemark, Lady Barron and Blue Rocks maximise efficiency of sealed roads and provision of electricity. Other services are not available outside of Whitemark/Bluff Road and Lady Barron. On site management of stormwater will be important at Lady Barron. Efficiency may be managed through the inclusion of stormwater retention in subdivision plans.
RSN-P25	Recognise that the Furneaux group of islands are more reliant on local strategies for Rural Residential Areas and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population or visitation.	<p>Local strategy in relation to rural residential areas varies from regional network and settlement strategies mainly by establishing new rural residential and lifestyle allotments. These have been outlined above. Notwithstanding, the LPS is underpinned by local strategies that align with regional strategies as follows:</p> <ul style="list-style-type: none"> i) Proximity to existing settlements containing social services: ii) Access to road infrastructure with capacity: iii) On site waste water suitability: iv) Consideration of the impact on natural values or potential land use limitations as a result of natural values: v) minimisation of impacts on agricultural land and land conversion: vi) Minimisation of impacts on water supply required for ag and enviro purposes:

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
		vii) Consideration of hazard management: viii) Existing supply within the region: ix) The ability to achieve positive environmental outcomes through re-zoning
Regional Activity Network centres	RAC-P1 Maintain and consolidate the Regional Activity Centres Network to ensure future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.	The minimal activity centre hierarchy on Flinders Island refers to Whitemark as the key District Services Centre, Lady Barron as a Neighbourhood Centre. To preserve the predominance of these centres, other settlement areas are identified as residential with the capacity for a local shop or food services. Whitemark more closely aligns with the Local Business Zone and expands the business area. At Lady Barron Village Zone to encourage residential scale retail cultural and tourist activity.
RAC-P2, RAC-P3 RAC-P4 RAC-P5 RAC-P6 RAC-P7		Not relevant to development within the municipality
RAC-P8	Provide high quality urban design and pedestrian amenity within regional activity centres by acknowledging the significance of place making, activity diversity and the improvement of amenity. Coordinated urban design and planning are necessary elements in the development and management of	Council has commissioned a consultant to prepare a Master Plan for Whitemark. Application of the Village Zone in Lady Barron seeks to capture local character and culture with opportunities to include these in built design and streetscape. Existing sports and community open space is zoned Recreation.

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
	<p>attractive, sustainable and socially responsive regional activity centres.</p> <p>The desired urban design outcomes include:</p> <ul style="list-style-type: none"> • improvements in the presentation, safety and amenity of the public realm and built environment; and • provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investments. 	
RAC-P9	<p>Discourage 'out-of-centre' development and provide for new use and development that supports the Regional Activity Centres Network and the integrated transport system.</p> <p>Development applications that are 'out of centre' will only be considered if all of the following criteria are adequately addressed:</p> <ul style="list-style-type: none"> ▪ Community need; ▪ No adverse impact on existing activity centres; and ▪ Synergy with existing employment hubs (i.e. health, education, research). 	<p>The application of SPP zones discourages out of centre development. The exceptions are</p> <ul style="list-style-type: none"> • providing opportunities for light industry to establish on council held land adjacent to the airport. • Rural zoned land between lady Barron and Cooma appropriate for light industry in the south <p>The agrarian character and small population of Flinders Island supports the consolidation of the main centre at Whitemark. Despite the availability of most uses in most zones, the LPS reflects council strategy to retain Whitemark as the retail, administrative and health service centre.</p>

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
RAC-P10	Provide for a range of land uses to be incorporated into activity centres appropriate to their role and function within the Activity Centres Hierarchy.	The Local Business Zone at Whitemark and the Village Zone at Lady Barron satisfy this strategy. The response to RSN-P7 above outlines the local activity hierarchy.
RAC-P11	Develop activity centres with street frontage retail layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres where the defined character or purpose requires otherwise.	A precinct plan for Whitemark Parking is incorporated into the LPS
RAC-P12	Regional Activity centres should encourage local employment. In most instances this will consist of small scale businesses servicing the local or district areas	Local Business and Village Zoning allow for expansion of business and employment opportunities
RAC-P13	Support effective access to a hierarchy of social facilities and amenities	Flinders Island public halls at Emita, Lady Barron and Whitemark are zoned Recreation, Village and Community Purpose reflecting the amenities provided and valued by the community.
RAC-P14	Investigate capital improvements works to improve pedestrian safety and access to activity centres and precincts. Progressively implement capital works improvements to the region's activity centres.	The future Master Plan for Whitemark will investigate pedestrian safety
RAC-P15	Coordinate joint agreements on the range of future needs for community, social and recreation facilities and amenities with relevant providers and state agencies.	Not incorporated into planning scheme.
Regional Infrastructure Network Policy	Integrate infrastructure, transport and land use planning to complement State infrastructure plans and policies. Advance efficient, cost effective and	

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
	sustainable forms of urban development that support the Regional Settlement Network	
RIN-P1	Coordinate, prioritise and sequence the supply of infrastructure throughout the region to match the settlement framework.	<p>Essential infrastructure is basically the road network. The LPS consolidates development around existing settlements to maximise access to services.</p> <p>Future community infrastructure will be determined by relevant corporate providers or Council. The allocation of LPS zones allows public infrastructure.</p>
RIN-P2	Identify infrastructure capacity, need and gaps in current provision to meet requirements for projected population and economic activity	<p>The slow rate of growth has assisted in matching future need with local government capacity to provide infrastructure services. Capacity relates to the low rate base for the council area. The key priorities are identified as waste management and the Flinders Island Airport. Land for the former is provided in the existing facilities. The LPS applies the Airport Protection Code.</p> <p>The LPS establishes a Light Industry zone provides a dedicated area to cater for potential growth in economic activity. West Coast land zoned Rural provides opportunities for small scale manufacturing and processing and Rural Living land provides opportunities for home business and local commodities.</p> <p>The LPS includes provisions to protect the ecological and visual amenity of the islands' unspoilt natural values. The 'wild and free' tourism narrative and associated economic activity will depend on development that respects the natural landform, biodiversity and sea and landscapes.</p>
RIN-P3	Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.	New development is directed to Blue Rocks and Whitemark where access to sealed road is provided.
RIN P-4	Recognise the Department of State Growth Road Hierarchy and protect the operation of major road and	Only one State road on Flinders Island- Lady Barron to Airport

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
	rail corridors (existing and planned) from development that will preclude or have an adverse effect upon the existing and future operations	
RIN P-5	Recognise and protect the region's port, airport and other intermodal facilities (existing & planned), including operations, and protect from development that will preclude or have an adverse impact upon the existing and future operations.	Lady Barron Port and immediate surrounds is zoned Port and Marine to preserve future expansion opportunities. Flinders Island Airport obstacle limitations mapping applies to the Airport Protection Code and the overlay is included in the LPS
Regional Economic Development Policy	Advance a nationally and internationally competitive region that applies innovation and infrastructure investment to advance economic development in a broad range of sectors.	
ED-P1	<p>ED-P1 Promote increased innovation within the Northern Tasmanian economy, and encourage:</p> <ul style="list-style-type: none"> ▪ Increased agricultural potential by investment in irrigation schemes and irrigated lands; ▪ Innovation, which utilises and captures the region's water resources; ▪ Food and wine innovation; <p>A diversity of logistics in freight and port capacity.</p>	<p>On the islands, agriculture is equated with grazing animals. Irrigation is generally not suited to Flinders Island soils and predicted to not increase⁵⁰ Land capability and climate/wind factors exclude some crop based "innovation". Flinders is constrained by cost of freight.</p> <p>Food based tourism offerings currently contribute to the development of a local economy and the broader Tasmanian tourist market. Generally, this strategy is outside of the scope of a planning scheme.</p>
ED-P2	<p>Provide for land use planning networks to support the development of:</p> <ul style="list-style-type: none"> ▪ High value agriculture and food products 	Zoning allows for development (where possible) of the full range of agricultural products. Constraints and future trend noted in the Agricultural Profiles of 2010 and 2019 is for grazing animals to remain the dominant

⁵⁰ AK Consultants 2019 Profile Agricultural Land

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
	<ul style="list-style-type: none"> ▪ Digital (including the NBN). ▪ Vibrant, creative and innovative activity centres as places of employment and lifestyle; and ▪ Diverse tourism opportunities. 	<p>commodity. Notwithstanding, small scale local products are creating a robust value adding sector.</p> <p>Digital remoteness has improved with satellite NBN. Reliable communications are key to supporting emergent businesses.</p> <p>The LPS establishes new Rural Living Areas provide opportunities for home based business and tourism opportunities. Strategic analysis and public consultation identified sites at Limestone Bay, Killiecrankie and Big River Road as appropriate for large scale tourism development. The Local Business Zone at Whitemark and Village zones provide opportunities for cultural and social activities supporting social capital and tourism experiences.</p>
ED-P3	Provide a 10 year supply of industrially zoned and serviced land in strategic locations	<p>Current scheme has no land specifically zoned for industry.</p> <p>LPS provides for Light industry zone adjacent to the airport which is considered to be more than 10 years supply given that the Rural Zone also provides for light industrial uses. The Light Industry Zone is also applied to the Council Works Depot in Whitemark.</p>
ED-P4	<p>Provide suitable training and education opportunities in response to identified regional challenges, including those concerned with:</p> <ul style="list-style-type: none"> ▪ An ageing population; ▪ Out-migration of young people; ▪ Low literacy/education/skilled workers; ▪ Lack of diversity in the economy; ▪ Lack of support and training facilities; and ▪ Availability of affordable housing. 	Training and Education opportunities are beyond the scope of the LPS.

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
ED-P5	Support initiatives that provide Northern Tasmanians with an economic capacity to improve their lifestyle and engaged in fulltime or part-time employment to promote standards of living and access to basic services	Outside of scope of the LPS
ED-P6	Encourage sustainable and appropriate land use planning practices that seek to manage development and use of the region's natural resources	The LPS introduces a Landscape Conservation Zone to manage development in intact vegetation or areas of local significance, such as the coast. The extra provisions of the Coastal Areas and Elevated Areas specific area plans respond to the local priority to protect natural landform and biodiversity in order to encourage sustainable management for objectives related to liveability, environmental services, cultural traditions and the tourism market.
ED-P7	Prevent the loss of future rural production including agriculture, mineral extraction, forestry	The extent of Agriculture Zone reflects the requirements of broadacre pastoral enterprises. There is nominal farm forestry and no commercial plantations on the islands. Quarries are an existing use or located in the Rural Zone.
ED-P8	Manage the regions natural economic resources to sustainably and efficiently meet the needs of existing and future communities	Zone decisions for the LPS reflect the strategy to protect agricultural industry while diversifying some rural land to promote alternative uses. Strategy to diversify some rural land are designed to facilitate emergent local economies and a vibrant, island specific tourist offering. Combined with provision of some cleared, flat land near services for affordable housing, and a Specific area plan to allow multiple housing in the Rural Living Zone at Whitemark, the LPS provides a foundation for future communities.
ED- P9	Support tourism development that is guided by research and economic strategies that develop projects and initiatives to enhance the range of tourism and visitor experiences in the region.	Tourism research and projects are beyond the scope of the LPS. The LPS does provide for tourism development in most zones.

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
ED-10	Support the development of the tourism sector by ensuring land use planning policies and principles do not unnecessarily restrict tourism use and development	SPPs do not hinder visitor accommodation or tourism operations. The LPS protects values that support the tourism industry.
ED-11	Provide for the opportunity in planning schemes to identify, protect and enhance distinctive local characteristics and landscapes.	The LPS contains Local Area Objectives, The objectives of the 2 specific area plans are drafted to protect and enhance distinctive local characteristics and landscapes such as the coast and mountains.
ED-P12	Avoid unnecessary restrictions on new tourism sector innovation in planning schemes and acknowledge that planning schemes cannot always predict future tourist sites/developments.	Restrictions on innovation are beyond the scope of the LPS. Strategic planning consultation identified areas appropriate for larger scale tourism sites and SPPs allow for visitor accommodation in all zones.
Social Infrastructure and Community Policy	Shape resilient, liveable and prosperous communities supported by high quality community infrastructure and living environments to meet communities particular social, education, healthcare and living needs	On Flinders Island community infrastructure will only be adequately met if there is a sustainable level of population. The LPS supports council's population attraction objectives through provision of lifestyle allotments in a range of sizes on flat cleared (affordable) land. The LPS attempts to preserve natural values that underpin liveability of living environments by diversifying some rural land for landscape conservation and the sustainability of environmental services. LPS establishes a rural living area on land held by the Department of Education land as requested by the Flinders District High School to enable private tenure and residences for teaching staff. This is an example of the unique circumstances of Flinders Island, noted in the regional land use strategy, and highlighting the near absence of available long term rental accommodation for essential service providers.

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
		<p>The LPS rezones land north of Lagoon Road to Low Density Residential to facilitate the availability of land suitable for retirement style detached dwellings.</p> <p>The Village Zone at Lady Barron allows multiple dwellings limited in area by on site effluent disposal. There is an opportunity for retirement style accommodation on large allotments in the Village Zone.</p>
SI-P01	Co-ordinate planning for social infrastructure with residential development.	Outside the scope of the LPS
SI-P02	Provide social infrastructure that is accessible and well located to residential development, public transport services, employment and educational opportunities.	Proposed new rural living areas are strategically located close to services.
SI-P03	Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.	SAP for Rural Living areas at Whitemark provides for multiple housing to enable opportunities for different types and tenure of housing. The opportunity is provided for cooperative approaches to construction and management of common land. The Flinders island Airport and Lady Barron Port areas are critical social infrastructure and the LPS supports protection of fundamental transport and freight uses. The Airport protection Code applies to the airport and the purpose of the Port and Marine Zone is to minimise conflict of use.
SI-P04	Allow for a greater choice in housing types.	The specific area plan for rural living at Whitemark provides for multiple housing to enable opportunities for different types and tenure of housing. The SPPs allow for a dwelling to be a No Permit Required use in the Low Density Residential Zone and a Permitted use in the Rural Living Zone. This may encourage a greater choice in housing types.

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
SI-P05	Protect the operation of existing and planned education/training facilities from conflicting land uses.	The land surrounding the Flinders Island District High School is zoned rural. This preserves the status quo. Grazing is considered to be the ongoing use of agricultural land.
Cultural Heritage		
CH-P01	Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history	The Coastal Areas SAP is intended to protect the culturally important foreshore and coastal waters that contribute to sense of place and an island identity.
CH-P02	Recognise and manage archaeological values throughout the region to preserve their key values.	The coastal areas SAP has provisions to limit excavation and fill which will assist in reducing destruction of aboriginal heritage coastal values/sites The PPZ for CBI and Outer Islands provide for culturally appropriate future development.
CH-P03	Standardise statutory heritage management at the local level as much as possible.	State listed heritage sites for Deal Island and Goose Island are managed through the State Heritage Council. These are Crown reserved land. The Local Historic Heritage Code applies to local heritage areas.
Regional Environment Policy	Apply a consistent approach to environmental management to: <ul style="list-style-type: none"> ▪ Protect and conserve the natural environment; ▪ Provide for the management and use of productive resources including agricultural lands, natural resources, water resources and coastal environments; and Plan for natural hazards and climate change adaption responses.	

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
BNV-P01	Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping.	<p>The SPPs include the Natural Assets Code and prescribes the data content of mapping to be included in the planning scheme for watercourses and the 'Priority Vegetation Area'.</p> <p>The Northern Region has engaged Natural Resource Planning Pty Ltd to implement the Regional Ecosystem Model across the region, based on the requirements outlined in the Local Provisions Schedule Requirements (LP1.0) of the SPPs. An explanation is provided in Appendix 5.</p>
BNV-P02	Except where planning scheme provisions provide for exemptions, restrict land clearing and disturbance of intact natural habitat and vegetation areas of forest and non forest communities declared under the Nature Conservation Act, coastal wetlands and remnant and remnant and appropriate cultural vegetation within settlement areas.	Site coverage provisions of the Landscape Conservation Zone, the Scenic Management Code and the coastal areas specific areas plan is expected to assist in restricting land clearing of significant vegetation.
BNV- P03	Land Use Planning is to minimise the spread and impact of environmental weeds.	The omnipresence of the natural environment means it is difficult for land use planning to restrict interfaces where spread of domestic weeds are likely. Development.
BNV-P04	Land use Planning Strategies are to be consistent with any applicable conservation area management plans or natural resource management strategy.	Land use strategies for Flinders Island are consistent with existing Management Plans for reserved areas. The PPZ for truwana- Cape Barren Island is based on management plans reflected in the delineation of precincts.
Open Space and Recreation		

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
OSR-P01	To provide for an integrated open space and recreation system that contributes to social inclusion, community health and wellbeing, amenity, environmental sustainability and the economy.	The LPS protects coastal areas that contribute to social recreational activities, community wellbeing and the tourism economy.
OSR-P02	Improve open space outcomes through the delivery of a consistent regional approach that responds to the community's needs and avoids unnecessary duplication of facilities	The LPS zones relevant Authority land for Open Space
Natural Hazards		
NH- P01	Future land use and urban development is to minimise the risk to people and property resulting from land instability by adopting a risk -managed based approach consistent with Practice note Guidelines for Landslide Risk Management 2007 and (AGS (2007a) Guideline for landslides Susceptibility, Hazard and Risk Zoning for Land use Planning: AGS (2007e) Australian Geo Guidelines for Slope Management and Maintenance.	The Landslip Hazard Code applies to the Municipal area.
NH-P02	Future Land use and development is to minimise risk to people and property resulting from flooding	The Coastal Inundation Code maps flood prone areas in Whitemark and Lady Barron. Elsewhere the layer identifies areas for investigation.
NH-P03	Future Land use and development is to minimise risk to people and property resulting from bushfire	The Bushfire Prone Areas Code is included in the LPS
NH-P04	Where avoidance of hazards is not possible, or the level of risk is deemed acceptable best practice	This is beyond the scope of the LPS

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
	construction and design techniques and management practices are to be implemented	
Climate Change Adaption		
CCA-P1	Encourage energy efficient building use and design	This is beyond the scope of the LPS
CCA-P2	Protect investment in new infrastructure from the impacts of climate change	The Coastal Inundation Code and the Bushfire Prone Areas Code will apply to new infrastructure
Coasts and Waterways		
CW-P01	Protect and improve the ecological integrity of coastal environments	The Coastal Areas SAP aims to retain coastal landforms and genetic diversity both of which contribute to ecological integrity.
CW-P02	Limit the expansion of urban development within the coastal zone to avoid encroachment into areas of intact coastal environments	The Coastal Areas specific area plan is drafted to restrict the impact of development on intact coastal environments.
CW-P03	Minimise or avoid development in areas subject to high coastal hazard	The Coastal Inundation Code and Coastal Erosion Hazard Code will apply to areas of high coastal hazard and assist in avoiding areas of high coastal hazard
CW-P04	Protect the visual integrity of coastal landscapes	The application of the Scenic Protection Code
CW-P05	Protect and manage the ecological health and environmental values of surface and groundwater	A known groundwater area is zoned Landscape Conservation at Killiecrankie. The Natural Assets Code applies to class 4 watercourses, estuaries and coastal environments.

Strategy Reference	Regional Planning Policy	Flinders Council LPS consistency
CW-P06	Where appropriate development in new or redevelopment areas is to adopt best practice Water Sensitive Urban Design (WSUD) principles	Three site specific qualifications seek to address stormwater on large allotments zoned for rural living at Palana and Lady Barron.
Coasts and Waterways		
CW-P07	Protect the water quality of the regions waterways and wetlands including key water supply catchments	The Natural Assets Code applies to class 4 watercourses, estuaries and coastal environments.
CW-P08	Recognise the benefit of non-land use planning based organisations and their strategies and policies in managing protecting and enhancing natural values.	The diversification of some currently zoned Rural land to the SPP Landscape Conservation Zone is informed by work on priority habitat commissioned of the University of Tasmania and the Furneaux Natural resources management Strategy 2007. Ongoing land management is beyond the scope of the LPS
Landscape and Scenic Amenity		
LSA-P01	Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map 3E and local circumstances as well as the:	There are no scenic road corridors identified in the LPS although scenic protection is applied to locally significant scenic areas.
LSA-P02	Protect Specific topographic or natural features of significant scenic /landscape significance	The Scenic Protection Code overlay is extended to the granite mountain range that forms the spine of the island.

7.3 Factors contributing to the unique circumstances acknowledged in the NTRLUS

Uniqueness factor	Description/ issue	opportunities
Geographic Isolation Islands have no shared boundaries	<p>Sense of isolation. Need to be flown out in an emergency (weather permitting).</p> <p>Development costs exacerbated by need to fly experts in to complete soil, waste water, bushfire etc reports.</p> <p>Shared resources do not work in some LG business areas e.g. Works and Services and Planning.</p> <p>Resilience of ecosystems in face of climate change predictions</p>	<p>Opportunities for innovative and approaches due to necessity and based on existing characteristics of resourcefulness and autonomy</p> <p>Opportunities to improve effectiveness of planning processes through training and maintaining a local presence that can provide pre lodgement guidance.</p> <p>Shared resources do work in some LG business areas for example Building and Human Resources</p> <p>Opportunity to acknowledge that destruction of ecosystems cannot be offset by reliance on neighbouring systems in adjacent local government areas and a critical mass of resilient ecosystem must be retained on island</p>
Dominance of pastoral industry	Loss of commercial fishing industry in late C20 th , failure of managed investment forest schemes and land suitability means primary production is exclusively broad acre grazing	Opportunity to diversify some smaller lot or otherwise constrained rural land to encourage strategically placed smaller rural lifestyle allotments for production of value added and tourism offerings.
Cultural Perspectives	Self-reliant attitude can result in rejection of advice from 'away' that impose constraints on longstanding practices and autonomous island lifestyle; potential for insularity to reject useful practices or updated information.	Island life encompasses a wider sense of place than in cities where the sense of place is closer to the family house site. The Island as a whole is a broader perspective of 'home'. Higher social capital based on this broader and shared sense of place.

<p>Rate of Development</p>	<p>Rate of change is slow compared to some other areas due to unavailability of finance, at least 30% extra costs of construction, lack of employment opportunities.</p> <p>Marketing for tourism can potentially accelerate development implications such as demands on infrastructure and availability of long term rental properties.</p> <p>Individual developers from elsewhere do not necessarily understand local sense of place and apply suburban housing to undeveloped and/or environmental intact / coastal or elevated areas.</p>	<p>Opportunity for establishing consistent pre-lodgement advice regarding appropriate design and siting through statutory assessment service that is island focussed.</p> <p>Opportunities to streamline development processes for a localised service that responds to on island factors e.g. inspections schedules, consultants reports.</p> <p>Opportunities for tourism to relate to the island culture/nature based and return visits rather than mass single visitation. Opportunity to ensure development does not make demands for new road infrastructure by consolidating settlement centres. Opportunity for land use planning to facilitate local entrepreneurial activities that focus development on local priorities and a local economy that also 'feeds' a tourism sector.</p> <p>Opportunities for an island vernacular in housing style that doesn't distinguish between absentee owners and local residents or introduce inappropriate suburban design.</p>
<p>Social cohesiveness</p> <p>Strong history of community participation</p>	<p>Most involved demographic is aging. Decline in volunteering and participation in some community organisations. Same people volunteer without upcoming 'changing of the guard'.</p>	<p>Recent trend for island born younger people to return with their own families. Reinforces cultural and social practices and sense of place. Strengthens child based volunteering</p> <p>Increases demand for rural lots for innovative value adding and manufacturing for strengthening local economy</p>

		Opportunities for setting up educational based possibilities on island campus links to educational facilities.
Social Behaviour	Waste disposal best practice difficult with low rate base. Long term practices such as wood collection, vegetation clearance, Crown land as a resource are highly valued but unsustainable if translated to larger population. Fauna and habitat undervalued. Informal local access to coast is a particular land use issue; basis of recreational activity and social cohesion	Awareness raising as population from off island localities increases Opportunities to improve practices Opportunity to retain local access in subdivision
Ecosystem uniqueness	Northern or southernmost point of Tasmanian or Mainland species respectively Bird species especially diverse. RAMSAR wetlands on Flinders and Cape Barren Islands. Not all highly distinctive ecosystems occur on Reserved land. Loss of habitat is critical issue for environmental services to residents, farmers and tourists, threatened and non- threatened species and ecological communities soil biota and beneficial insects Endemic ecosystems threatened by ongoing vegetation clearance. Other values threatened by ill-conceived development, development requirements such as automatic clearance for bushfire hazard and broad scale grazing	Opportunity to develop a local vernacular dwelling type(s) that respond to bushfire requirements through design, siting and materials and avoid generic clearance of vegetation. Opportunity for natural values to be afforded higher priority for tourism economy.
Scenic quality	Incremental loss of landscape elements will mean the islands can no longer offer a sense of isolation, wildness or relaxation that appeals to high end tourism market	Scenic quality considered subjective but can be logically evaluated if using aggregate parts of a landscape Topography, geology, intact vegetation, coastal and foreshore components

7.4 Appendix 3 Zone Comparison table

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
Residential	General Residential						
<p><i>Comments</i> There is no direct conversion of the residential zone since the SPP zone requires full infrastructure services to be available. Whitemark/Lady Barron do not have reticulated sewerage or stormwater services. Low Density Residential provides alternative zone. Gen Res zone is not used.</p>							The minimum lot size in the SPP Gen Res zone (450m ²) does not reflect the pattern of development nor the need to accommodate effluent /storm water disposal
Residential	Low Density Residential		(+) General provision for all discretionary uses (+) noise level standard (managed by hours of operation)	(-8.0m) (+8.5m)	(-) comply with 1994 Building Regs. (+)8m frontage (+)5m side and rear	(+) site coverage (+) multiple dwellings site area 2500m ² (-) car parking located to rear of dwelling and substantially screened (-) Landscaping provision	(-) Lot size capable of onsite effluent disposal (+) must have sufficient useable area and dimensions for intended use (+) min 1200m ²

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
						Absence of landscaping and location of outbuildings may compromise visual amenity and be inconsistent with current township pattern	Intended (residential) use taken to include onsite effluent disposal on case by case basis.
<p><i>Comments: s8A Guidelines apply: Intent of current scheme Residential Zone matches Zone purpose of SPP LDRZ</i></p> <p><i>Applies to Current Residential Zone at Lady Barron & Whitemark</i></p>							
Low Density Residential	Low Density Residential	(+) Emergency Services (+) food services (excluding a take-away)	(+) General provision for all discretionary uses	(-) 8.0m (+) 8.5m	Front setback decreased from 10m to 8m	(+) residential density for multiple dwellings of, 2500m ² if unserviced with discretion to 2000m ²	Decrease in min lot size from 4000m ² to 1500m ² and no maximum lot size.
Low Density Residential	Low Density Residential	(+) Multiple dwellings (+) qualification for Sport & Rec uses	(+) noise level standard (managed by hours of operation) (+) General clause for Visitor Accom ⁿ (+) Scale standard for Visitor Accom ⁿ (+) Standard for residential density for multiple dwellings		Rear /side setback decreased from 15m to 5m	(+) Site Coverage 30%	Min. building area reduced from 15m x 20m to 10m x 15m. Min. frontage increased from 3.6m to 20m
Comments:		+ Multiple dwellings is consistent with council	Other than density, no multiple			Non serviced land provides for more	Much reduced lot size may not be

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
Applies to Bluff Road currently zoned LDR. SAP applies to Bluff Road LDR area proposes 4000m ² min lot size to maintain current pattern of development and ensure on site waste water management in known poor drainage area.		strategy to diversify housing types to facilitate affordable housing. + Food Services is consistent with Council strategy to allow bistro/café /cantina at key tourist destinations and to facilitate community liveability aims but not intended at Bluff Road	dwelling standards. Side and rear setbacks are substantially less. Risk of 'crowding'/overlooking and solar interference Potentially compromises visual amenity through prominent placement of outbuildings and service facilities			space to avoid overshadowing etc. but reduced setbacks for side and rear reduce this advantage	adequate for effluent disposal plus outbuildings in some locations.
Village	Low Density Residential	(-) single dwelling (-) Single dwelling and Ancillary Apartment as permitted (+)Single dwelling as NPR	(+) All non-residential uses standard	(-) 8m (+) 8.5m	(-) Dwelling setbacks shall comply with the provisions of the Building Code of Australia	(-) energy efficiency provision (-) onsite parking located behind or level with buildings & not dominate the streetscape	(-) Min lot frontage 3.6m (+) min lot frontage not less than 20m (-) min lot size sufficient for use/devt and for
Village	Low Density Residential						

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		(-) Visitor Accom ⁿ as Discretionary (+) Visitor Accom ⁿ as Permitted (-)Agriculture (-) Animal Keeping (-) Aquaculture as discretionary (+) Emergency Services (+) food services (excluding a take-away) (+) Multiple dwellings (+) qualification for Sport & Rec uses			and the Building Regulations 1994. (+)8.0m frontage setback (+) 5m side and rear setback	(-) advertising signs provision (+)Max site coverage not more than 30% (+) multiple dwellings min site area 2500m ² (Qualified) (+) Fencing Standard (+) outdoor storage areas standard (+) setback for air con, compressors, refrigeration systems (+) Visitor accommodation scale standard	onsite effluent disposal (+) min lot size 1200m ² (+) access provision
Applies to rural settlements at Emita, Killiecrankie and Palana S8A Guideline applies: Purpose statement for LDR consistent with current pattern & use						No excavation/fill standards potentially jeopardize views and scenic amenity	SAP for min lot size 4000m ²

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
Rural	Rural Living	<p>(+) All Resource Development other than grazing is Discretionary</p> <p>(-) on farm resource processing (not the handling or packing nor the retailing of produce) as NPR</p> <p>(=) resource processing Discretionary (Qualified)</p> <p>(+) Single dwelling NPR</p> <p>(-) Single Dwelling</p> <p>(-) Single Dwelling & Ancillary Apartment as Discretionary (if on class 4,5,6 or 7 land) Amendment RZ02/01A 19/11/01</p> <p>(-) Private Landing ground as discretionary</p> <p>(-) visitor accomⁿ Discretionary</p> <p>(+) Visitor accomⁿ Permitted</p>	<p>(-) use or development only approved where...compatible with any existing or potential agricultural use of that land or surrounding lands</p> <p>Amendment RZ02/01A 2001</p> <p>(+) Discretionary Uses Standard</p> <p>(+) Visitor Accomⁿ standard</p>	<p>(-) 8m (qualified)</p> <p>(+)8.5m</p>	<p>(-)20m from all boundaries</p> <p>(-) Buildings set back 100m from HWM and 40m from perennial watercourse (Qualified)</p> <p>(+) front setback 20m (no change)</p> <p>(+) Side and Rear setback 10m</p>	<p>(-) Materials and colour provision</p> <p>(+) Site coverage 400m²</p> <p>(-) siting and design for solar gain/if not possible heat pumps insulation or double glazing to be considered.</p> <p>(-) house assessment to take into account topography, water catchments, neighbouring agriculture pursuits, buffers created by natural features</p> <p>Resource sustainability PAL policy Amendment RZ02/01A 19/11/01</p>	<p>(-) min lot size 40 hectares (with qualifications)</p> <p>(+) Minimum lot sizes 1 hectare, 2 hectares,5 hectares or 10 hectares (or not less than 20% less than stated min lot size)</p> <p>Lot frontage not less than 3.6m</p> <p>(+) Access standard</p>

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
Rural	Rural Living	(-)Motor Sport (-) Contractors Depot (-)Extractive Industry (-) General Industry (-) Rural industry (not defined) (-) Timber Mill (-) Transport Depot (-) Warehouse (-) Woodyard (-) Animal Keeping (-)Forestry (-) Intensive Animal Husbandry as Discretionary					
<p>Applies to: School allotment CT226215/1 PID 7525336 Whitemark Surrounds see Map 15 Blue Rocks Map 13</p> <p>SPP zone better reflects rural living requirements on Flinders Island where very low density is existing and preferred pattern.</p>		<p>Removal of Uses is consistent with Guidelines and Intent of Zone (residential uses) and avoids conflict of use The absence of shared accommodation restricts provision of multiple housing types and tenures. Local strategy recommends</p>		<p>Absence of out-building standards may result in out-buildings dominating the landscape.</p>	<p>Requires NA Code for Coast and waterbodies</p>	<p>No excavation/fill standards potentially jeopardize views and scenic amenity</p> <p>Absence of design standards potentially compromises scenic amenity</p>	<p>Existing qualifications for subdivision relate to not fragmenting Ag land, not resulting in ribbon coastal devt. Not causing impact on flora fauna, coastal waters & skylines and Not likely to result in conflict of</p>

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		<p>the rural living zone close to centres and as alternative housing types and tenures</p> <p>Single dwelling is NPR absence of design standards potentially compromises scenic amenity</p> <p>Coastal Areas SAP compensates at Blue Rocks west of Palana Road</p>					use. NB not always successfully implemented to date
Rural Residential Zone	Rural Living Zone	<p>Grazing is NPR rather than Permitted.</p> <p>All other Resource Development Discretionary</p> <p>(+) Single dwelling No Permit required</p> <p>(-) House and House & Ancillary apartment Permitted</p> <p>(+) Single Dwelling NPR</p>	<p>(+) Amenity Use standard</p> <p>(+) discretionary uses standard</p>	Increases from 8 to 8.5m	<p>Side and front setback no change</p> <p>(-) Rear setback from 30m to 10m</p> <p>(+) 200m setback from</p>	(+) Site coverage 400m ²	<p>(-) 5000m² Min. lot size dependent on adoption by Council of a Development Plan for the locality</p> <p>(+) 5ha and 10 ha</p> <p>(+) 5ha & 10ha lot size</p> <p>(+) PC allows 20% smaller than min. lot size.</p>

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		(-)Shared Accomn as discretionary (+) Visitor accom ⁿ Permitted (-) visitor accom ⁿ Discretionary (-) Garden centre Road side Stall as Permitted (+) primary produce sales, sales related to Res Devt, (+) child care centre, primary school (+) food services up to 200m ² (+) local shop (+) Vehicle sales & service			Agriculture Zone for sensitive uses (-) setback 100m from HWM and 40m from perennial watercourse		(-) lots shall be appropriately dimensioned so that average length does not exceed 4x average width (+) Minimum building area 15m x 20m. (+) 40m frontage
		<i>Rural Residential to Rural Living Comments: s8A</i> Guideline applies to the conversion of existing rural living area at Cooma (43hectares)	Grazing as a Use is not covered by NA Code so no protection for Priority Vegetation. Single dwelling is NPR absence of design standards potentially		Requires application of NA Code shoreline/w ater-courses	No excavation/fill or materials standards or any standard for service areas and outbuildings potentially jeopardize	SPP zone better reflects rural living requirements on Flinders Island where very low density is exhibited and preferred.

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		compromises scenic amenity				views and scenic amenity	
RLZ Areas C & D that have a bushland character have no mechanism to reduce vegetation clearance. This may have visual amenity implications.							
No equivalent	Landscape Conservation						
Current scheme has character statements in all zones applying to freehold land. EMgt and Rec Zone applies to Crown land							
Commercial Zone	Village Zone	(+) single dwelling /home based business as NPR More uses permitted rather than Discretionary: Business & professional services;	GFA for non-residential 250m ² . (+) Landscaping (+) Fencing	(+) building height increased from 8.0m to 8.5m	(+) side setback 3m (+) frontage setback 4.5m (-) no setbacks	(+) multiple dwelling density standard (+) site coverage standard of 50% (+) fencing (+) Outdoor storage areas	(+)Min Frontage 10m (-) no min lot size (+) able to accommodate on site waste water treatment system and

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		Community Meeting & entertainment; All Educational & Occasional Care uses; Emergency Services; Food Services; General Retail & Hire; Residential (other than single dwelling) Service Industry (qualified); Sports & Recreation; Storage (qualifications); Visitor Accommodation (all uses)					(+)on site storm water mgt.
Village zone more appropriate to creating a town centre while retaining residential amenity		The expansion of permitted and discretionary uses is consistent s8A Guidelines: responding to the need to provide for more diverse uses within Lady Barron				Absence of design and landscaping standards may compromise the attractiveness of the Village areas.	12.5.3 Services A2 reticulated sewerage means that all applications will be discretionary

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
Public Purpose Zone	Community Purpose Zone	All uses in CPZ are new. The current zone has no uses other than what is “shown on the zoning plan”	All use standards are new	(+)12m height standard (+) within 10m of LDRZ height standard is 8.5m	(+) frontage setback 5m (+) other boundary setbacks 3m or half the wall height whichever is greater (+) 10m setback for refrigeration systems, generators, compressors etc from LDRZ	Establishes standards for fencing and outdoor storage	(-) lot size to suit intended use (+)min. lot size 600m ² (+) lot frontage of 20m
Comments: Applies to Lady Barron cemetery, Lady Barron fire station. Furneaux Field and Game Club site MPC Whitemark, Cemetery Whitemark, Emergency Services Centre Whitemark, Flinders Community Hall Whitemark,		Open space use is used at Lady Barron for state agency land to “quarantine” it and retain status quo of no uses					Requirement for new lots to have reticulated sewerage system affects ability to subdivide Community Purpose land since there are no reticulated services on Fl. This is one

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
							reason school land has been zoned RLZ
Environment and Recreation	Environmental Management	tourist operation visitor accommodation changing from discretionary to permitted (+) all uses are new	No current standards (only character statement and zone intent) (+) discretionary uses standard (+) development area standard	(+)6m	(+)10m all boundaries (+) Buildings for sensitive use setback no less than 200m from AZ	(+) exterior finishes (+) vegetation management	(-) NFS (+) suitable for intended use (+)3.6m Lot frontage (+) provision for vehicle access to a road (+) appropriate for waste water disposal
Comments: Current desired future character statements indicate mgt goals for clearing burning and grazing in order to protect landforms, landscapes, habitats. No equivalent in SPP zone		Environmental Management zoned land is public land and public input on all development should be encouraged but is not available for the 13 permitted uses.				Absence of fill standards compromises outcomes since most EMGT land is sloping land where retention of landform is critical to maintenance of visual amenity and biodiversity	Lot frontage is ridiculously low for FI reserved land
Environment Management and	Recreation	(+) all new uses Change to permitted use for tourist	(+) major sporting facility standards	(+)10m	(+)10m		(+) Lot frontage 3.6m

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
Recreation Zone		operation, and visitor accommodation (-) agriculture (-) aquaculture					(+) able to accommodate stormwater and waste water on site (+) must be connected to reticulated water
Comments: Council land at							
Rural	Open Space Zone	(-) residential as a use (-) Agriculture as NPR changed to discretionary (+) crematoria and cemeteries (+) Emergency services (+) general retail and hire (+) Pleasure boat facility (+) vehicle parking	(+) flood lighting	Increases from 8.0m to 10m	Decreased from 20m to 5m frontage and 3m other boundaries	(-) landscaping	(+) frontage 15m
Comments: fits the s8A Guideline Applies to Council land at Whitemark, Killiecrankie & Lady Barron							

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
Rural	Recreation	(+) crematoria and cemeteries (+) Emergency services (+) general retail and hire (+) Pleasure boat facility (+) vehicle parking					
Applies to Emita Hall & Sports ground/ Furneaux Field & Game & Council Land at NE River		Visitor accommodation remains a discretionary use but has qualification: If for camping and caravan park or overnight camping					
Commercial	Local Business	NPR status for: (+) Business & professional services (+) Food services (+) General Retail & Hire (+) Natural & Cultural Values Management (+) home based business	(+) amenity use standards (+) general discretionary use standards (+) retail impact standard	No change 8m	(+) 4 m setback or half the wall height No change to no frontage setback	(+) design standards (+) fencing (+) outdoor storage (+) dwelling	Min. lot size changed from none to 100m ² No change to requirement for area adequate to contain effluent disposal

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		<p>(no change) Passive Recreation</p> <p>Permitted status for: (+) Bulky goods (+) Emergency Services (+) Hotel Industry (+) boat ramp (+) Residential if above ground floor or if not listed as permitter (+) visitor accommodation if above ground floor (-) Licensed Establishment</p> <p>Discretionary status for: (+) Equipment Machinery Sales & Hire (+) Manufacturing & Processing (+) Food and beverage distribution (+) Service Industry (-) Light Industry</p>					(+) stormwater disposal on site
Comments:		The creep of industrial type uses into the				Parking Precinct Plan	

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		Discretionary use class may result in location of uses in the zone that are inappropriate to Whitemark particularly in the use of finite land supply this zone.				Applies instead of the Parking Code	
No current light industry zone.	Light Industrial Zone	<p>Permitted Use Status:</p> <ul style="list-style-type: none"> (+) Emergency Services (+) Equipment and Machinery Sales & Hire (+) Port & Shipping (+) Research & Development (+) Transport Depot (+) Vehicle fuel sales <p>Discretionary Use Status:</p> <ul style="list-style-type: none"> (+) Crematoria & cemeteries (+) Vehicle parking 	(+) Discretionary use standards	(+)10m	<p>(+) Front setback 5.5m</p> <p>(+) Setback to residential zone 4m.</p>	(+) Landscaping standards	
No current Light Industry Zone	Light Industrial	Discretionary uses duplicated in other more suitable zones. They seem					

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
Comments		inappropriate to Light Industrial zone, particularly when this will be the 1 st proposed LIZ on the island and is intended to direct light industry closer to services and away from rural land					
Rural	Rural (a zone where 'agricultural use is limited or marginal')	(-) Discretionary: Animal keeping, Aquaculture, Forestry, Horticulture, Intensive animal husbandry (including packing handling, storing and dispatching) (+) all above uses to NPR (-) as Discretionary to (+) Permitted Uses abattoir, fuel depot, veterinary establishment, Contractor's Depot, Timber Mill, Public Utility(major), Single Dwelling, Kennels	(+) general discretionary use standards	Increased from 8m to 12m	All setbacks currently 20m (qualified to 100m from HWM and 40m from perennial watercourse) reduced to 5m.	(-) colours, material reflectivity, siting for solar gain (+) access for new dwellings	(+) 40ha min. lot size as AS rather than qualified provision. (+) no absolute min. lot size in PC, rather determined by use and development. (-) reorganisation of boundaries
Rural	Rural						

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		Permitted Use status (+) Business & professional services (qualified: agribusiness consultant) (+) Educational & Occasional Care (qualified) (+) Emergency Services (-) Restaurant (+) Food services (qualified) (+) General retail & hire (+) Manufacturing & Processing (qualified) (+) boat ramp (+) Research & development (+) Resource Processing (-) General Industry					

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		(-) Rural Industry Discretionary Use Status: (+) Custodial Facility					
Comments		Extensive use table does not fit with FI situation insofar as it potentially scatters uses rather than consolidating them near services. Application of the zone will assist in directing to West side of island where they will not compete with broadacre grazing on eastern and southern coastal plains.			Reduction of setback distances is not supported.	Removal of materials and colour standards will potentially have a very significant impact on visual amenity of rural areas Scenic MGT Code?	Can you subdivide less than 40 ha for a res use?
Rural	Agriculture (Note: A new zone for all agricultural use.)	Permitted use status: (+) Food services (ancillary to ag) (+) General Retail & Hire (ancillary to ag)	(+) discretionary use standard ensuring use is requires rural location for operation reasons	Increased from 10m to 12	Reduced from 20m for frontage and 100m for side and rear to 5m	(+) access for new dwellings (-) design (-) plantation forestry.	Minimum lot size reduced from no subdivision of any kind to no minimum lot size if further purpose of zone

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		(+) boat ramp Discretionary use status: (+) Bulky goods sales (ancillary to ag) (+) Domestic Animal Breeding, Boarding & Training (+) Emergency Services (+) Manufacturing & Processing (ancillary to ag) (+) Storage (if ancillary to ag) (+) Transport Depot & Distribution (ancillary to ag)	(+) discretionary use standard addressing protection of agricultural land (+) discretionary use standard for prime agricultural land - not applicable (-) sensitive use standard (+) discretionary use standard for residential use - more restrictive		for all boundaries.		(+) new provision to excise existing uses
Comments Applies to eastern and southern coastal		The AZ is applied in accordance with s8A Guideline. The zone is anomalous on FI where all ag use is grazing			The 200m setback from residential zones	No standards for clearance of vegetation. Non applicability of NA Code means no	

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
plains broad acre grazing areas up to Happy Valley and Thule at Whitemark including		only. Expansion of uses is inappropriate for broadacre pastoral land and encourages fragmentation Presently able to build dwelling on Rural zoned land if doesn't constrain Ag. New; no dwelling unless supporting agriculture			boundary with AZ is not relevant to grazing as the only ag use.	protection from clearance or destruction by cattle of priority vegetation. Subsequent need to apply other zones , particularly LCZ	
Rural	Utilities	(-) Home occupation (+) recycling and waste disposal (+) Transport Depot (+) Vehicle Parking as Permitted (-) Abattoir (-) Animal Stockyard or Animal Saleyard (-) Consulting Rooms/Health Centre (-) Garden Centre (-)Hospital (-) Plant Sales (-) Restaurant (-) Timber Yard	(+) Use Standard	(-) 8.0m (+)10m or 15m if for pole, tower or similar. (qualified)	(-) 20m (+) 5m (setback provision for compressors , air con etc from residential zone boundaries	(+) Fencing (+) Outdoor storage areas standards	(+) Min lot frontage 3.6m (+) Each lot capable of on-site effluent and stormwater disposal

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
Rural	Utilities	(-) Veterinary Establishment (-) Extractive Industry (-) General Industry (-) Rural Industry (-) Timber Mill (-) Transport Depot (-) Community Building (-) Civic Building (-) Public Utility (major) (-) Single Dwelling (-) Animal Keeping (-) Aquaculture (-) Forestry (-) Horticulture (-) Kennels (-) Private Landing Ground (-) Intensive Animal Husbandry (-) Visitor Accom ⁿ as discretionary uses.					
Comments: Applies to Whitemark Tip Telstra Infrastructure Sites Water Treatment Plants Airport signal site		Intent of zone more precisely aligned with Uses					

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
Waste Transfer station at Lady Barron							
Port	Port and Marine	(+) permitted uses (+) Bus & professional (Qualified) (+) Education and Occasional care (+) Emergency services (+) Equipment machinery sales and hire (+) General Retail and Hire (Qualified) (+) Manufacturing (Qualified) (+) Passive recreation (+) Pleasure boat facility (+) Research and development (+) Service Industry (qualified) (+) Major Utilities (+) Vehicle fuel sales and service (+) Discretionary Uses (+) Food Services		From 8m to 20m	(-) "setbacks as necessary to achieve zone intent and [protect the character and amenity of the surrounding area and to protect the amenity of surrounding properties" (+) none	(-) desired character and zone guidelines (+) nothing	Min Lot size AS 1000m ² (+) Frontage 6m (+) vehicle access (+) must have reticulated water (+) capable of accommodating stormwater and effluent disposal on site
Port	Port and Marine						

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		(+) resource Processing (qualified) (+) Sports and recreation (Qualified) (+) Storage (qualified) Tourist Operation (+) Vehicle Parking (+) Visitor Accommodation					
Comments: Applies to TasPorts land at Whitemark and to Port area at Lady Barron including Diesel storage tanks		Uses at Whitemark accommodate TAS Ports land leased for tourism operation					
Comments	Does the use table include stockyards? Is there a need to?	The Port Zone at Lady Barron is constrained by lack of land for expansion and the diversity of uses potentially further constrains the amount of land available for the singularly important freight and shipping use that is vital to the island's			Lady Barron SAP required to avoid potential conflict with livestock transport	No standards to assess discretionary uses. Not appropriate to small working port loading livestock Requires Lady Barron SAP	

Flinders Planning Scheme Zone	SPP Zone	Use Table	Use Standard	Height	Setback	Other Development Standards	Subdivision
		economy and community.					

7.5 Priority vegetation method

The starting point for the mapping was the generation of a 'modelled overlay', which was created by applying a 100m buffer to all TASVEG 3.0 vegetation communities, excluding those types deemed to be 'low threat' and exclusions as specified under AS 3959-2009.

The mapping provided in TASVEG 3.0 provides high-level guidance with respect to vegetation distribution and as such, its accuracy is limited when applying it to individual properties. The modelled overlay was therefore based on imperfect spatial data and it was important to verify the boundaries that were produced and adjust accordingly.

An initial desktop assessment was undertaken to identify obvious discrepancies and ascertain any key areas that required closer examination. Verification of specific areas was completed through physical inspection and/or enquiries into the development status and management regime of particular properties where necessary. As discussed previously, bushfire impact is not uniform across all situations and in some cases, relaxation of the standard 100m buffer has been adopted where site characteristics will effectively limit fire intensity, spread and subsequent impact on surrounding development. Relevant factors include the total area, type and location of vegetation, fire run potential, effective slope, prevailing wind and the use, development or land management status of the property.

The overlay was then aligned with cadastral title boundaries. This was necessary to ensure that application of the overlay to specific properties and future developments can be easily determined. For urban lots in particular there is little merit in mapping a property as partially bushfire-prone, hence this has been avoided as far as possible. For lots 2,000sqm (or less) in area the overlay was aligned to include the entire title if an area of 15% (or greater) was affected. For these lots, it is considered increasingly unlikely that a future development on the site would be able to wholly avoid the overlay and - as vegetation communities are not static - the actual separations from hazardous vegetation should be verified at the time a development is proposed. Where the overlay covered less than 15% of an urban title, the title was generally excluded entirely from the overlay, as it is considered increasingly likely that future development will be 100m or further from the hazard source.

7.6 Photographs of key scenic management areas



1.0 Killiecrankie Bay looking south from Mount Killiecrankie.



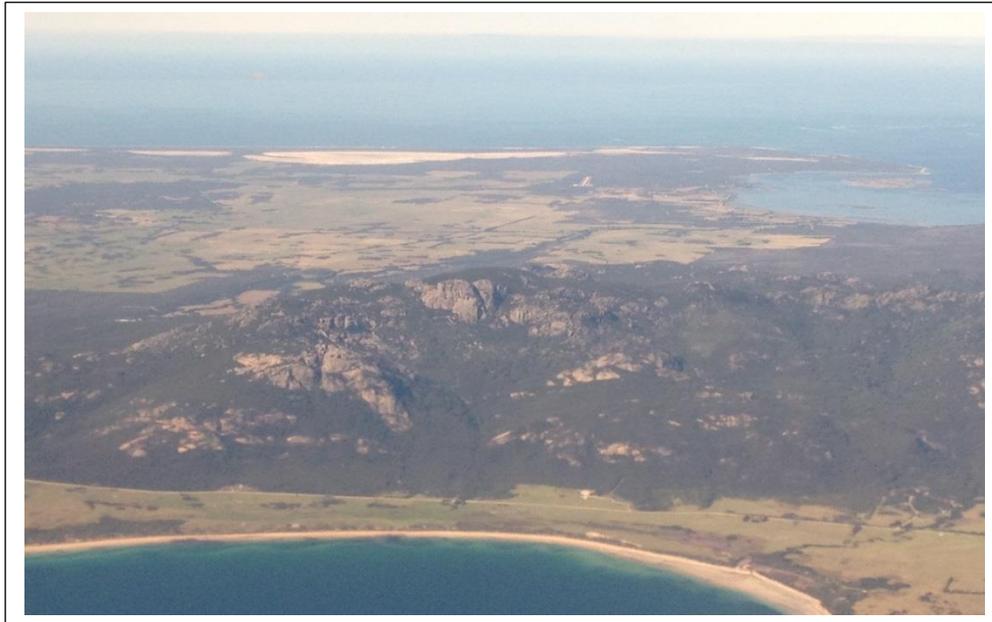
2.0 Limestone Bay looking north from Mt Killiecrankie



4.0 Strzelecki Ranges from Trousers Point Beach



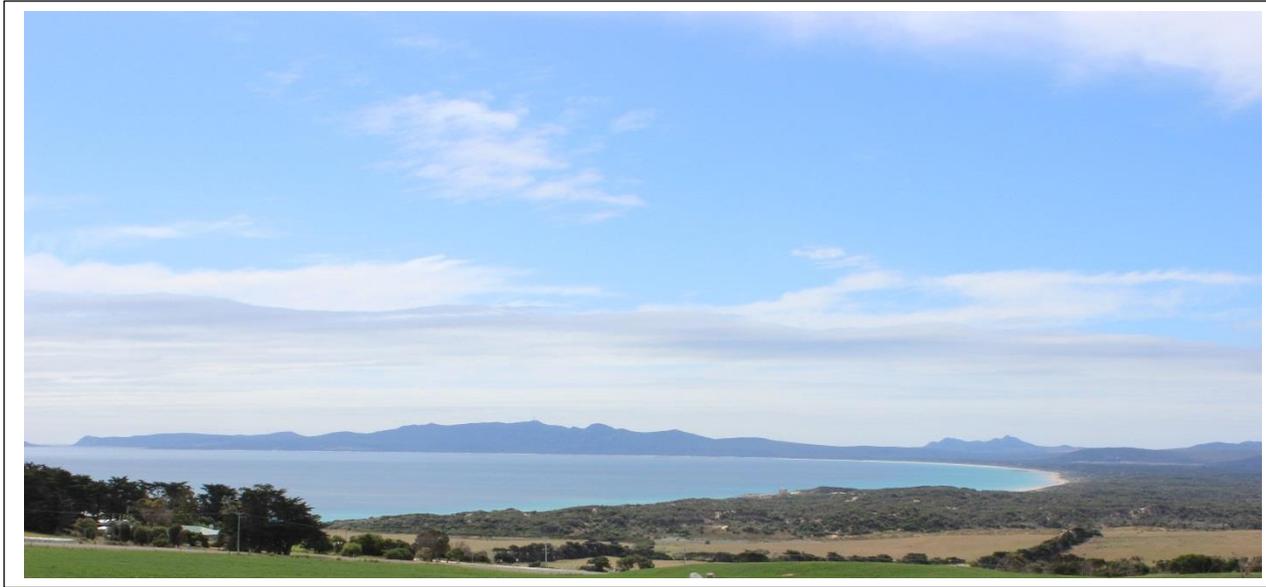
5.0 Wireless Hill Adjacent to Wybalenna



6.0 Strzelecki Ranges Fotheringate Bay and Trousers Point Road in foreground



7.0 Emita foreshore

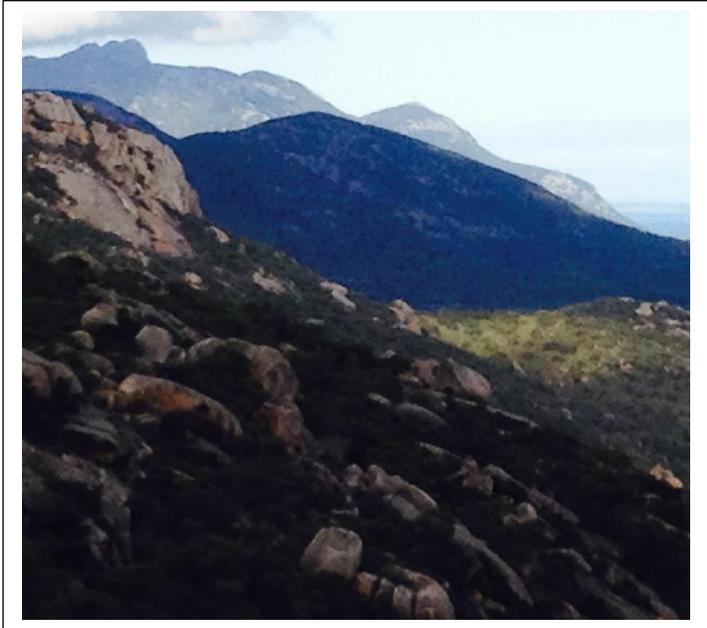


8.0 Marshall Bay
Looking north from Emita





9.0 Darling Ranges



7.7 Tas Fire Bushfire Prone overlay report

Tas Fire has developed a bushfire prone areas overlay for the Flinders LGA by applying a 100m buffer to existing data of mapped vegetation including pasture. The overlay thus applies to most of Flinders Island with minor exceptions within the townships of Whitemark and Lady Barron.

The full report of Tas Fire on the development of the Flinders Bushfire Prone overlay is available from TasFire or the Flinders Council website. The section relevant to the Local Provisions Schedule is reproduced below.

Requirements for TPS Local Provision Schedules

It is anticipated that the overlay will be included as part of Council's Local Provision Schedules. At that time, the overlay will need to be considered in the context of s.34 (2) of the Land Use Planning & Approvals Act 1993 (current provisions).

S.34 (2) states:

34. LPS criteria

(1) ...

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument –

(a) contains all the provisions that the SPPs specify must be contained in an LPS; and

(b) is in accordance with section 32 ; and

(c) furthers the objectives set out in Schedule 1 ; and

(d) is consistent with each State policy; and

(e) is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and

(f) is consistent with the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000 .

(3) ...

Incorporating the mapping as an overlay is consistent with the relevant provisions of the State Planning Provisions (specifically clause 1.2.3 and the definition of ‘bushfire-prone area’ in clause C13.3.1). The overlay is therefore consistent with s.34(2)(a).

Relevant to s.32, the map overlay will provide for the spatial application of the State Planning Provisions to particular land and is accordingly consistent with s.34(2)(b).

With respect to the strategic considerations referred to in s.34(2)(c),(d),(e) and (f):

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- The Schedule 1 Objectives of LUPAA are considered in section 6.2.1 of this report;*
- The State policies are considered in section 6.2.2 of this report;*
- The Regional Land Use Strategy is considered in section 6.2.3 of this report; and*
- Council’s Strategic Plan is considered in section 6.2.4 of this report.*

The overlay has been designed to integrate with the draft mapping completed for adjoining LGAs. The overlay accordingly satisfies s.34(2)(g).

The overlay will not introduce any new development standards, rather it will support the application of an existing Code. As such, it is not considered to be in conflict with the Gas Pipelines Act 2000 and therefore satisfies s.34(2)(h).

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