

# APPENDIX 8: ENVIRONMENTAL LIVING ZONE PROJECT REPORT

Author	Reviewer	Date
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# 1 Introduction

It is the Tasmanian government's policy for a single planning scheme for Tasmania, known as the Tasmanian Planning Scheme to provide consistent state-wide provisions. The Tasmanian Planning Scheme consists of State Planning Provisions (SPPs) which were endorsed by the Minister of Planning and Local Government on the 22 February 2017. Local councils are required to prepare their Local Provision Schedules (LPSs) in accordance with Guideline No. 1 Local Provisions Schedule (LPS): zone and code application.

The Tasmanian Planning Scheme seeks to bring zoning across all council areas into alignment, using guidelines for each zone to ensure consistent application across different council areas. The Environmental Living Zone (ELZ) which exists in the current interim planning schemes has been deleted from the suite of zones in the State Planning Provisions. A new zone has however been added and called the Landscape Conservation Zone (LCZ), however it has a slightly different purpose and intent.

Therefore the ELZ has to be transitioned into appropriate zones that are available in the SPPs. The aim of the report is to allocate the most suitable zone with similar purpose and objectives and taking into account characteristics of land.

## 1.1 Project Scope

This report provides analysis and recommendations for the application of the most suitable zones that will replace the Environmental Living zone.

Where a zoning change is recommended, appropriate justification has been provided.

# 2 Zone Options for Environmental Living Sites

In accordance with the Guidelines the following zones have been considered to replace current Environmental Living zone:

- Environmental Management
- Landscape Conservation
- Rural Living
- Low Density Residential

## 2.1 Environmental Management Zone (EMZ)

<b>Zone Purpose</b>	<b>Zone Application Guidelines</b>
<i>The purpose of the Environmental Management Zone is: 23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.</i>	<i>EMZ 1 The Environmental Management Zone should be applied to land with significant ecological, scientific, cultural or scenic values, such as: (a) land reserved under the Nature Conservation Act 2002; (b) land within the Tasmanian Wilderness World Heritage Area; (c) riparian, littoral or coastal reserves; (d) Ramsar sites;</i>

<p>23.1.2 To allow for compatible use or development where it is consistent with:</p> <p>(a) the protection, conservation and management of the values of the land; and</p> <p>(b) applicable reserved land management objectives and objectives of reserve management plans.</p>	<p>(e) any other public land where the primary purpose is for the protection and conservation of such values; or</p> <p>(f) <b>any private land containing significant values identified for protection or conservation</b> and where the intention is to limit use and development.</p> <p>EMZ 2 The Environmental Management Zone should be applied to land seaward of the high water mark unless contrary intention applies, such as land with existing, or intended for:</p> <p>(a) passive recreation opportunities (see Open Space Zone);</p> <p>(b) recreational facilities (see Recreation Zone);</p> <p>(c) large scale port and marine activities or facilities (see Port and Marine Zone);</p> <p>(d) industrial activities or facilities (see industrial zones); or</p> <p>(e) major utilities infrastructure (see Utilities Zone).</p> <p>EMZ 3 The Environmental Management Zone may be applied to land for water storage facilities directly associated with major utilities infrastructure, such as dams.</p>
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This zone is mainly designated for the reserved Crown Land governed by an authority under the *National Parks and Reserved Land Regulations 2009*. Residential use is permitted if for reserve management staff accommodation and an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director General of Lands under the *Crown Lands Act 1976*. Otherwise any Residential use is prohibited.

While the Guideline recommends the EMZ for *any private land containing significant values identified for protection or conservation*, this zone is not supported as an appropriate alternative to the ELZ. The zone is incompatible with residential use and development in areas where existing natural and landscape values are to be retained.

## 2.2 Low Density Residential Zone (LDRZ)

<b>Zone Purpose</b>	<b>Zone Application Guidelines</b>
<p>The purpose of the Low Density Residential Zone is:</p> <p>10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.</p> <p>10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.</p>	<p>LDRZ 1</p> <p>The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist:</p> <p>(a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints:</p> <p>(i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and</p> <p>(ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or</p>

<p>10.1.3 To provide for Visitor Accommodation that is compatible with residential character.</p>	<p>(b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services; or  (c) existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities.</p> <p><b>LDRZ 2</b>  The Low Density Residential Zone may be applied to areas within a Low Density Residential Zone in an interim planning scheme or a section 29 planning scheme to lots that are smaller than the allowable minimum lot size for the zone, and are in existing residential areas or settlements that do not have reticulated infrastructure services.</p> <p><b>LDRZ 3</b>  <b>The Low Density Residential Zone should not be applied for the purpose of protecting areas of important natural or landscape values.</b></p> <p><b>LDRZ 4</b>  The Low Density Residential Zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.</p>
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This zone has been considered as an alternative zone for the subject properties within the urban area. Analysis and conclusion/recommendations are further in this report.

### 2.3 Rural Living Zone (RLZ)

<b>Zone Purpose</b>	<b>Zone Application Guidelines</b>
<p>11.1 Zone Purpose  The purpose of the Rural Living Zone is:</p> <p>11.1.1 To provide for residential use or development in a rural setting where:  (a) services are limited; or  (b) existing natural and landscape values are to be retained.</p> <p>11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</p>	<p><b>RLZ 1</b>  The Rural Living Zone should be applied to:  (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or  (b) land that is currently a Rural Living Zone within an interim planning scheme or section 29 planning scheme, unless RLZ 4 below applies.</p> <p><b>RLZ 2</b>  The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:  (a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis</p>

<p>11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.</p>	<p>consistent with the relevant regional land use strategy and endorsed by the relevant council; or  <b>(b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.</b></p>
<p>11.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p>	<p><b>RLZ 3</b>  The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:  (a) a reflection of the existing pattern and density of development within the rural living area; or  (b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p> <p><b>RLZ 4</b>  The Rural Living Zone should not be applied to land that:  (a) is suitable and targeted for future greenfield urban development;  (b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or  (c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p>

This zone has been considered as an alternative zone for the properties within the rural area of Launceston. The results are further in this report.

## 2.4 Landscape Conservation Zone (LCZ)

Zone Purpose	Zone Application Guidelines
<p>The purpose of the Landscape Conservation Zone is:  22.1.1 To provide for the protection, conservation and management of landscape values.  22.1.2 To provide for compatible use or development that does</p>	<p><b>LCZ 1</b>  The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.</p> <p><b>LCZ 2</b></p>

<p><i>not adversely impact on the protection, conservation and management of the landscape values.</i></p>	<p><i>The Landscape Conservation Zone may be applied to:</i></p> <ul style="list-style-type: none"> <li><i>(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;</i></li> <li><i>(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or</i></li> <li><i>(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.</i></li> </ul> <p><i>LCZ 3</i></p> <p><i>The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.</i></p> <p><i>LCZ 4</i></p> <p><i>The Landscape Conservation Zone should not be applied to:</i></p> <ul style="list-style-type: none"> <li><i>(a) land where the priority is for residential use and development (see Rural Living Zone); or</i></li> <li><i>(b) State-reserved land (see Environmental Management Zone).</i></li> </ul> <p><i>Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary. Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.</i></p>
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This zone has been considered as an alternative zone for the subject properties in both the rural and urban areas. The detailed analysis and recommendations are presented further in this report.

### **3 Rural Sites**

*For the purpose of this study, land zoned Environmental Living is divided into two areas, Rural and Urban. This is to acknowledge its context in terms of the location, ownership (in a rural part), applied legislation, availability of the services and related factors.*

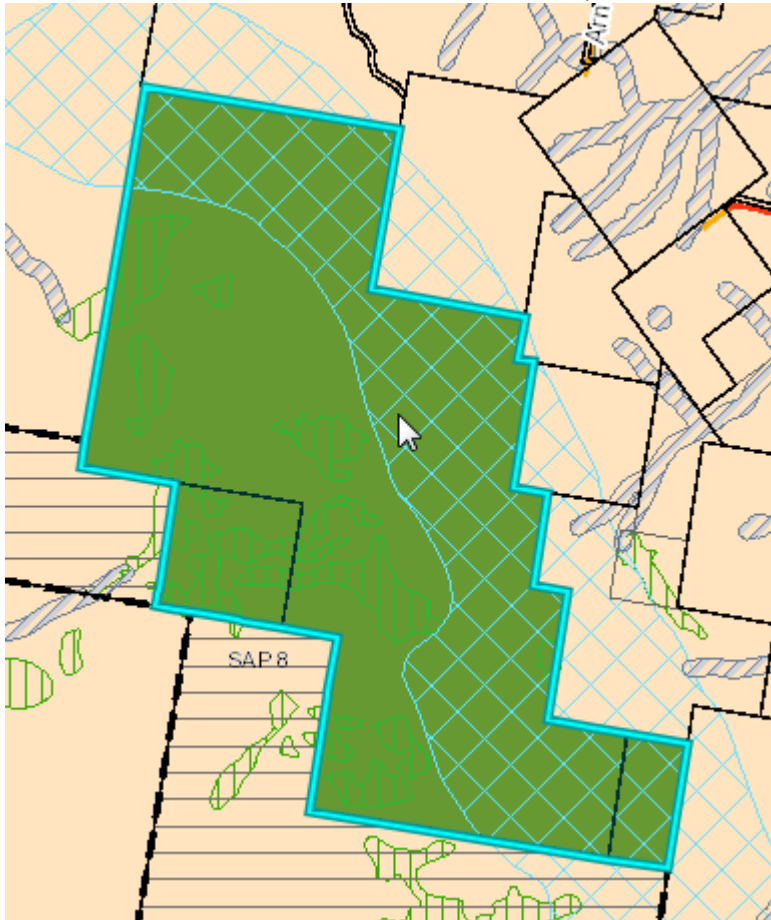
There are six (6) areas/clusters of titles of ELZ located in rural localities of Karoola, Underwood and Nunamara. They are generally owned by the Tasmanian Land Conservancy (TLC) and have conservation covenants created under section 34 of the



*Nature Conservation Act 2002*. The purpose of such covenants is to protect the natural values of the land.

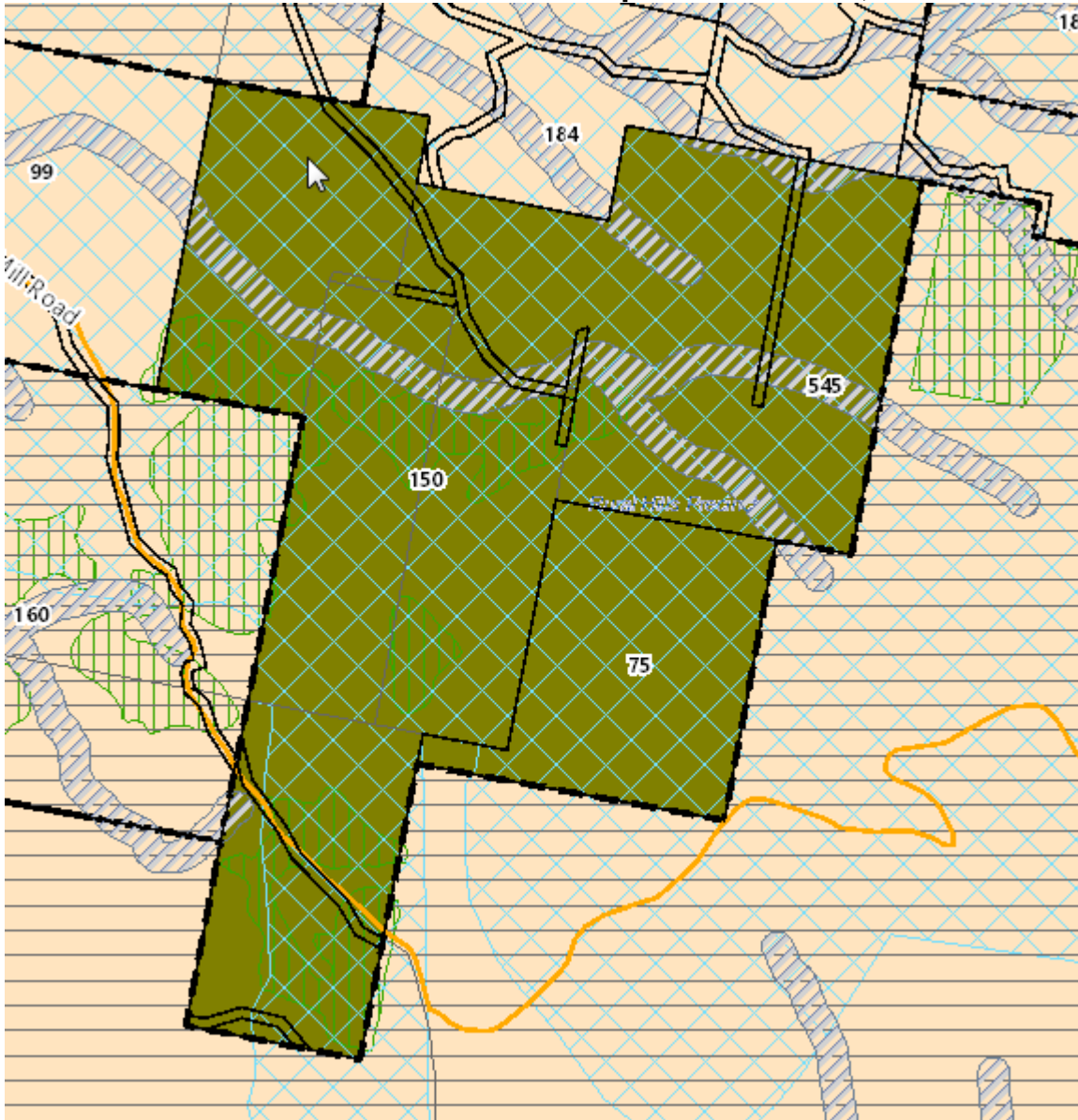
Most of the land is affected by overlays in accordance with Codes such as the Scenic Management Area, Biodiversity and Water Quality. The provisions of codes restrict some activities, for example removal of vegetation, and trigger a discretionary status for uses which are 'no permit required' or 'permitted' in the zone. Therefore a single dwelling which is 'no permit required' use in the zone may require a discretionary planning approval.

### 3.1 Site # 1 - 90 Arnolds Road, Karoola



Address	Owner	Volume	Folio	PID	Area(ha)
90 Arnolds Road KAROOLA TAS 7267	Tasmanian Land Conservancy Inc.	205582	1	7661549	283.29
		200601	1	7661549	9.88
		46162	1	7661549	20.23
					<b>TOTAL = 313.5 ha</b>

### 3.2 Site # 2 - 150 Whites Mill Road plus two others, Underwood

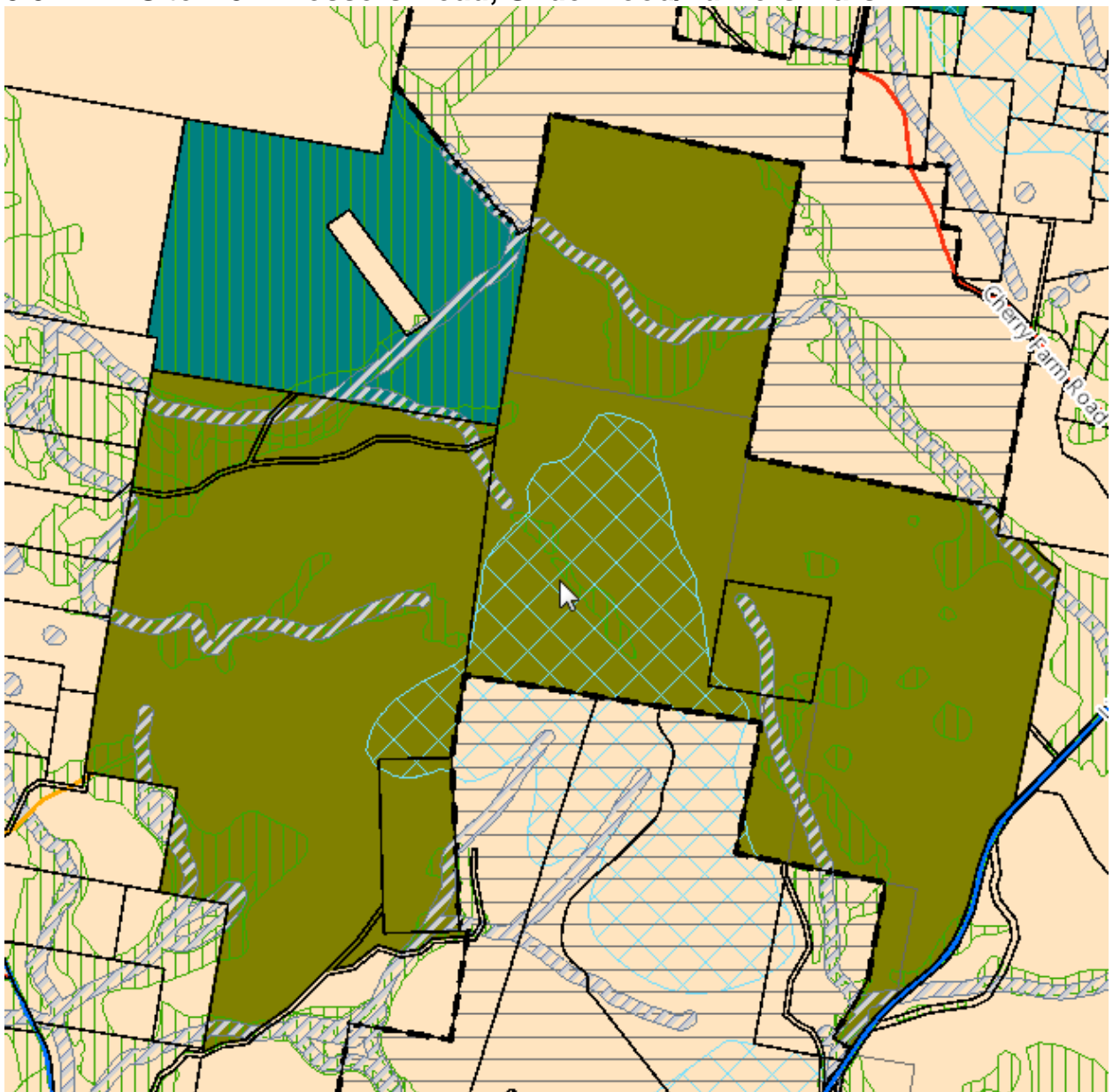


	Address	Owner	Volume	Folio	PID	Area (ha)
1	150 Whites Mill Road UNDERWOOD TAS 7268	Tasmanian Land Conservancy Inc.	161070	5	3208659	20.18
DA0522/2017 construction of transportable cabin to be used as a dwelling with access over 160 Whites Road and reserved road						
2	150 Whites Mill Road UNDERWOOD TAS 7268	Tasmanian Land Conservancy Inc.	173260	1	3208659	50.96
DA0146/2016 construction of dwelling and workshop and right of way over Whites Mill Road and other lots						
3	150 Whites Mill Road UNDERWOOD TAS 7268	Tasmanian Land Conservancy Inc.	161070	8	3208659	20.05
4			161070	1	3208659	20.69
5			161070	6	3208659	17.5
6	150 Whites Mill Road UNDERWOOD TAS 7268	Tasmanian Land Conservancy Inc.	206992	1	3208659	0.25

6	75 Blythes Road TURNERS MARSH TAS 7267	DJ Brough	161070	7	3212156	24.45
7	545 Whites Mill Road UNDERWOOD TAS 7268	Tasmanian Land Conservancy Inc.	173260	1	3208659	50.96
						<b>TOTAL = 205.04</b>

Except part of CT161070/8 all titles are affected by the scenic management overlay and priority habitat. Currently, this triggers a discretionary approval for a single dwelling.

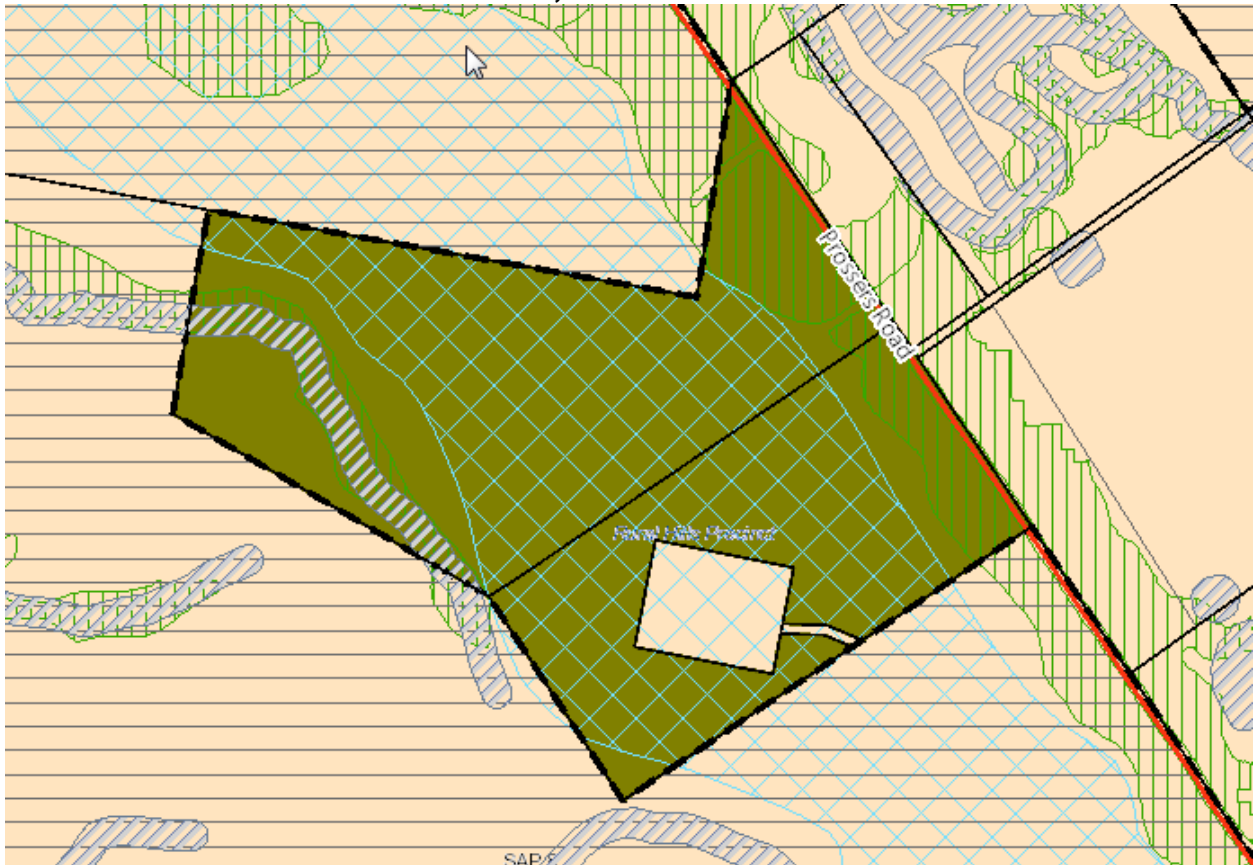
### 3.3 Site # 3 - Prossers Road, Underwood/Turners Marsh



Address	Owner	Volume	Folio	PID	Area(ha)
222 Pipers River Road TURNERS MARSH TAS 7267	Tasmanian Land Conservancy Inc.	115318	1	2733988	317.7

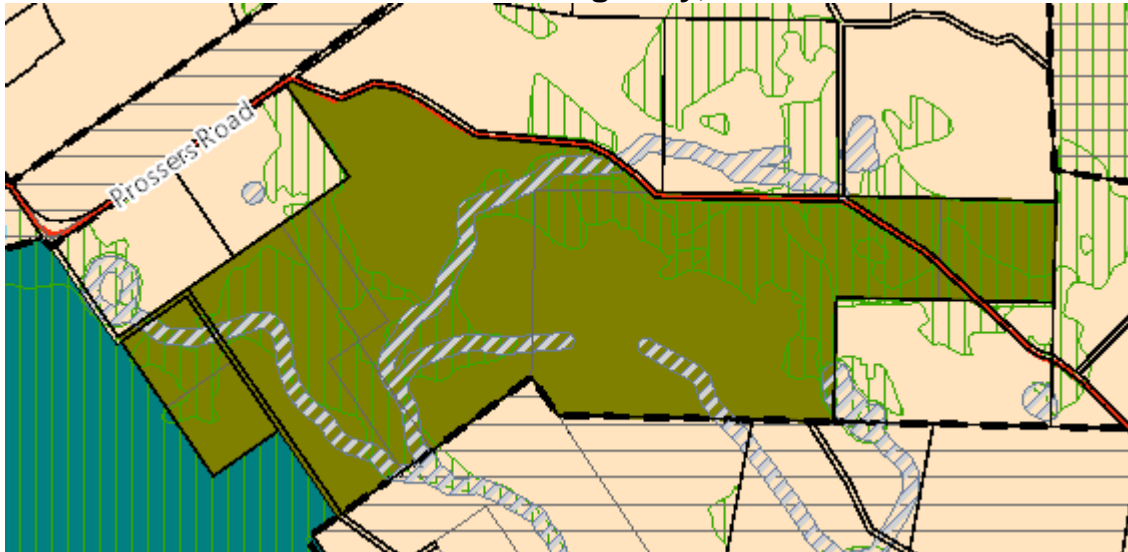
260 Pipers River Road TURNERS MARSH TAS 7267	105840	4	2733961	20.64
1009 Lilydale Road UNDERWOOD TAS 7268	249931	2	2734083	358.8
Prossers Road UNDERWOOD TAS 7268	240366	1	3128659	121.3
Prossers Road UNDERWOOD TAS 7268	117213	1	3128659	0
Prossers Road UNDERWOOD TAS 7268	251977	1	3128659	0
Prossers Road UNDERWOOD TAS 7268	238959	1	3128659	0
Prossers Road UNDERWOOD TAS 7268	115074	1	3128659	0

### 3.4 Site # 4 - Prossers Road, Underwood



Address	Owner	Volume	Folio	PID	Area (ha)
805 Prossers Road UNDERWOOD TAS 7268	AN Yost & AR Yost	246635	1	3246102	39.9
771 Prossers Road UNDERWOOD TAS 7268	DP Curbishley & JR Parker	246868	1	3246110	68.19

### 3.5 Site # 5 - 39410 Tasman Highway, Nunamara



Address	Owner	Volume	Folio	PID	Area (ha)
39410 Tasman Highway NUNAMARA TAS 7259	Tasmanian Land Conservancy Inc.	252034	2	2734024	8.07
		252034	1		32.68
		212935	1	2734024	14.47
		6500	1	2734024	76.73
		21622	2		6.07
		238003	1		6.08
		24345	1		98.16
		201628	1	2734024	8.52
					<b>TOTAL = 228.23</b>

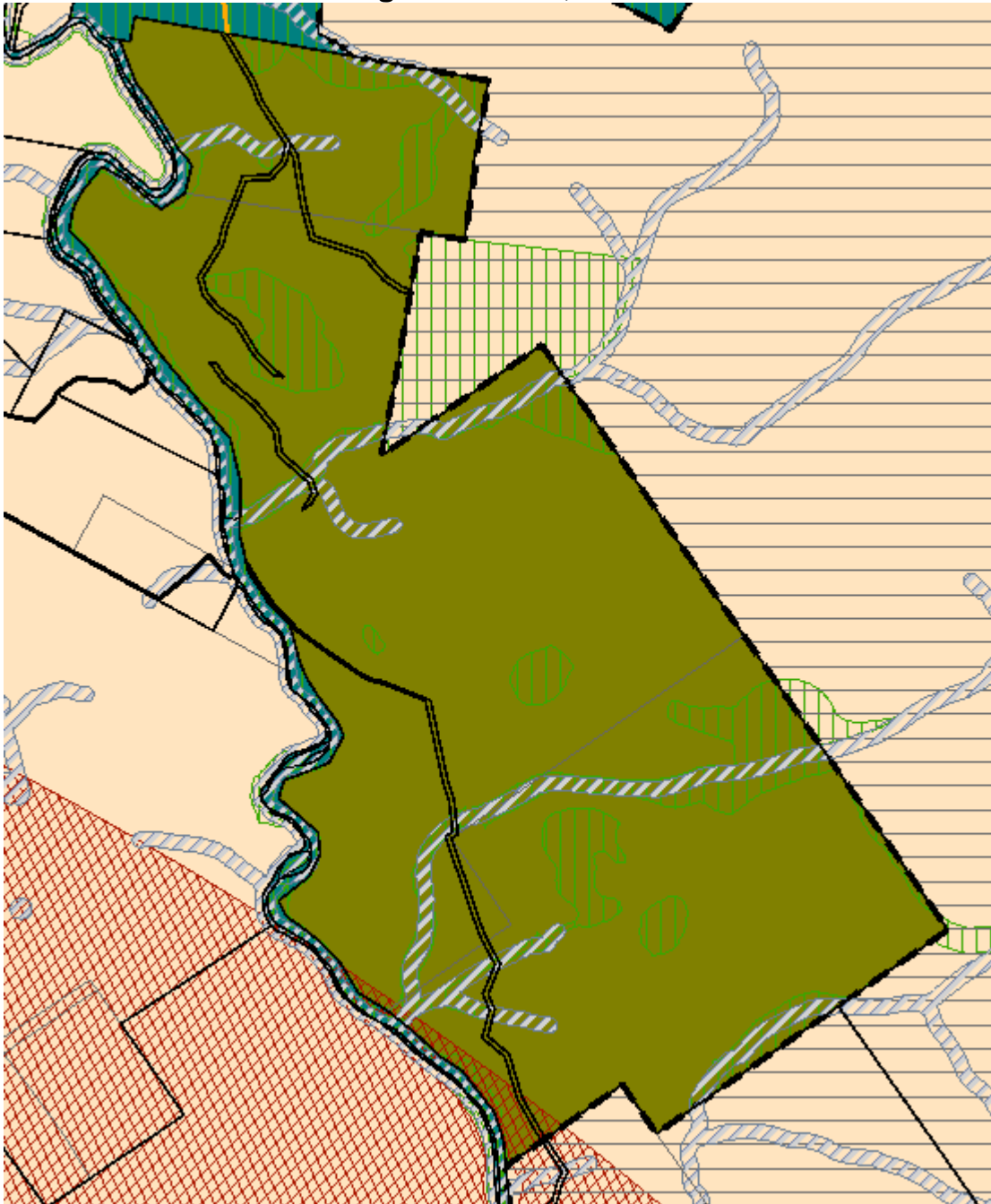
Permit DA0295/2016 - Resource Development - subdivision; consolidation of eight titles into five titles.

The subject titles are located at Prosser's Road, Nunamara. In Council's property records the property is known as 39410 Tasman Highway, Nunamara. There are no buildings on the site. The property is located on the southern side of Prosser's Road approximately 2 km west of the intersection of Prosser's Road and Patersonia Road. Prosser's Road is a gravel road with a speed limit of 80km/h.

The property is vegetated with second growth forest. There are priority habitat areas across the site. The topography of land is undulating ranging from 400m to 440m in elevation.

There are no reticulated water and sewerage systems available. Except for Telstra and Aurora all services will be contained onsite.

### 3.6 Site #6 - 130 Bingham's Road, Nunamara



Address	Owner	Volume	Folio	PID	Area(ha)
130 Bingham's Road NUNAMARA TAS 7259	Tasmanian Land Conservancy Inc.	217992	1	7827027	82.56
		217991	1	7827027	372.5
		54350	1	7827027	242.1

### 3.7 Analysis of Rural Sites

#### 3.7.1 Rural Living Zone Application Guidelines

RLZ 1	The Rural Living Zone should be applied to:
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	(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or (b) land that is currently a Rural Living Zone within an interim planning scheme or section 29 planning scheme, unless RLZ 4 below applies.
Response	While the ELZ provides for a limited residential development its priority is to retain natural and landscape values of land.
RLZ 2	The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless: (a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or (b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.
Response	The primary intention of the ELZ in the interim planning scheme is to provide for residential use and development in areas where existing natural values are to be retained, not specifically within a rural setting. An acceptable solutions allow a minimum lot size of 20ha. Lots lesser than that rely on the performance criteria with no a minimum lot size determined. Currently land zoned EL is spread across the municipality and creating rural living clusters is not supported by the current demands or residential strategy.
RLZ 3	The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on : (a) a reflection of the existing pattern and density of development within the rural living area; or (b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.
Response	N/A
RLZ 4	The Rural Living Zone should not be applied to land that: (a) is suitable and targeted for future greenfield urban development; (b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or (c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.
Response	ELZ is applied to the land with natural and scenic values that are to be retained.

### 3.7.2 Landscape Conservation Zone Application Guidelines

LCZ 1	The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.
Response	<p>The rural land zoned EL is generally currently owned by the Tasmanian Land Conservancy (TLC) that is a non-profit, non-governmental, science and community organisation that acquires and manages land in Tasmania, protecting natural places for biodiversity conservation; some titles are being sold.</p> <p>Each title has a conservation covenant created under section 34 of the <i>Nature Conservation Act 2002</i>. The purpose of the covenant is to protect the natural values of the land. The owner of land agrees not to undertake activities which will damage or degrade the natural values. These activities relate to use of fertilizers, subdivision of land, fire management, control of native animals, clearance of native vegetation, building structures, planting of any plants, introduction of exotic species and off road vehicle use.</p> <p>As the LCZ has the same intention, therefore is considered as the appropriate future zone. It will ensure that the covenants are supported by the planning scheme provisions.</p>
LCZ 2	<p>The Landscape Conservation Zone may be applied to:</p> <p>(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;</p> <p>(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code;</p>
Response	Most of the subject land is affected by overlays in accordance with Codes such as Scenic Management Area, Biodiversity and Water Quality. Due to the provisions of these codes any use and development that is either 'no permit required' or permitted application requires a discretionary approval.
	(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.
Response	The subject land is zoned EL that is intended to protect and conserve natural and landscape values.

In accordance with the above zone application guidelines the LCZ is appropriate zone for the replacement of ELZ in the Launceston planning scheme.

Below table shows the provisions of both zones to compare the purposes, use table and use and development standards of each zone.

### 3.7.3 Zone Comparison

The provisions of the current ELZ and proposed LCZ -

Landscape Conservation zone (SPP)	Environmental Living zone (LIPS)
Purpose	Purpose



<ol style="list-style-type: none"> <li>1. To provide for the protection, conservation and management of landscape values.</li> <li>2. To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.</li> </ol>	<ol style="list-style-type: none"> <li>1. To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.</li> <li>2. To provide for compatible use and development that does not adversely impact on natural and landscape values.</li> </ol>
<b>Table of Use</b>	<b>Table of use</b>
<b>No permit required</b>	<b>No permit required</b>
Natural and Cultural Values Management	Educational and occasional care if for home based child care
Passive Recreation	Natural and cultural values management
	Passive recreation
	Residential if for (a) a single dwelling; or (b) a home based business
<b>Permitted</b>	<b>Permitted</b>
Residential if for a: (a) home-based business; or (b) single dwelling located within a building area if shown on a sealed plan.	Utilities if for minor utilities
<b>Discretionary</b>	<b>Discretionary</b>
Community Meeting and Entertainment if for a place of worship, art and craft centre or public hall	Domestic animal breeding, boarding or training
Domestic Animal Breeding, Boarding and Training	Visitor accommodation
Emergency Services	Utilities
Food Services if for a gross floor area of no more than 200m <sup>2</sup>	
General Retail and Hire if associated with a Tourist Operation	
Residential if for a single dwelling	
Resource Development if not for intensive animal husbandry or plantation forestry	
Sports and Recreation if for an outdoor recreation facility	
Tourist Operation	
Utilities if not listed as No Permit Required	
Visitor Accommodation	
<b>Prohibited</b>	<b>Prohibited</b>
All other uses	All other uses
<b>Subdivision</b>	<b>Subdivision</b>
<b>Acceptable Solution:</b>	<b>Acceptable Solution:</b>

<p>A minimum lot size not less than 50ha;  A frontage of not less than 40m;  Vehicular access  <u>Performance Criteria:</u>  A minimum lot not less than 20ha;  A legal frontage not less than 3.6m wide;  Reasonable vehicular access;  On-site waste water management system.</p>	<p>A minimum lot area of 20ha,  frontage to a road of not less than 4m No  acceptable solution for vehicular access to a  boundary of a lot;  Able to be connected to public stormwater  system, reticulated water supply &amp; sewerage  system;  Not include any road or other works.  <u>Performance Criteria:</u>  No minimum lot specified;  Frontage of right of way no less than 3.6m  wide;  Reasonable vehicular access;  Storm water not cause adverse impacts  Water and sewer on site</p>
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### 3.7.4 Conclusion and Recommendation

The Rural Living has been considered as an alternative for ELZ in the rural Launceston. The assessment against the Zone Application Guidelines does not support the implementation of this zone. Furthermore this zone is not appropriate as it could result in a number of rural living clusters spread across the rural area of Launceston. This is not supported by the demand and residential strategy. The zone could result in fragmentation of land which that is undesirable and does not ensure the protection of existing natural values and biodiversity.

The proposed Landscape Conservation zone is considered as the most suitable due to its similar purpose, objectives, allowable uses and the assessment against the Zone Application Guidelines.

The main difference between ELZ and LCZ is a status of a single dwelling. This is important to future buyers of land as they wish to have a possibility of such use secure. In order to recognise a permitted use status of a single dwelling in the current ELZ it is proposed to introduce a Rural Conservation Specific Area Plan (RC SAP). This plan will allow a permitted single dwelling use within the LCZ in the rural area. A development application for use and construction of a single dwelling would be likely discretionary given the environmental overlays that will be carried through into the LPS.

The transition of the ELZ into the LCZ will have no impact on residential development capacity and will provide for the conservation of natural and scenic values of the rural Launceston area.

**Therefore it is recommended to:**

**A. Rezone the following properties to the Landscape Conservation zone:**

Address	Owner	Volume	Folio	PID	Area(ha)	
90 Arnolds Road KAROOLA TAS 7267	Tasmanian Land Conservancy Inc.	205582	1	7661549	283.29	
		200601	1	7661549	9.88	
		46162	1	7661549	20.23	
150 Whites Mill Road UNDERWOOD TAS 7268	Tasmanian Land Conservancy Inc.	161070	5	3208659	20.18	
		173260	1	3208659	50.96	
		161070	8	3208659	20.05	
		161070	1	3208659	20.69	
		161070	6	3208659	17.5	
		206992	1	3208659	0.25	
75 Blythes Road TURNERS MARSH TAS 7267	DJ Brough	161070	7	3212156	24.45	
545 Whites Mill Road UNDERWOOD TAS 7268	Tasmanian Land Conservancy Inc.	173260	1	3208659	50.96	
222 Pipers River Road TURNERS MARSH TAS 7267	Tasmanian Land Conservancy Inc.	115318	1	2733988	317.7	
260 Pipers River Road TURNERS MARSH TAS 7267		105840	4	2733961	20.64	
1009 Lilydale Road UNDERWOOD TAS 7268		249931	2	2734083	358.8	
Prossers Road UNDERWOOD TAS 7268		240366	1	3128659	121.3	
Prossers Road UNDERWOOD TAS 7268		117213	1	3128659	0	
Prossers Road UNDERWOOD TAS 7268		251977	1	3128659	0	
Prossers Road UNDERWOOD TAS 7268		238959	1	3128659	0	
Prossers Road UNDERWOOD TAS 7268		115074	1	3128659	0	
805 Prossers Road UNDERWOOD TAS 7268		AN Yost & AR Yost	246635	1	3246102	39.9
771 Prossers Road UNDERWOOD TAS 7268		DP Curbishley & JR Parker	246868	1	3246110	68.19
39410 Tasman Highway NUNAMARA TAS 7259	Tasmanian Land Conservancy Inc.	252034	2	2734024	8.07	
		252034	1		32.68	
		212935	1	2734024	14.47	
		6500	1	2734024	76.73	
		21622	2		6.07	
		238003	1		6.08	
		24345	1		98.16	
130 Bingham's Road NUNAMARA TAS 7259	Tasmanian Land Conservancy Inc.	201628	1	2734024	8.52	
		217992	1	7827027	82.56	
		217991	1	7827027	372.5	

		54350	1	7827027	242.1
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**B. Introduce Rural Conservation Specific Area Plan as follows:**

**LAU-S15.0 Rural Conservation Specific Area Plan**

**LAU-S15.1 Plan Purpose**

The purpose of the Rural Conservation Specific Area Plan is:

LAU-S15.1.1 To provide for residential use for a single dwelling as a permitted use in the rural conservation areas.

**LAU-S15.2 Application of this Plan**

LAU-S15.2.1 The specific area plan applies to the area of land designated as Rural Conservation Specific Area Plan on the overlay maps.

LAU-S15.2.2 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 Landscape Conservation Zone, as specified in the relevant provision.

**LAU-S15.3 Local Area Objectives**

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

**LAU-S15.4 Definition of Terms**

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

**LAU-S15.5 Use Table**

This clause is in substitution for Land Conservation Zone - clause 22.2 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Residential	if for a: (a) home-based business; or (b) single dwelling

Utilities	If for minor utilities.
<b>Discretionary</b>	
Community Meeting and Entertainment	f for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding and Training	
Emergency Services	
Food Services	If for a gross floor area of no more than 200m2.
General Retail and Hire	If associated with a Tourist Operation.
Resource Development	If not for intensive animal husbandry or plantation forestry.
Sports and Recreation	If for an outdoor recreation facility.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
<b>Prohibited</b>	
All other uses	

### **LAU-S15.6 Use Standards**

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

### **LAU-S15.7 Development Standards for Buildings and Works**

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

### **LAU-S15.8 Development Standards for Subdivision**

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

### **3.7.5 Assessment Against s.32(4)**

Section 32(4) of LUPAA sets out the tests for inclusion of a SAP in an LPS as follows:

- (4) *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 the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

The proposed Rural Conservation SAP is designed to accommodate unique circumstances which exist for the current Environmental Living Zone titles in the rural area. The titles are surrounded by land zoned Rural Resource in the LIPS 2015, but have been identified as having significant environmental and conservation values. These are generally owned by the Tasmanian Land Conservancy (TLC) and have conservation covenants created under section 34 of the *Nature Conservation Act 2002*. The covenants identify building areas which have been considered in light of the environmental values of each site. The target buyer for these properties is someone who wishes to maintain the environmental qualities of the land.

Tasmanian Land Conservancy expressed concerns regarding a loss of the current permitted status of a single dwelling use. This is important to future buyers of land as they wish to have a possibility of such use secure. The permitted status of a single dwelling also secures financial assistance from banks.

The Landscape Conservation Zone is the 'best fit' zone for these properties, however it is acknowledged that future purchasers may be discouraged due to the discretionary use status for single dwellings. The Rural Conservation SAP allows a mechanism to align with the Zone Application Guidelines, but also maintain an existing permitted pathway for single dwellings that exists in the Environmental Living Zone. It is socially and environmentally beneficial.

## **4 Urban Sites**

*For the purpose of this study, land zoned Environmental Living is divided into two areas, Rural and Urban. This is to acknowledge its context in terms of the location, ownership (in a rural part), applied legislation, availability of the services and related factors.*

Environmental Living zoned land in the urban area of Launceston is located in West Launceston relatively close to the Cataract Gorge Reserve. Generally the zoning along the Gorge has a consistent pattern that includes the following zones:

- Environmental Management (the Gorge)
- Opens Space
- Environmental Living
- Low Density Residential
- General Residential

Environmental Living zoned land within the Urban Launceston is divided into two groups:

1. Environmental Living zone land within the Cataract Gorge Management Area Code, and
2. Environmental Living zone land outside the Cataract Gorge Management Area Code.

It is noted that the Cataract Gorge Management Area Code will be transitioned into a Specific Area Plan in the LPS.

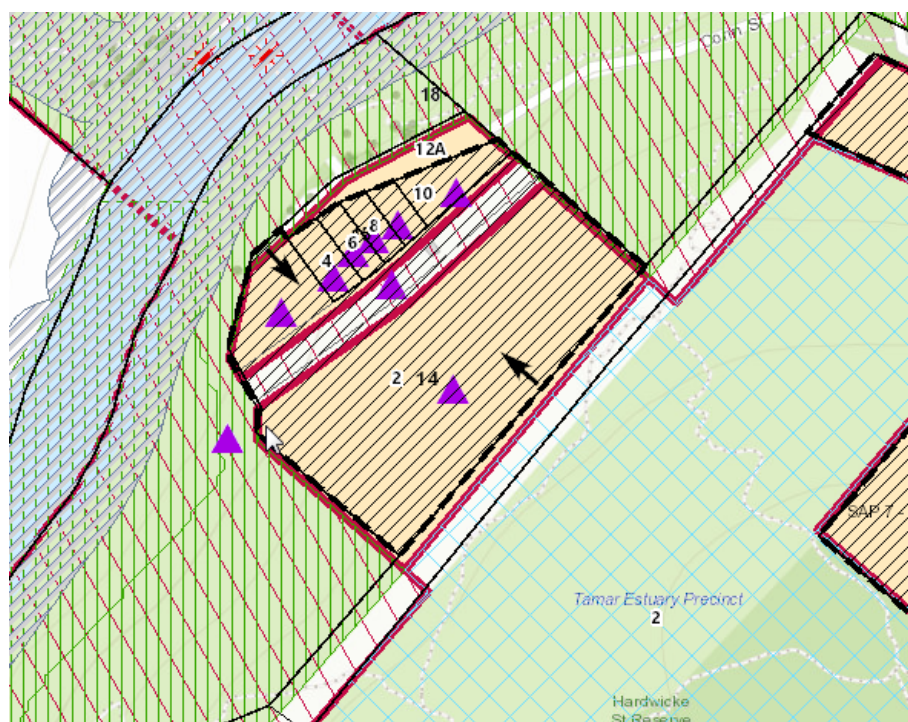
## 4.1 Environmental Living land within the Cataract Gorge Management Area

### 4.1.1 Site # 1 - Corin Street, West Launceston

#### Description

The properties are located on the hill face opposite the Duck Reach Power Station in West Launceston. All properties contain blue stone buildings constructed in the late 1800's as accommodation for workers of the power station. The properties are of historical heritage significance because associations with the development of Hydro Power generation in Tasmania. The properties are considered as one site because of their location, surrounding zoning, heritage inheritance. The site 1 includes relatively a range titles between 0.26 to 2.22ha.

Address	Owner	Volume	Folio	PID	Area(ha)
2 Corin Street WEST LAUNCESTON	PR Morton	60647	7	2673831	2.22
		249671	1	2673831	0.42
		60647	6	2673831	0.26
4 Corin Street LAUNCESTON	PR Morton	60647	5	7525950	0.0954
6 Corin Street LAUNCESTON	GJ & JL Dean	60647	4	7525950	0.0728
8 Corin Street LAUNCESTON	ER Hopkins	60647	3	6637432	0.0623
10 Corin Street LAUNCESTON	PS & JM Dennington	60647	2	2673866	0.0612
		60647	1	2673858	0.1409



The site is located within the Cataract Gorge Management Area Code in Management Unit 14. The purpose of this Code is to:

- (a) *protect the Cataract Gorge Reserve from incremental loss and degradation of its character and values; and*
- (b) *ensure that development within the Cataract Gorge Management Area is appropriately planned, located, designed and constructed to minimise the impact on the natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve.*

The description and management unit objectives for MU14 are as follows:

Management Unit 14	Management Objectives
<p>This management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Corin Street and Corin Street Lane.</p> <p>It is comprised of a large single vacant lot and a number of much smaller properties.</p>	<ul style="list-style-type: none"> <li>• To prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic character and values of Duck Reach power station and historic residences.</li> <li>• To retain canopy trees and native vegetation that contributes to the established natural, historic, cultural, heritage, landscape and scenic character and values of the Duck Reach area. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and from scenic drives.</li> <li>• Development must be inevent when viewed from prime viewpoints and scenic drives.</li> </ul>

#### E17.6 Development Standards

##### E17.6.1 Acceptable development

Objective: To protect the character and values of the Cataract Gorge Reserve.	
Acceptable Solutions	Performance Criteria
A3 Must not be for Residential in MU14.	P3 No performance criteria.

The site is also located within the Cataract Gorge Subdivision Specific Area Plan which is intended to provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

##### F7.3.1 Subdivision

Objective:
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To ensure subdivision is in accordance with the specific area plan.	
Acceptable Solutions	Performance Criteria
A1.2 In the Specific Area Plan Area 2 of Figure F7.2.1, no new lots.	P1 No performance criteria.

## Summary

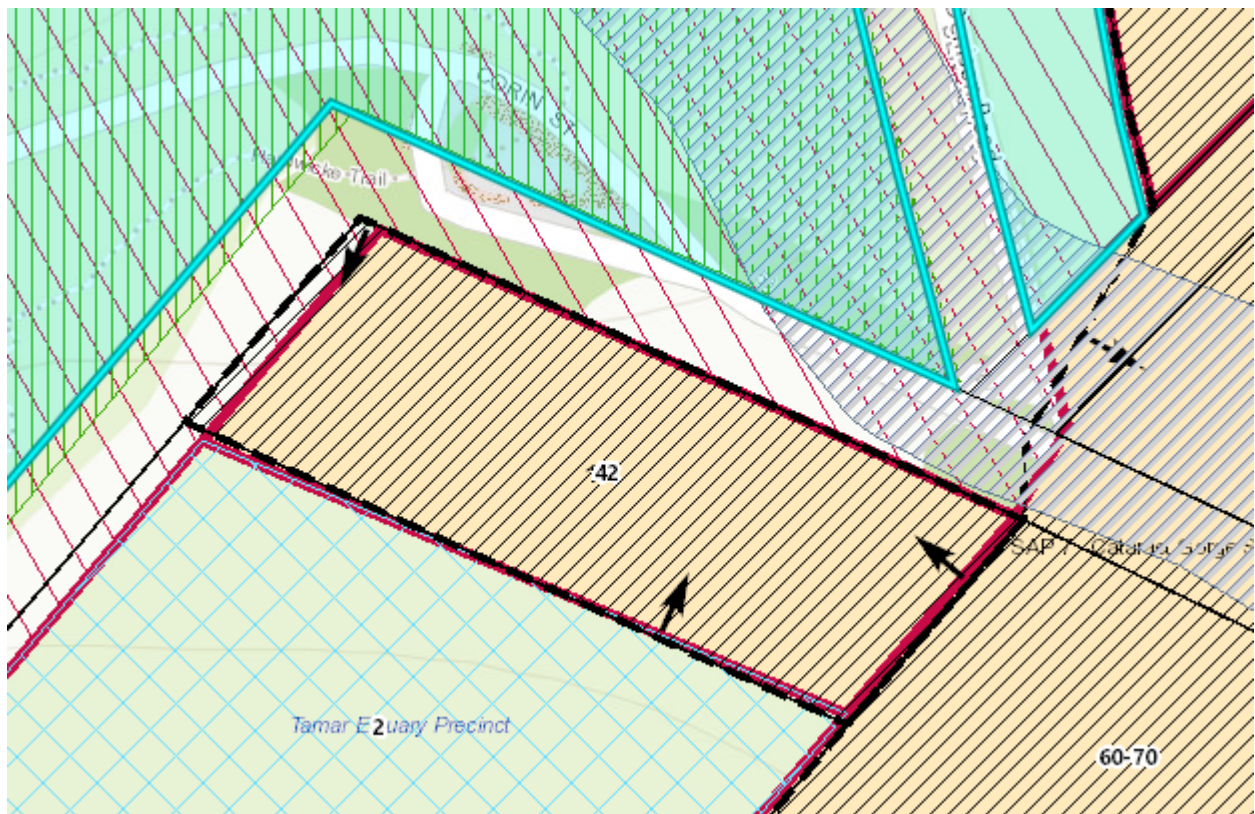
Codes (LIPS)	Restrictions
E.13 Local Historic Cultural Heritage	Any development is discretionary
E.17.0 Cataract Gorge Management Area Unit 14	Residential use is prohibited
F7.0 Cataract Gorge Specific Area Plan Area 2	No new lots to be created

*It is noted that the Cataract Gorge Management Area Code will transition to a Specific Area Plan (SAP) in the Launceston Planning Scheme (LPS). The Cataract Gorge SAP will transition as a SAP in LPS.*

#### 4.1.2 Site #2 - 42 Corin Street, West Launceston

##### Description

Address	Owner	Volume	Folio	PID	Area (ha)
42 Corin Street WEST LAUNCESTON TAS 7250	IW McKenzie & RA McKenzie	223889	1	6637395	0.95



The site is located within the Cataract Gorge Management Area Code in Management Unit 13. The description and management unit objectives for MU13 are as follows:

Description Unit 13	Management Objectives
<p>This management unit is part of a contiguous area of bush land, which is mostly cleared, adjacent to the Cataract Gorge Management Area, including extended natural landscape.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street.</p> <p>It is comprised of a large single lot with a dwelling.</p>	<ul style="list-style-type: none"> <li>To maintain the current level of development of a dwelling and the bush land character.</li> <li>Development must be inevent when viewed from prime viewpoints and from scenic drives.</li> <li>To ensure development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of</li> </ul>

	vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.
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E17.6 Development Standards

E17.6.1 Acceptable development

Objective: To protect the character and values of the Cataract Gorge Reserve.	
Acceptable Solutions	Performance Criteria
A4 Development within the Residential Use class must be for single dwelling only in management units 12, 13	P4 No performance criteria.

The site is also located within the Cataract Gorge Subdivision Specific Area Plan which is intended to provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

F7.3.1 Subdivision

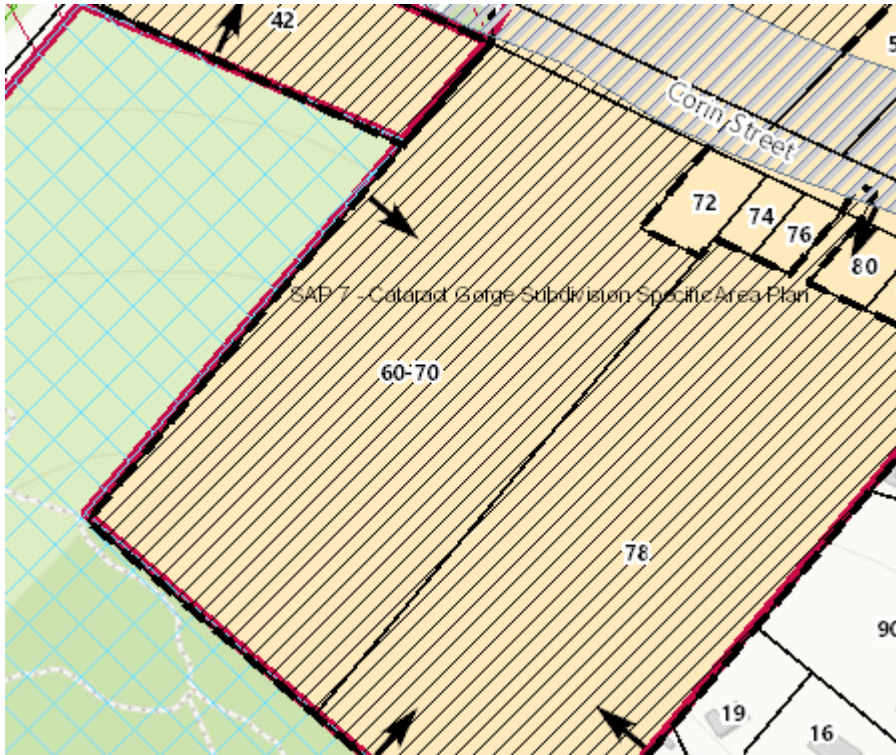
Objective: To ensure subdivision is in accordance with the specific area plan.	
Acceptable Solutions	Performance Criteria
A1.2 In the Specific Area Plan Area 2 of Figure F7.2.1, no new lots.	P1 No performance criteria.

**Summary**

Codes (LIPS)	Restrictions
E.17.0 Cataract Gorge Management Area Unit 13	A single dwelling only
F7.0 Cataract Gorge Specific Area Plan Area 2	No new lots to be created

#### 4.1.3 Site #3 - 60-70 Corin Street, West Launceston

Address	Owner	Volume	Folio	PID	Area (ha)
60-70 Corin Street WEST LAUNCESTON TAS 7250	EJJ Keys & SA Keys	240090	1	6637379	3.83



The site is located within the Cataract Gorge Management Area Code in Management Unit 11B. The description and management unit objectives for MU11B are as follows:

Description Unit 11B	Management Objectives
<p>This management unit has Corin Street in the floor of a valley with rising slopes on either side.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street.</p> <p>There is a mixture of residential and low density residential development reflecting the zones within the management unit.</p> <p>Lot sizes range from around 700m<sup>2</sup> to 27 000m<sup>2</sup>.</p>	<ul style="list-style-type: none"> <li>To retain the established character of the management unit including lot sizes and density and to ensure that development complements the established scale and density of buildings in the management unit.</li> <li>Development must be inevent when viewed from prime viewpoints and from scenic drives.</li> <li>To ensure development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of</li> </ul>

	<p>vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.</p> <ul style="list-style-type: none"> <li>To demonstrate that development satisfies the objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.</li> </ul>
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## E17.6 Development Standards

### E17.6.2 Intensification

<p><b>Objective:</b> To ensure that development density is consistent with achieving the management objectives within the management units.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 (c) Lot density must not be more than:</p> <p>(c) one lot per 7 500m<sup>2</sup> with a minimum lot size of 1 500m<sup>2</sup> in management units 11A and 11B</p>	<p>P1 No performance criteria.</p>
<p>A2 Multiple dwellings must not exceed a minimum site area per dwelling of 7 500m<sup>2</sup> in management units 11A and 11B.</p>	

The site is also located within the Cataract Gorge Subdivision Specific Area Plan which is intended to provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

### F7.3.1 Subdivision

<p><b>Objective:</b> To ensure subdivision is in accordance with the specific area plan.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1.1 In the Specific Area Plan Area 1 of Figure F7.2.1 lots must have:</p> <p>(a) a lot density of not greater than one lot per 7 500m<sup>2</sup>; and</p> <p>(b) a minimum lot size of 1 500m<sup>2</sup>;</p>	<p>P1 No performance criteria.</p>

## Summary

<b>Codes (LIPS)</b>	<b>Development potential</b>
E.17.0 Cataract Gorge Management Area Unit 11B	5 lots or 5 multiple dwellings
F7.0 Cataract Gorge Specific Area Plan Area 1	5 lots

#### 4.1.4 Site #4 - 78 Corin Street, West Launceston

Residential development abuts the southern boundary of the site and is also on the other (eastern) side of Corin St.

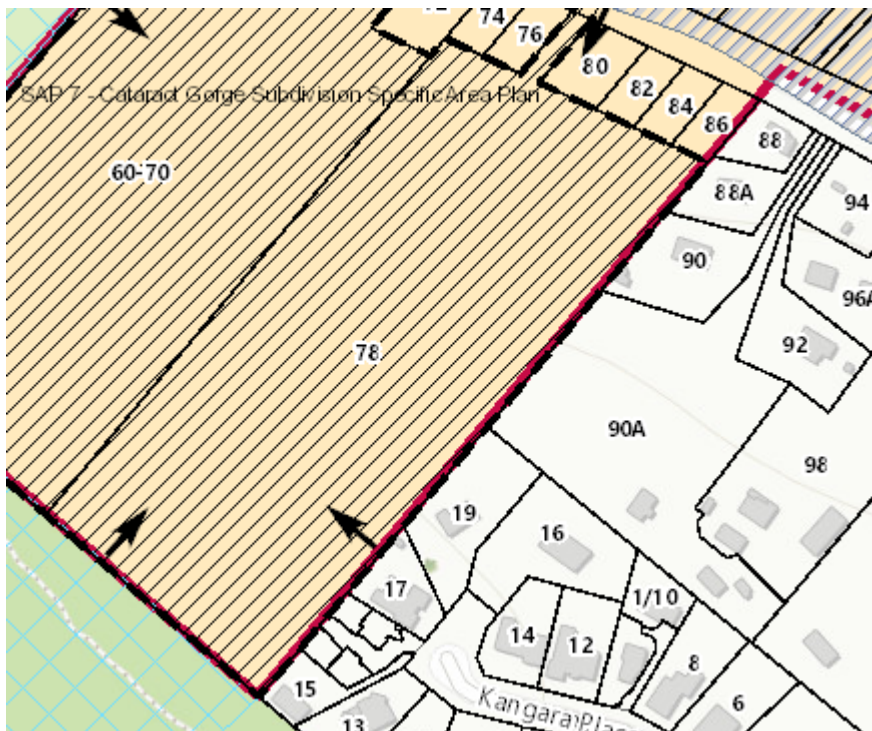
The 3.7 hectare site has a 19 metre frontage to Corin St. The 19 metre wide section of land is 37 metres deep and is located between 76 & 80 Corin St. It provides access to the main portion of the site. The site slopes (away from Corin St) at three different grades as follows:

- to the south at an approximate grade of 28% for 145 metres; then
- to the south at an approximate grade of 18% for 75 metres; then
- to the south-east at an approximate grade of 7%.

The site contains a single dwelling and associated outbuildings, including those that have not been approved.

The site contains significant vegetation on the steeper part of the property (towards Corin St).

Address	Owner	Volume	Folio	PID	Area (ha)
78 Corin Street WEST LAUNCESTON TAS 7250	KJ Trethewie	115342	1	6637336	3.72



The site is located within the Cataract Gorge Management Area Code in Management Unit 11B. The description and management unit objectives for MU11B are as follows:

Description Unit 11B	Management Objectives
This management unit has Corin Street in the floor of a valley with rising slopes on	To retain the established character of the management unit including lot sizes and

<p>either side.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street.</p> <p>There is a mixture of residential and low density residential development reflecting the zones within the management unit.</p> <p>Lot sizes range from around 700m<sup>2</sup> to 27 000m<sup>2</sup>.</p>	<p>density and to ensure that development complements the established scale and density of buildings in the management unit.</p> <p>Development must be inevent when viewed from prime viewpoints and from scenic drives.</p> <p>To ensure development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.</p> <p>To demonstrate that development satisfies the objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.</p>
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## E17.6 Development Standards

### E17.6.2 Intensification

<p><b>Objective:</b> To ensure that development density is consistent with achieving the management objectives within the management units.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 (c) Lot density must not be more than:</p> <p>(c) one lot per 7 500m<sup>2</sup> with a minimum lot size of 1 500m<sup>2</sup> in management units 11A and 11B</p>	<p>P1 No performance criteria.</p>
<p>A2 Multiple dwellings must not exceed a minimum site area per dwelling of 7 500m<sup>2</sup> in management units 11A and 11B.</p>	

The site is also located within the Cataract Gorge Subdivision Specific Area Plan which is intended to provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

### F7.3.1 Subdivision

<p><b>Objective:</b> To ensure subdivision is in accordance with the specific area plan.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 In the Specific Area Plan Area 1 of Figure F7.2.1 lots must have:</p> <p>(a) a lot density of not greater than one lot per 7 500m<sup>2</sup>; and</p>	<p>P1 No performance criteria.</p>

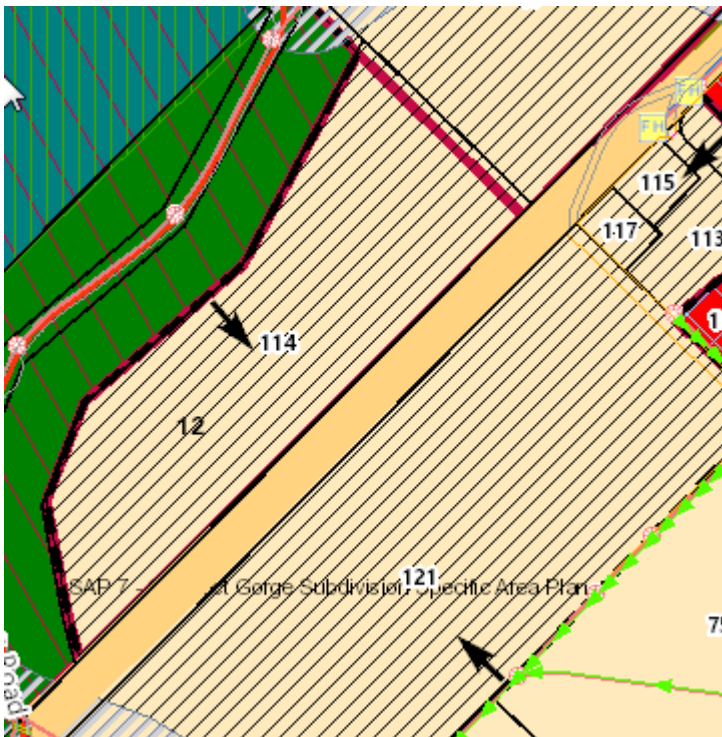
(b) a minimum lot size of 1 500m<sup>2</sup>;

## Summary

Codes (LIPS)	Subdivision potential
E.17.0 Cataract Gorge Management Area Unit 11B	5 lots or 5 multiple dwellings
F7.0 Cataract Gorge Specific Area Plan Area 1	5 lots

### 4.1.5 Site # 5 - 114 Brougham Street, West Launceston

Address	Owner	Volume	Folio	PID	Area (ha)
114 Brougham Street WEST LAUNCESTON TAS 7250	DJ Frelek & SE Frelek	129574	1	1855123	2.13



The site is located within the Cataract Gorge Management Area Code in Management Unit 12. The description and management unit objectives for MU12 are as follows:

Description Unit 12	Management Objectives
<p>This management unit has Corin Street in the floor of a valley with rising slopes on either side.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street.</p>	<p>To maintain the current intensity of development and the undeveloped bush land character.</p>



<p>There is a mixture of residential and low density residential development reflecting the zones within the management unit.</p> <p>Lot sizes range from around 700m<sup>2</sup> to 27000m<sup>2</sup>.</p>	<p>Development must be inevent when viewed from prime viewpoints and scenic drives.</p> <p>To ensure development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.</p>
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## E17.6 Development Standards

### E17.6.1 Acceptable development

<p><b>Objective:</b> To protect the character and values of the Cataract Gorge Reserve.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A4 Development within the Residential Use class must be for single dwelling only in management units 12, 13, 15 &amp; 18.</p>	<p>P4 No performance criteria.</p>

The site is also located within the Cataract Gorge Subdivision Specific Area Plan which is intended to provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

### F7.3.1 Subdivision

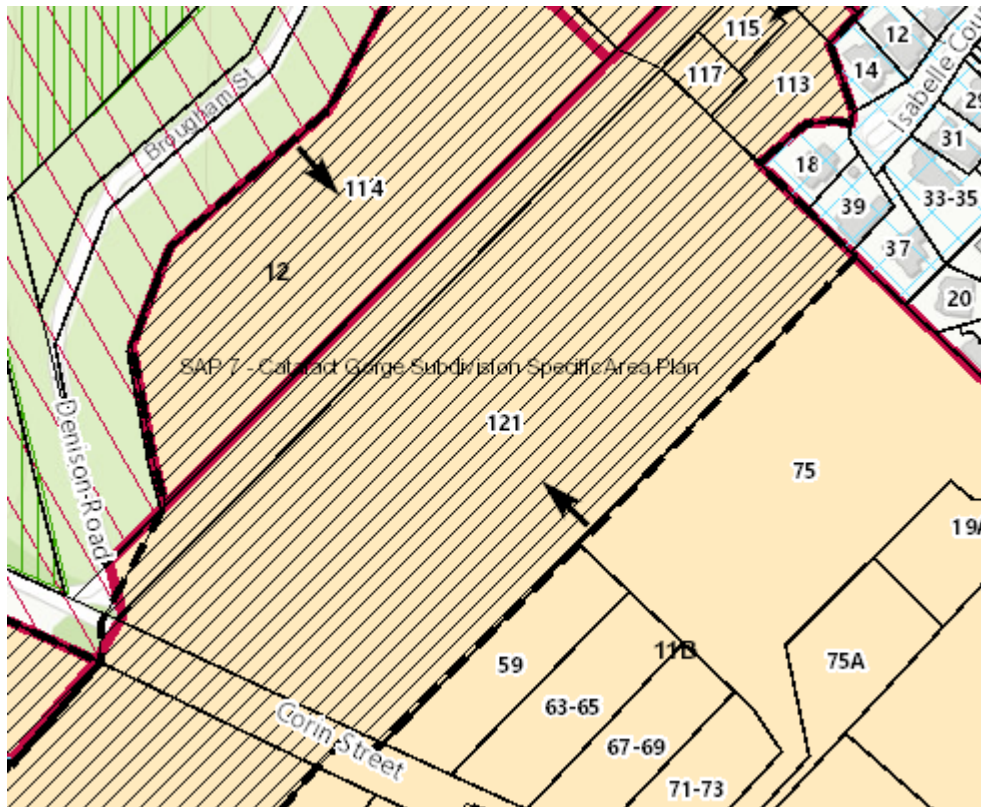
<p><b>Objective:</b> To ensure subdivision is in accordance with the specific area plan.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1.1 In the Specific Area Plan Area 1 of Figure F7.2.1 lots must have:</p> <p>(a) a lot density of not greater than one lot per 7 500m<sup>2</sup>; and</p> <p>(b) a minimum lot size of 1 500m<sup>2</sup>;</p>	<p>P1 No performance criteria.</p>

## Summary

<b>Codes (LIPS)</b>	<b>Subdivision potential</b>
E.17.0 Cataract Gorge Management Area Unit 12	Residential use - only for a single dwelling
F7.0 Cataract Gorge Specific Area Plan Area 1	2 lots

#### 4.1.6 Site #6 - 121 Brougham Street, West Launceston

Address	Owner	Volume	Folio	PID	Area (ha)
121 Brougham Street WEST LAUNCESTON TAS 7250	Jack & Lesa Enterprises Pty Ltd	116509	1	6633722	3.92



The site is located within the Cataract Gorge Management Area Code in Management Unit 12. The description and management unit objectives for MU12 are as follows

Description Unit 11B	Management Objectives
<p>This management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Corin Street and Corin Street Lane.</p> <p>It is comprised of a large single vacant lot.</p>	<p>To retain the established character of the management unit including lot sizes and density and to ensure that development complements the established scale and density of buildings in the management unit.</p> <p>Development must be inevent when viewed from prime viewpoints and from scenic drives.</p> <p>To ensure development is designed to retain and maintain the vegetation particularly</p>

	<p>where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.</p> <p>To demonstrate that development satisfies the objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.</p>
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## E17.6 Development Standards

### E17.6.2 Intensification

<p><b>Objective:</b> To ensure that development density is consistent with achieving the management objectives within the management units.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 (c) Lot density must not be more than:</p> <p>(c) one lot per 7 500m<sup>2</sup> with a minimum lot size of 1 500m<sup>2</sup> in management units 11A and 11B</p>	<p>P1 No performance criteria.</p>
<p>A2 Multiple dwellings must not exceed a minimum site area per dwelling of 7 500m<sup>2</sup> in management units 11A and 11B.</p>	

The site is also located within the Cataract Gorge Subdivision Specific Area Plan which is intended to provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

### F7.3.1 Subdivision

<p><b>Objective:</b> To ensure subdivision is in accordance with the specific area plan.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1.1 In the Specific Area Plan Area 1 of Figure F7.2.1 lots must have:</p> <p>(a) a lot density of not greater than one lot per 7 500m<sup>2</sup>; and</p> <p>(b) a minimum lot size of 1 500m<sup>2</sup>;</p>	<p>P1 No performance criteria.</p>

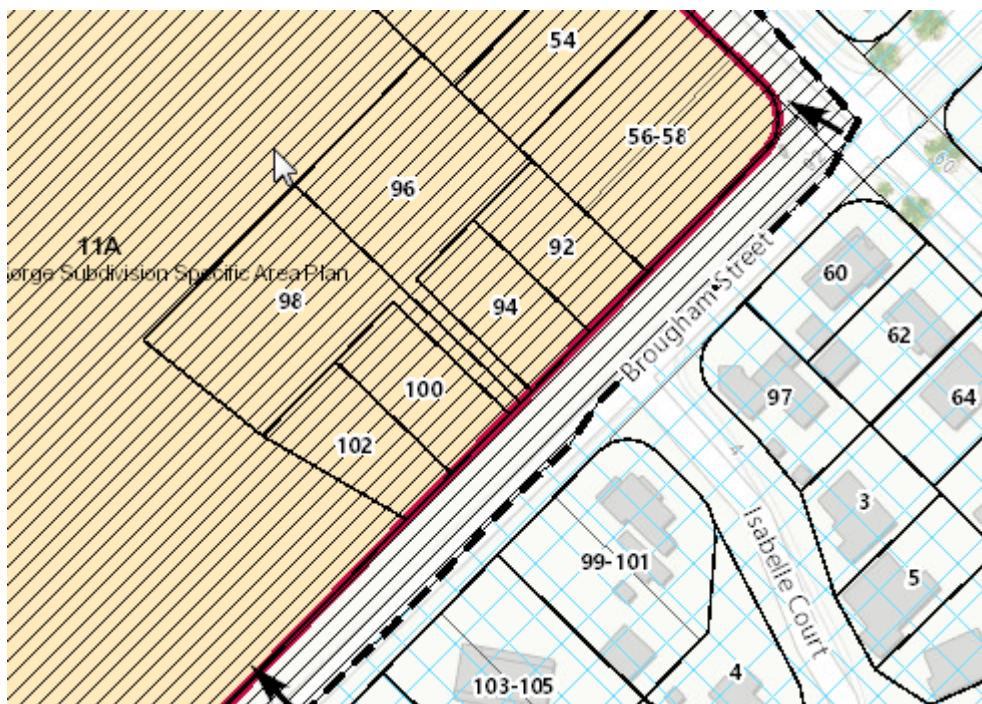
## **Summary**

<b>Codes (LIPS)</b>	<b>Subdivision potential</b>
E.17.0 Cataract Gorge Management Area Unit 11B	5 lots or 5 multiple dwellings
F7.0 Cataract Gorge Specific Area Plan Area 1	5 lots

#### 4.1.7 Site #7 - 92, 94, 96, 98, 100 & 102 Brougham Street, West Launceston

These properties were created at Stage 1 of the 32 lot subdivision approved by DA0228/2008 at 48 Cambridge Street. The subdivision was approved prior to the provisions relating to the Cataract Gorge Management Area Code were in place. The lots are within 0.07ha to 0.15ha.

Address	Owner	Volume	Folio	PID	Area (ha)
92 Brougham Street WEST LAUNCESTON	JR Holloway & JM Power	160011	1	3053570	0.07
94 Brougham Street WEST LAUNCESTON	CE Lee	160011	2	3053589	0.07
96 Brougham Street WEST LAUNCESTON	DA Hinds & T Hinds	160011	3	3053597	0.15
98 Brougham Street WEST LAUNCESTON	MV Adams & LJ Adams	160011	4	3053618	0.17
100 Brougham Street WEST LAUNCESTON	JA Savage & JA Savage	160011	5	3053626	0.07
102 Brougham Street WEST LAUNCESTON	V Skovorodka & S Golchatnikova	160011	6	3053634	0.07



The site is located within the Cataract Gorge Management Area Code in Management Unit 11A. The description and management unit objectives for MU11A are as follows:

Description Unit 11A	Management Objectives
This management unit is part of a contiguous area of bush land adjacent	

<p>to the Cataract Gorge Management Area, including extended natural landscape.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Cambridge Street.</p> <p>The management unit incorporates a line of existing dwellings located close to Cambridge Street with consistent frontage setbacks.</p> <p>The regular shaped lots along Cambridge Street include some vacant lots and are generally around 1 000m<sup>2</sup>. There is a large lot (approximately 16 500m<sup>2</sup>) to the north west accessed through 48 Cambridge street.</p>	<p>Development must be inevent when viewed from prime viewpoints and from scenic drives.</p> <p>To ensure development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.</p> <p>To demonstrate that development satisfies the objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.</p>
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## E17.6 Development Standards

### E17.6.2 Intensification

<p><b>Objective:</b> To ensure that development density is consistent with achieving the management objectives within the management units.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1 (c) Lot density must not be more than:</p> <p>(c) one lot per 7 500m<sup>2</sup> with a minimum lot size of 1 500m<sup>2</sup> in management units 11A and 11B</p>	<p>P1 No performance criteria.</p>
<p>A2 Multiple dwellings must not exceed a minimum site area per dwelling of 7 500m<sup>2</sup> in management units 11A and 11B.</p>	

The site is also located within the Cataract Gorge Subdivision Specific Area Plan which is intended to provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

### F7.3.1 Subdivision

<p><b>Objective:</b> To ensure subdivision is in accordance with the specific area plan.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1.1 In the Specific Area Plan Area 1 of Figure F7.2.1 lots must have:</p> <p>(a) a lot density of not greater than one lot per 7 500m<sup>2</sup>; and</p> <p>(b) a minimum lot size of 1 500m<sup>2</sup>;</p>	<p>P1 No performance criteria.</p>

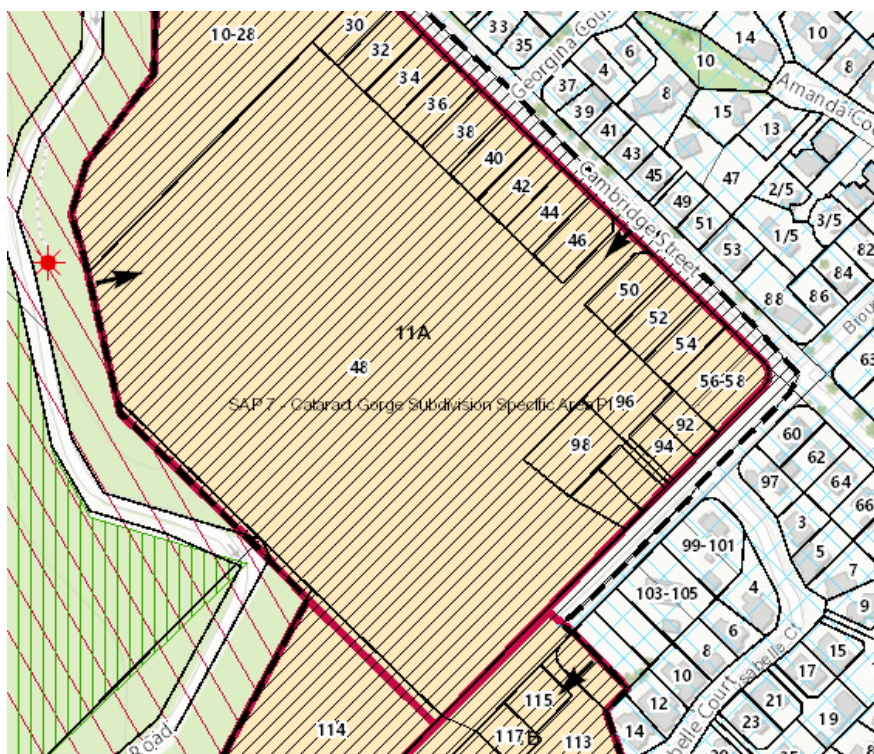
Codes (LIPS)	Subdivision potential
E.17.0 Cataract Gorge Management Area Unit 11A	None
F7.0 Cataract Gorge Specific Area Plan Area 1	none

#### 4.1.8 Site #8 - 48 Cambridge Street, West Launceston

The subject land is located on the corner of Cambridge St and Brougham St but is separated from Cambridge St by a row of residential lots. The site extends to the reserve along Denison Rd to the west. The Gorge and Duck Reach are located further to the west across Denison Rd. Land to the east and south-east is developed for residential purposes at a density consistent with a General Residential zone. Land to the north-west on Cambridge St is also developed for residential purposes but is in larger holdings. The site is mostly cleared of vegetation.

The permit DA0228/2008 granted on 5/05/2010 approved 32 lot subdivision plus public open space. The permit includes a retrospective approval for clearing which previously occurred on site. The proposed lots range in area from 666 m<sup>2</sup> to 4600 m<sup>2</sup> with eight lots having an area less than 1000 m<sup>2</sup>. Nineteen of the lots have an area in excess of 1500 m<sup>2</sup>.

Address	Owner	Volume	Folio	PID	Area (ha)
48 Cambridge Street WEST LAUNCESTON TAS 7250	J Van Winden & LA Van Winden	160012	1	3053642	6.78



The site is located within the Cataract Gorge Management Area Code in Management Unit 11A. The description and management unit objectives for MU11A are as follows:

Description Unit 11A	Management Objectives
<p>This management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Cambridge Street.</p> <p>The management unit incorporates a line of existing dwellings located close to Cambridge Street with consistent frontage setbacks.</p> <p>The regular shaped lots along Cambridge Street include some vacant lots and are generally around 1 000m<sup>2</sup>. There is a large lot (approximately 16 500m<sup>2</sup>) to the north west accessed through 48 Cambridge street.</p>	<p>Development must be inevent when viewed from prime viewpoints and from scenic drives.</p> <p>To ensure development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.</p> <p>To demonstrate that development satisfies the objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.</p>

## E17.6 Development Standards

### E17.6.2 Intensification

<p><b>Objective:</b> To ensure that development density is consistent with achieving the management objectives within the management units.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 (c) Lot density must not be more than:</p> <p>(c) one lot per 7 500m<sup>2</sup> with a minimum lot size of 1 500m<sup>2</sup> in management units 11A and 11B</p>	<p>P1 No performance criteria.</p>
<p>A2 Multiple dwellings must not exceed a minimum site area per dwelling of 7 500m<sup>2</sup> in management units 11A and 11B.</p>	

The site is also located within the Cataract Gorge Subdivision Specific Area Plan which is intended to provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

### F7.3.1 Subdivision

<p><b>Objective:</b> To ensure subdivision is in accordance with the specific area plan.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1</p>	<p>P1 No performance criteria.</p>

In the Specific Area Plan Area 1 of Figure F7.2.1 lots must have:

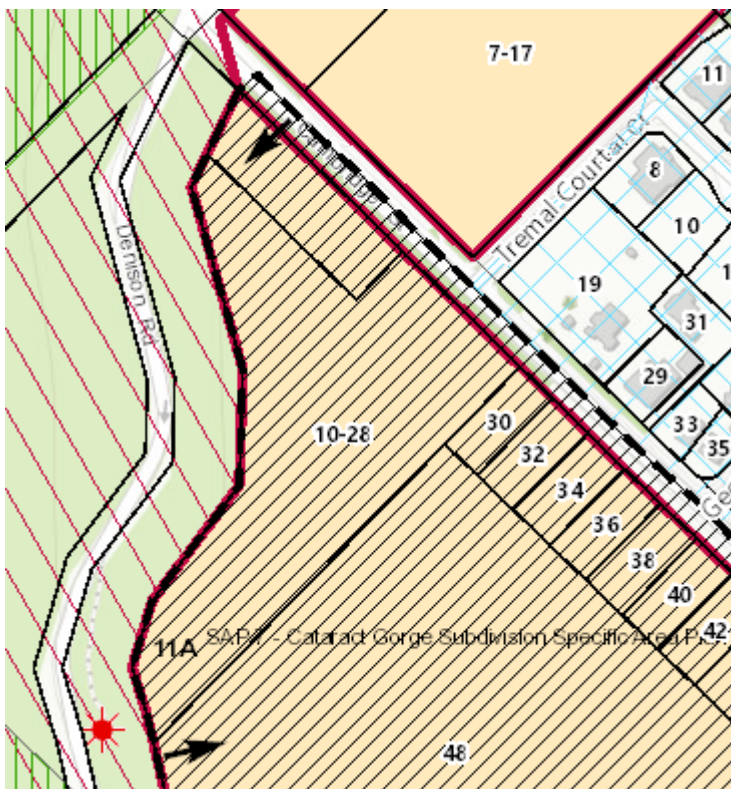
- (a) a lot density of not greater than one lot per 7 500m<sup>2</sup>; and
- (b) a minimum lot size of 1 500m<sup>2</sup>;

**Summary**

Codes (LIPS)	Subdivision potential
E.17.0 Cataract Gorge Management Area Unit 11A	None
F7.0 Cataract Gorge Specific Area Plan Area 1	None

**4.1.9 Site #9 - 10-28 Cambridge Street, West Launceston**

Address	Owner	Volume	Folio	PID	Area (ha)
10-28 Cambridge Street	JM&JE Conti	138500	2	2161828	1.7



The site is located within the Cataract Gorge Management Area Code in Management Unit 11A. The description and management unit objectives for MU11A are as follows:

Description Unit 11A	Management Objectives
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<p>This management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Cambridge Street.</p> <p>The management unit incorporates a line of existing dwellings located close to Cambridge Street with consistent frontage setbacks.</p> <p>The regular shaped lots along Cambridge Street include some vacant lots and are generally around 1 000m<sup>2</sup>. There is a large lot (approximately 16 500m<sup>2</sup>) to the north west accessed through 48 Cambridge street.</p>	<p>Development must be in evident when viewed from prime viewpoints and from scenic drives.</p> <p>To ensure development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.</p> <p>To demonstrate that development satisfies the objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.</p>
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## E17.6 Development Standards

### E17.6.2 Intensification

<p><b>Objective:</b> To ensure that development density is consistent with achieving the management objectives within the management units.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 (c) Lot density must not be more than:</p> <p>(c) one lot per 7 500m<sup>2</sup> with a minimum lot size of 1 500m<sup>2</sup> in management units 11A and 11B</p>	<p>P1 No performance criteria.</p>
<p>A2 Multiple dwellings must not exceed a minimum site area per dwelling of 7 500m<sup>2</sup> in management units 11A and 11B.</p>	

The site is also located within the Cataract Gorge Subdivision Specific Area Plan which is intended to provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

### F7.3.1 Subdivision

<p><b>Objective:</b> To ensure subdivision is in accordance with the specific area plan.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 In the Specific Area Plan Area 1 of Figure F7.2.1 lots must have:</p> <p>(a) a lot density of not greater than one lot per 7 500m<sup>2</sup>; and</p> <p>(b) a minimum lot size of 1 500m<sup>2</sup>;</p>	<p>P1 No performance criteria.</p>

## Summary

Codes (LIPS)	Subdivision potential
E.17.0 Cataract Gorge Management Area Unit 11A	2 lots or 2 multiple dwellings
F7.0 Cataract Gorge Specific Area Plan Area 1	2 lots

### 4.1.10 Recommendation: Sites within Cataract Gorge Management Area

Under current planning provisions a residential use (including a single dwelling) or a subdivision are prohibited within the Cataract Gorge overlays. The cottages are used as single dwellings in accordance with the existing use rights. A change of use to a Visitor Accommodation was approved at 6 Corin Street in 2004.

The proposed Landscape Conservation zone is the most appropriate for these properties taking into account the current planning provisions and purpose of the zone. The main difference between both zones is the status of a single dwelling that is a 'no permit required' in ELZ and a discretionary in LCZ. However, in accordance with the provisions of the Cataract Gorge Management Area Code, a single dwelling is prohibited. The status of a single dwelling and a subdivision will remain unchanged regardless of the underlying zone (refer to clause 5.5.3 SSPs that states: *Where there is an inconsistency between a provision in a code and a provision in a zone, the code provision prevails*). On other hand the Landscape Conservation zone allows other uses that are currently not permissible within the EL zone.

The Cataract Gorge Management Area Code will transition to a Specific Area Plan (SAP) in the Launceston Planning Scheme (LPS). The Cataract Gorge SAP will transition as a SAP in LPS.

### Landscape Conservation Zone (LCZ)

LCZ 1	The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.
Response	The subject sites are surrounding the Cataract Gorge Reserve and are identified for protection and conservation through the Cataract Gorge Management Area Code from incidental loss and degradation of its character and values. The Code aims to ensure that use and development within the Cataract Gorge Management Area are appropriately planned, located, designed and constructed to minimise the impact on the natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Management Area.
LCZ 2	The Landscape Conservation Zone may be applied to: (a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;
Response	N/A

	(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code;
Response	<p>The subject land is within the Cataract Gorge Management Area Code. The purpose of the code is to protect the Cataract Gorge Reserve from incremental loss and degradation of its character and values and to prevent inappropriate development the will detract from these values. The code area is divided into management units that cover land with similar characteristics and management objectives. Residential development in these units is either prohibited or restricted to a single dwelling or multiple dwelling with a minimum a lot size of 1,500m2. A subdivision within the code area is determined by the Cataract Gorge Subdivision Area Plan. This area provides for limited subdivision potential or prohibits subdivision of land.</p> <p>The subject land developed prior to the introduction of the Code and SAAP has been developed. There is limited potential development under these provisions. Please refer to the individual sites as above.</p>
	(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.
Response	All sites are within the Environmental Living zone under the interim planning scheme that provides for a single dwelling in areas where existing natural values and landscape are to be retained.

### Low Density Residential Zone (LDRZ)

LDRZ 1	<p>The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist:</p> <p>(a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints:</p> <p>(i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and</p> <p>(ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or</p> <p>(b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services; or</p> <p>(c) existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities.</p>
Response	N/A
LDRZ 2	The Low Density Residential Zone may be applied to areas within a Low Density Residential Zone in an interim planning scheme or a section 29 planning scheme to lots that are smaller than the allowable minimum lot size for the zone, and are in existing residential areas or settlements that do not have reticulated infrastructure services.
Response	N/A All properties are zoned Environmental Living.
LDRZ 3	<b>The Low Density Residential Zone should not be applied for the purpose of protecting areas of important natural or landscape values.</b>

Response	All properties are zoned Environmental Living intended to retain existing natural and landscape values while providing for residential development. The LDRZ is also contrary to the purpose and objectives of the Cataract Gorge Management Area and Cataract Gorge Subdivision Specific Area Plan that apply to the most of the properties. These local provisions are specifically created to protect the natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve.
LDRZ 4	The Low Density Residential Zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.
Response	N/A

**The following properties are recommended to be zoned Landscape Conservation:**

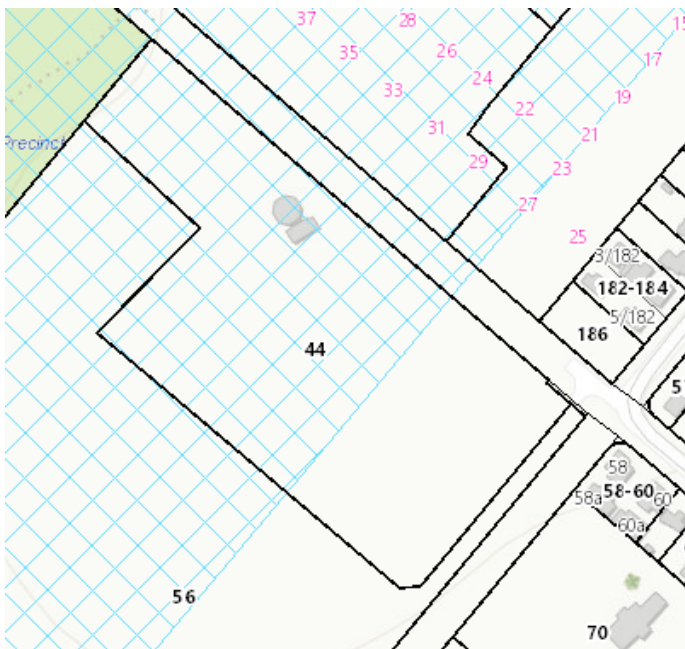
Address	Owner	Volume	Folio	PID	Area(ha)
2 Corin Street WEST LAUNCESTON	PR Morton	60647	7	2673831	2.22
		249671	1	2673831	0.42
		60647	6	2673831	0.26
4 Corin Street LAUNCESTON	PR Morton	60647	5	7525950	0.0954
6 Corin Street LAUNCESTON	GJ & JL Dean	60647	4	7525950	0.0728
8 Corin Street LAUNCESTON	ER Hopkins	60647	3	6637432	0.0623
10 Corin Street LAUNCESTON	PS & JM Dennington	60647	2	2673866	0.0612
		60647	1	2673858	0.1409
42 Corin Street WEST LAUNCESTON TAS 7250	IW McKenzie & RA McKenzie	223889	1	6637395	0.95
60-70 Corin Street WEST LAUNCESTON TAS 7250	EJJ Keys & SA Keys	240090	1	6637379	3.83
78 Corin Street WEST LAUNCESTON TAS 7250	KJ Trethewie	115342	1	6637336	3.72
114 Brougham Street WEST LAUNCESTON TAS 7250	DJ Frelek & SE Frelek	129574	1	1855123	2.13
121 Brougham Street WEST LAUNCESTON TAS 7250	Jack & Lesa Enterprises Pty Ltd	116509	1	6633722	3.92
92 Brougham Street WEST LAUNCESTON	JR Holloway & JM Power	160011	1	3053570	0.07
94 Brougham Street WEST LAUNCESTON	CE Lee	160011	2	3053589	0.07

96 Brougham Street WEST LAUNCESTON	DA Hinds & T Hinds	160011	3	3053597	0.15
98 Brougham Street WEST LAUNCESTON	MV Adams & LJ Adams	160011	4	3053618	0.17
100 Brougham Street WEST LAUNCESTON	JA Savage & JA Savage	160011	5	3053626	0.07
102 Brougham Street WEST LAUNCESTON	V Skovorodka & S Golchatnikova	160011	6	3053634	0.07
48 Cambridge Street WEST LAUNCESTON TAS 7250	J Van Winden & LA Van Winden	160012	1	3053642	6.78
10-28 Cambridge Street	JM&JE Conti	138500	2	2161828	1.7

## 4.2 Environmental Living land outside the Cataract Gorge Management Area

### 4.2.1 Site #10 - 44 Havelock Street, Summerhill

Address	Owner	Volume	Folio	PID	Area (ha)
44 Havelock Street SUMMERHILL TAS 7250	AJ Bushby	168361	1	3355755	3.3
DA0244/2002 - Construct a shed (part Scenic Protection) DA0327/2013 - Subdivision to create two lots and consolidate balance land with Hardwicke Street Reserve, construct part of reserved road for access purposes DA0454/2017 - Subdivision, boundary adjustment of two existing lots					



### Summary

Codes (LIPS)	Implication

E7.0 Scenic Management Code	Any development is discretionary
14.4.6 Environmental Living zone Subdivision	Subdivision potential - none

#### 4.2.2 Site # 11 - 56 Havelock Street, Summerhill

Address	Owner	Volume	Folio	PID	Area (ha)
56 Havelock Street SUMMERHILL TAS 7250	R Szczerba	168361	2	3355763	6.29
DA0327/2013 - Subdivision to create two lots and consolidate balance land with Hardwicke Street Reserve, construct part of reserved road for access purposes					
DA0454/2017 - Subdivision, boundary adjustment of two existing lots					

This property adjoins to the Meander Valley Council property that is zoned Particular Purpose - Prospect Vale Future Urban Growth Area. It is understood that this property will be zoned Future Urban in the Meander Valley LPS. The zone allows limited allowable uses together with development standards that will prevent the premature development of land until detailed strategic planning is carried out for Prospect Vale growth areas. No additional lots are created until a Specific Area Plan for the zone is incorporated into the Planning Scheme.

Part of the site is zoned Rural Resource. This zoning is not appropriate within the urban area. The characteristics and values are similar as in the EL zoned part, therefore this part is to be rezoned to one zone.



The site is located within the Scenic Management Area Code. The purpose of the code is to ensure that siting and design of development protects and complements the visual amenity of scenic road corridors, ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape and ensure that vegetation is managed for its contribution to the scenic landscape.

E7.6. Development Standards  
E7.6.2 Scenic management areas

<b>Objective</b> The siting and design of <u>development</u> is to be unobtrusive in the landscape and complement the character of the scenic management areas.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> No acceptable solution.	<b>P1</b> Development (not including development that involves only the clearance or removal of vegetation, or subdivision) must have regard to:  (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3; (b) the impact on skylines, ridgelines and prominent locations; (c) the nature and extent of existing development on the site; (d) the retention or establishment of vegetation to provide screening; (e) the need to clear existing vegetation; (f) the requirements for any hazard management; (g) the need for infrastructure services; (h) the specific requirements of the development; (i) the location of development to facilitate the retention of trees; and (j) design treatment of development, including:  (i) the bulk and form of buildings including materials and finishes; (ii) any earthworks for cut or fill; (iii) the physical (built or natural) characteristics of the site or area; (iv) the nature and character of the existing development; and (v) the retention of trees
<b>A2</b> No vegetation is to be removed	<b>P2</b> Development that involves only the clearance or removal of vegetation must have regard to:  (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3; (b) the physical characteristics of the site; (c) the location of existing buildings; (d) the type and condition of the existing vegetation; (e) any proposed revegetation; and (f) the options for management of the vegetation.
<b>A3</b> <u>Subdivision</u> is in accordance with a specific area plan.	<b>P3</b> Subdivision must have regard to:  (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3; (b) the size, shape and orientation of the lot; (c) the density of potential development on lots created; (d) the need for the clearance or retention of vegetation;

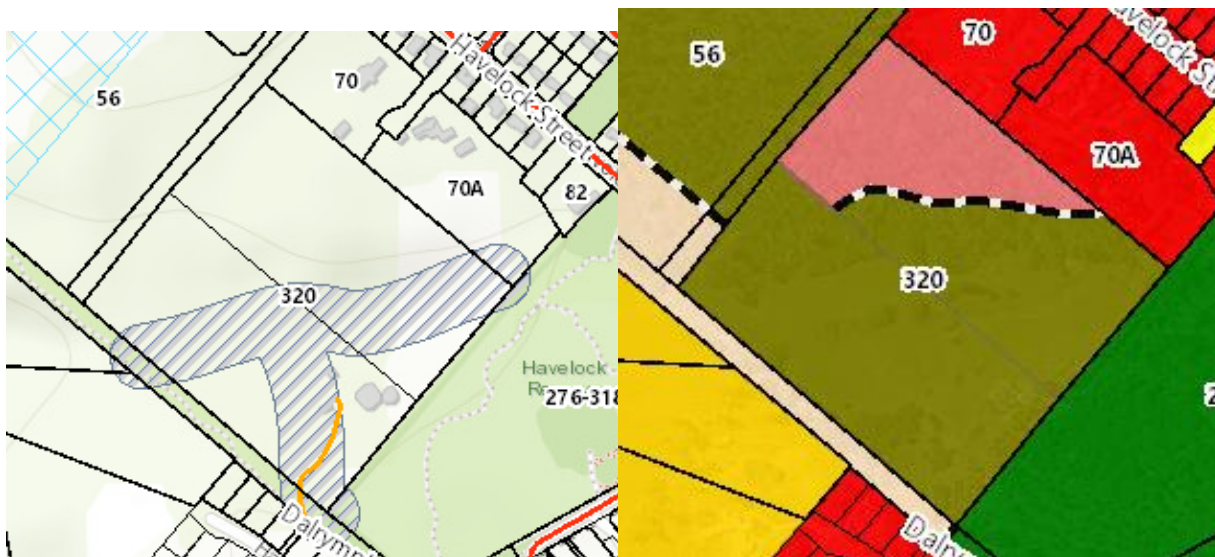
	<ul style="list-style-type: none"> <li>(e) the need to retain existing vegetation;</li> <li>(f) the requirements for any hazard management;</li> <li>(g) the need for infrastructure services;</li> <li>(h) the specific requirements of the subdivision;</li> <li>(i) the extent of works required for roads or to gain access to sites, including any cut and</li> <li>(j) the physical characteristics of the site and locality;</li> <li>(k) the existing landscape character;</li> <li>(l) the scenic qualities of the site; and</li> <li>(m) any agreement under s.71 of the Act affecting the land.</li> </ul>
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### Summary

Codes (LIPS)	Implication
E7.0 Scenic Management Code	Any development is discretionary
14.4.6 Environmental Living zone Subdivision	Subdivision potential

### 4.2.3 Site #12 - Part 320 Peel Street West

Address	Owner	Volume	Folio	PID	Area (ha)
Part 320 Peel Street West	SJ Kerrison & KM Kerrison	16873 16873	4 3		8.094
D502/98 - Construct a single dwelling					



This property includes 2 titles and it is zoned Environmental Living and partly Low Density Residential. The LDR zoned section adjoins two properties zoned General Residential. The south eastern part adjoins the Havelock St Reserve zoned Open Space. The south western part is along unmade Dalrymple Street and adjacent to the General Residential and the Particular Use (under Meander Valley Planning Scheme).



The site is landlocked with no access to the Council maintained road. The private access to the existing dwelling is via Dalrymple Street to the south.

### Summary

LIPS	Implication
14.4.6 Environmental Living zone Subdivision	Subdivision potential

#### 4.2.4 Recommendation: Sites outside of Cataract Gorge Management Area

LCZ 1	The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.
Response	Land directly to the east of the Cataract Gorge reserve that contains significant vegetation and contribute to the natural and visual amenity of Launceston. These values are currently protected by the EL zone. It is expected that the replacing zone will provide for protection and conservation of the scenic and landscape value of these sites.
LCZ 2	The Landscape Conservation Zone may be applied to: (a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;
Response	The site are significantly contribute to the scenic and landscape values along the iconic Cataract Gorge.
	(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code;
Response	Part of the land is within the Scenic Management Area Code which is currently reviewed. The draft Visual Amenity Specific Area Plan concludes that the scenic and landscape values of this area are best protected by the zone. The Code as it is does not provide
	(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.
Response	All sites are within the Environmental Living zone under the interim planning scheme that provides for a single dwelling in areas where existing natural values and landscape are to be retained.

**It is recommended that the following properties are to be zoned Landscape Conservation:**

#### Site #10 - 44 Havelock Street, Summerhill

Address	Owner	Volume	Folio	PID	Area (ha)
44 Havelock Street SUMMERHILL TAS 7250	AJ Bushby	168361	1	3355755	3.3

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**Site # 11 - 56 Havelock Street, Summerhill**

Address	Owner	Volume	Folio	PID	Area (ha)
56 Havelock Street SUMMERHILL TAS 7250	R Szczerba	168361	2	3355763	6.29

**Site #12 - Part 320 Peel Street West**

Address	Owner	Volume	Folio	PID	Area (ha)
Part 320 Peel Street West	SJ Kerrison & KM Kerrison	16873	4		8.094

**4.3 Zoning Discrepancy Correction**

**4.3.1 Site # 13 part Hardwicke Street Reserve 2 Hardwicke Street**

Address	Owner	Volume	Folio	PID	Area (ha)
2 Hardwicke Street, Summerhill	City of Launceston	134703	1	114130	17
		28397	6		
		28396	2		
		168361	3		



The portion of the reserve zoned Environmental Living was created by a subdivision DA0327/2013 - Subdivision to create two lots and consolidate balance land with Hardwicke Street Reserve, construct part of reserved road for access purposes. The portion is within a transmission easement. It is recommended to rezone this part to Open Space as the rest of the reserve.

Part of the reserve is zoned Rural Resource, which is not appropriate zoning within the urban area and for a reserve. Therefore, it is recommended to rezone this part is to be rezoned to the Open Space.

#### 4.3.2 Open Space Zone Application Guidelines

OSZ 1	The Open Space Zone should be applied to land that provides, or is intended to provide, for the open space needs of the community, including land identified for: (a) passive recreational opportunities; or (b) natural or landscape amenity within an urban setting.
Response	The site is part of the Council owned public reserve.
OSZ 2	The Open Space Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, passive recreation opportunities.
Response	N/A
OSZ 3	The Open Space Zone should generally only be applied to public land, but may be applied to privately owned land if it has been strategically identified for open space purposes.
Response	The subject site is portion of the Hardwicke Street Reserve and it is a public land.
OSZ 4	The Open Space Zone should not be applied to land: (a) with significant natural values (see Environmental Management Zone); or (b) with, or intended for, formal recreational facilities, such as sporting grounds, golf
Response	This part of Council reserve is zoned EL as a result of the previous subdivision. The zone is inappropriate to the land

#### 4.3.3 Recommendation

To rezone part of the Hardwicke Reserve from Rural Resource and Environmental Living zones to Open Space zone.

## 5 Conclusion

The proposed zoning of existing Environmental Living zoned properties to the Landscape Conservation Zone will protect areas of natural and landscape significance surrounding the Cataract Gorge Reserve and within the rural Launceston while providing for limited use and development. The proposal will be advertised and the community encourage to comment on the proposed changes.

## LAU-S16.0 Rural Conservation Specific Area Plan

### LAU-S16.1 Plan Purpose

The purpose of the Rural Conservation Specific Area Plan is:

- LAU-S16.1.1 To provide for residential use for a single dwelling as a permitted use in the rural conservation areas.

### LAU-S16.2 Application of this Plan

- LAU-S16.2.1 The specific area plan applies to the area of land designated as Rural Conservation Specific Area Plan on the overlay maps.

- LAU-S16.2.2 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 Landscape Conservation Zone, as specified in the relevant provision.

### LAU-S16.3 Local Area Objectives

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

### LAU-S16.4 Definition of Terms

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

### LAU-S16.5 Use Table

This clause is in substitution for Land Conservation Zone - clause 22.2 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Residential	if for a: (a) home-based business; or (b) single dwelling
Utilities	If for minor utilities.
<b>Discretionary</b>	
Community Meeting and	If for a place of worship, art and craft centre or public hall.

Entertainment	
Domestic Animal Breeding, Boarding and Training	
Emergency Services	
Food Services	If for a gross floor area of no more than 200m2.
General Retail and Hire	If associated with a Tourist Operation.
Resource Development	If not for intensive animal husbandry or plantation forestry.
Sports and Recreation	If for an outdoor recreation facility.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
<b>Prohibited</b>	
All other uses	

#### **LAU-S16.6 Use Standards**

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

#### **LAU-S16.7 Development Standards for Buildings and Works**

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

#### **LAU-S16.8 Development Standards for Subdivision**

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