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Flinders Local Provisions Schedule

FLI-Local Provisions Schedule Title

FLI-1.1 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 1 June 2022.

FLI-Local Area Objectives

This sub-clause 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 in Figures FLI-P1.3.1, FLI-P1.3.2 and FLI-P1.3.3 and on the overlay maps as FLI-P1.2.1 | <p>The local area objectives for the Corner Precinct are:</p> <ul style="list-style-type: none"> (a) to support the effective functioning of the settlement and the efficient use of existing services; (b) to focus residential, community, industrial and recreational use and development within the precinct; (c) to mitigate impacts from noise, light or other emissions from non-residential uses; (d) to provide for use and development that does not exceed the capacity of the existing infrastructure on truwana such as, water and energy supply; and (e) to manage use and development to make efficient use of existing roads, tracks and other infrastructure. |
| FLI-P1.2.2 | The Environmental and Cultural Protection Precinct, shown in Figures FLI-P1.3.1, FLI-P1.3.2, FLI-P1.3.3 and FLI-P1.3.4 and on the overlay maps as FLI-P1.2.2 | <p>The local area objectives for the Environmental Precinct are:</p> <ul style="list-style-type: none"> (a) to protect places or landscapes of cultural significance; |

| | | |
|------------|---|--|
| | | <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 priority vegetation or natural values of importance;</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; and</p> <p>(f) to allow for small scale development integrated with the surrounding seascapes and landscapes.</p> |
| FLI-P1.2.3 | The Rural Precinct, shown in Figures FLI-P1.3.1, FLI-P1.3.2, FLI-P1.3.3 and on the overlay maps as FLI-P1.2.3 | <p>The local area objectives for the Rural Precinct are:</p> <p>(a) to provide for the sustainable and ongoing use of land for agriculture; and</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 in Figures FLI-P1.3.2, FLI-P1.3.3 and on the overlay maps as FLI-P1.2.4 | <p>The local area objectives for the Airport Precinct are:</p> <p>(a) to provide for continued use of the precinct as an airport; and</p> <p>(b) to provide new use and development compatible with the function and role of the airport.</p> |

FLI-P1.3 Definition of Terms

FLI-P1.3.1 In this particular purpose zone, unless the contrary intention appears:

| Term | Definition |
|--|--|
| The Corner Precinct | means the area of the zone shown in Figures FLI-P1.3.1, FLI-P1.3.2 and FLI-P1.3.3 and on the overlay maps as FLI-P1.2.1. |
| Environmental and Cultural Protection Precinct | means the area of the zone shown in Figures FLI-P1.3.1, FLI-P1.3.2, FLI-P1.3.3 and FLI-P1.3.4 and on the overlay maps as FLI-P1.2.2. |
| Rural Precinct | means the area of the zone shown in Figures FLI-P1.3.1, FLI-P1.3.2, FLI-P1.3.3 and on the overlay maps as FLI-P1.2.3. |
| Airport Precinct | means the area of the zone shown in Figures FLI-P1.3.2, FLI-P1.3.3 and on the overlay maps as FLI-P1.2.4. |
| Management plan | means a management plan prepared under the <i>Aboriginal Land Act 1995</i> . |

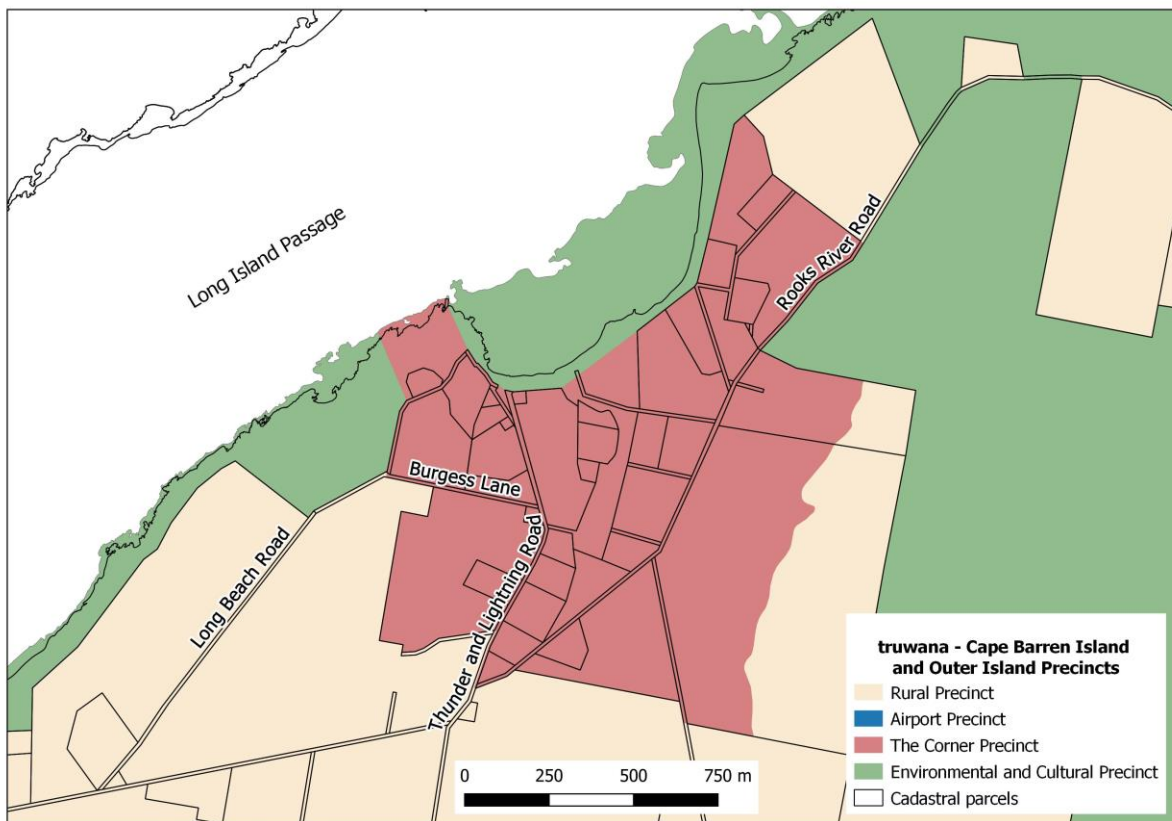


Figure FLI-P1.3.1 Precincts as required by clause FLI-P1.2, clause FLI-P1.5.1 P1, clause FLI-P1.6.1, clause FLI-P1.6.2, clause FLI-P1.6.3, clause FLI-P1.6.4, clause FLI-P1.7.1 A1 and P1, clause FLI-P1.7.1 A2, and clause FLI-P1.7.1 A3 and P3

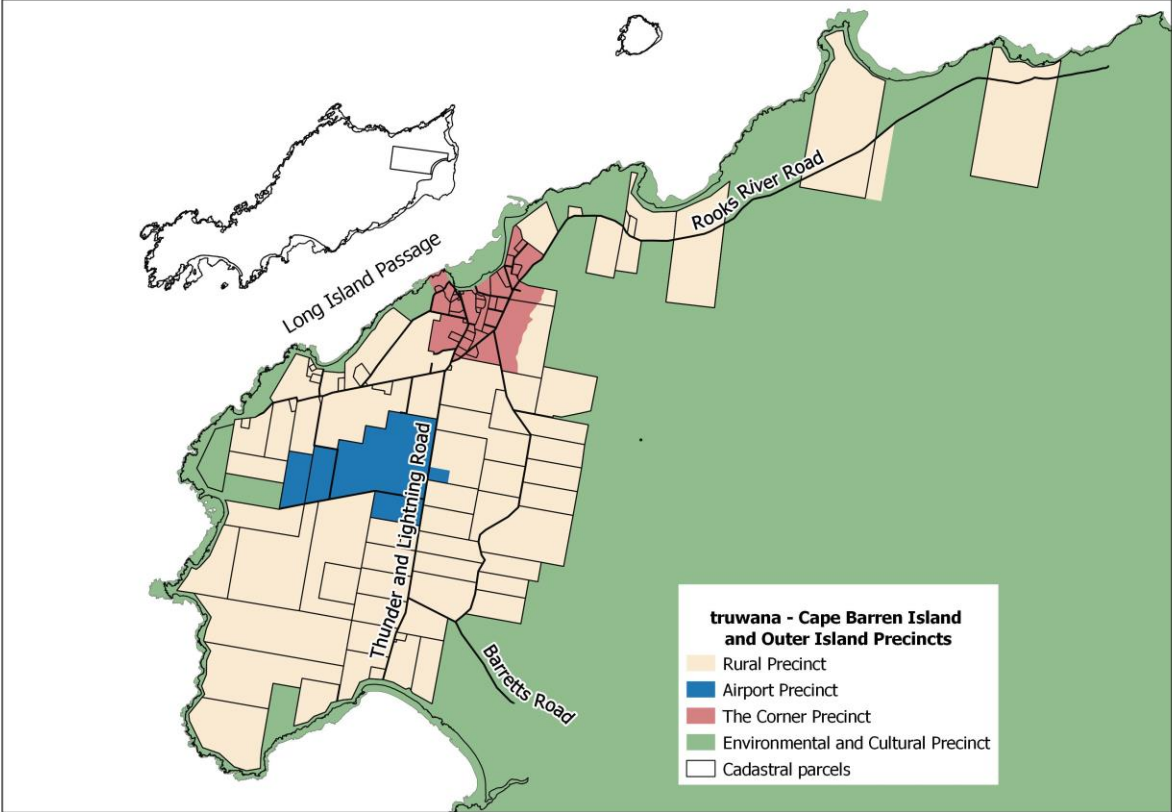


Figure FLI-P1.3.2 Precincts as referred to in clause FLI-P1.2, clause FLI-P1.5.1 P1, clause FLI-P1.6.1, clause FLI-P1.6.2, clause FLI-P1.6.3, clause FLI-P1.6.4, clause FLI-P1.7.1 A1 and P1, clause FLI-P1.7.1 A2, and clause FLI-P1.7.1 A3 and P3

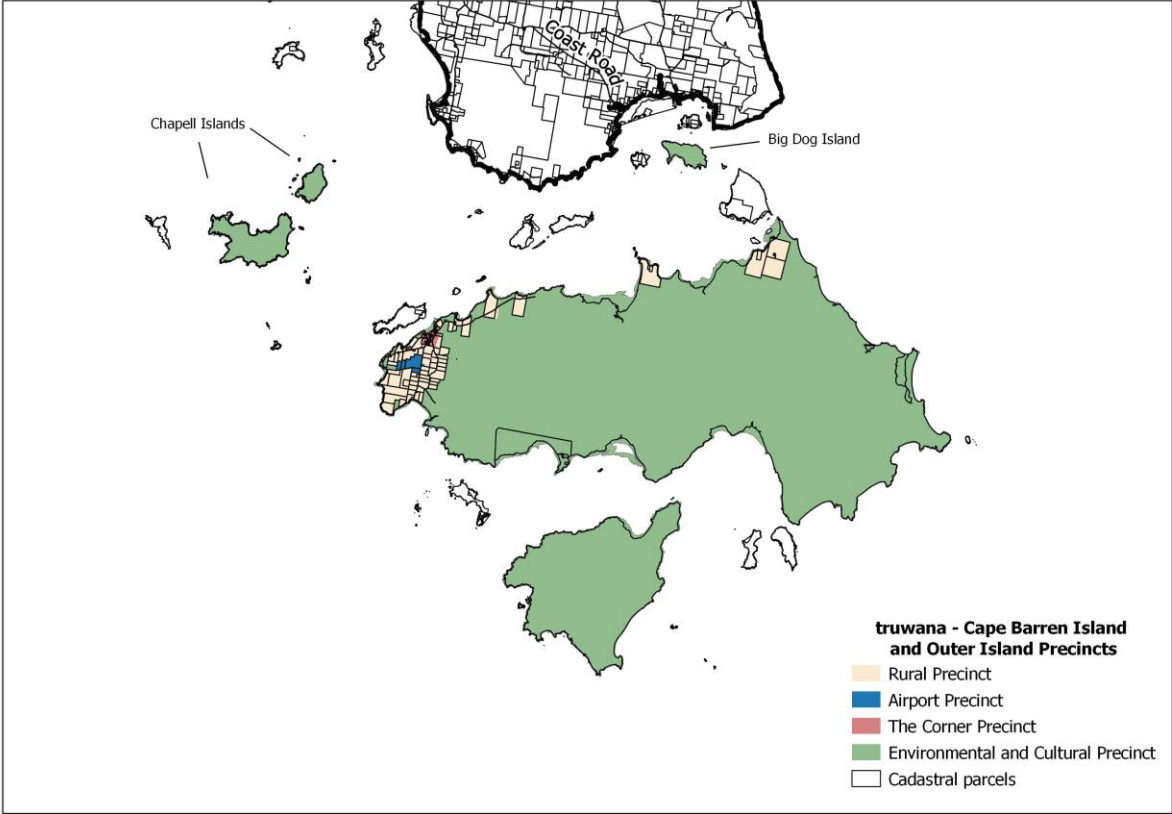


Figure FLI-P1.3.3 Precincts as referred to in clause FLI-P1.2, clause FLI-P1.5.1 P1, clause FLI-P1.6.1, clause FLI-P1.6.2, clause FLI-P1.6.3, clause FLI-P1.6.4, clause FLI-P1.7.1 A1 and P1, clause FLI-P1.7.1 A2, and clause FLI-P1.7.1 A3 and P3

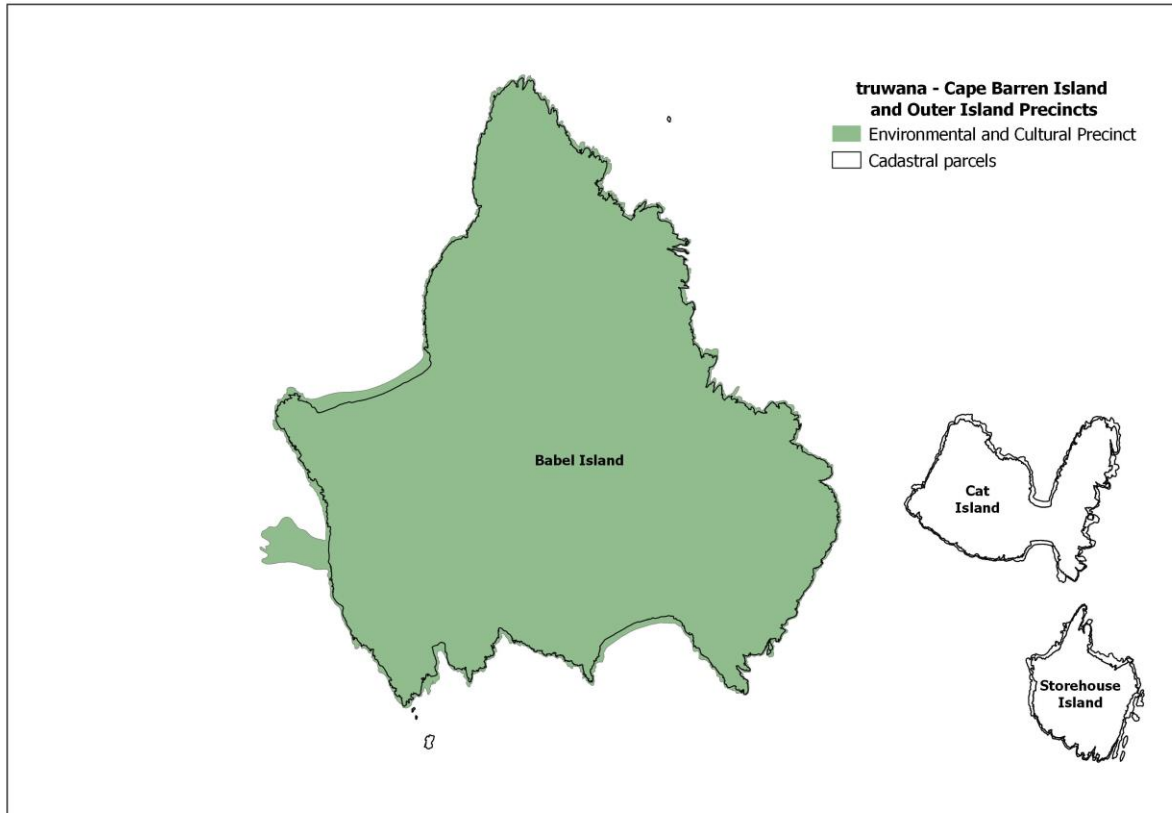


Figure FLI-P1.3.4 Precincts as referred to in clause FLI-P1.2, clause FLI-P1.5.1 P1, clause FLI-P1.6.1, clause FLI-P1.6.3, and clause FLI-P1.7.1 A2

FLI-P1.4 Use Table

FLI-P1.4.1 Use Table – The Corner Precinct

| Use Class | Qualification |
|-------------------------------------|--|
| No Permit Required | |
| Business and Professional Services | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Community Meeting and Entertainment | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Educational and Occasional Care | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Emergency Services | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Food Services | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |

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| Use Class | Qualification |
|--|---|
| General Retail and Hire | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Natural and Cultural Values Management | |
| Passive Recreation | |
| Port and Shipping | If an authority under the <i>Marine and Safety Act 1997</i> is granted by the Marine Safety Authority. |
| Research and Development | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Residential | If: (a) for a single dwelling; or (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Sports and Recreation | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Storage | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Utilities | If for minor utilities. |
| Visitor Accommodation | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> . |
| Permitted | |
| No uses | |
| Discretionary | |
| Business and Professional Services | If not listed as No Permit Required. |
| Community Meeting and Entertainment | If not listed as No Permit Required. |
| Educational and Occasional Care | If not listed as No Permit Required. |
| Emergency Services | If not listed as No Permit Required. |
| Equipment and Machinery Sales and Hire | |
| Food Services | If not listed as No Permit Required. |
| General Retail and Hire | If not listed as No Permit Required. |

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| Use Class | Qualification |
|--------------------------------|--------------------------------------|
| Hospital Services | |
| Manufacturing and Processing | |
| Research and Development | If not listed as No Permit Required. |
| Residential | If not listed as No Permit Required. |
| Service Industry | |
| Sports and Recreation | If not listed as No Permit Required. |
| Utilities | If not listed as No Permit Required. |
| Vehicle Fuel Sales and Service | |
| Prohibited | |
| All other uses | |

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

| Use Class | Qualification |
|--|---|
| No Permit Required | |
| Natural and Cultural Values Management | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Passive Recreation | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Pleasure Boat Facility | If: (a) for a boat ramp or jetty; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Research and Development | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Residential | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Resource Development | If: (a) located on Clarke Island; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |

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| Use Class | Qualification |
|----------------------------------|---|
| Transport Depot and Distribution | If: (a) for an airstrip located on Clarke Island; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Utilities | If: (a) for a water treatment plant or dam; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Visitor Accommodation | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Permitted | |
| No uses | |
| Discretionary | |
| Utilities | If: (a) not listed as No Permit Required; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Prohibited | |
| All other uses | |

FLI-P1.4.3 Use Table – Rural Precinct

| Use Class | Qualification |
|-------------------------------------|--|
| No Permit Required | |
| Community Meeting and Entertainment | If: (a) for a function centre; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Crematoria and Cemeteries | If: (a) for a cemetery; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |

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| Use Class | Qualification |
|--|---|
| Emergency Services | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Natural and Cultural Values Management | |
| Passive Recreation | |
| Residential | If: (a) for a single dwelling; or (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Resource Development | |
| Resource Processing | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Sport and Recreation | If: (a) for a golf course; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Storage | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Recycling and Waste Disposal | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Utilities | If for minor utilities. |
| Permitted | |
| No uses | |
| Discretionary | |
| Crematoria and Cemeteries | If not listed as No Permit Required. |
| Domestic Animal Breeding, Boarding or Training | |
| Equipment and Machinery Sales and Hire | |
| Manufacturing and Processing | |
| Recycling and Waste Disposal | If not listed as No Permit Required. |
| Research and Development | |

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| Use Class | Qualification |
|----------------------|--------------------------------------|
| Resource Processing | If not listed as No Permit Required. |
| Service Industry | |
| Sport and Recreation | If not listed as No Permit Required. |
| Utilities | If not listed as No Permit Required. |
| Prohibited | |
| All other uses | |

FLI-P1.4.4 Use Table – Airport Precinct

| Use Class | Qualification |
|--|---|
| No Permit Required | |
| Emergency Services | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Natural and Cultural Values Management | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Storage | If on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Transport Depot and Distribution | If: (a) for an airstrip; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Utilities | If: (a) for minor utilities; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |
| Permitted | |
| No uses | |
| Discretionary | |
| Utilities | If: (a) not listed as No Permit Required; and (b) on Aboriginal land vested to the Aboriginal Land Council of Tasmania under the <i>Aboriginal Land Act 1995</i> and a Land Use Agreement is approved by the Aboriginal Land Council. |

| Use Class | Qualification |
|-------------------|---------------|
| Prohibited | |
| All other uses | |

FLI-P1.5 Use Standards

FLI- P1.5.1 Discretionary uses

| Objective: | <p>That Discretionary uses:</p> <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 that is compatible with the character of the applicable precinct and must not cause an unreasonable impact on adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant local area objectives; (b) a management plan for an island; (c) emissions generated by the use; (d) compatibility with the character of the area; and (e) the impact on residential amenity of adjacent properties. |

FLI-P1.6 Development Standards for Buildings and Works

FLI-P1.6.1 Building height

| Objective: | That building height: <ul style="list-style-type: none"> (a) is compatible with the character of the applicable precinct; (b) does not cause an unreasonable loss of amenity to adjacent uses; and (c) minimises the impact on the natural values of the applicable precinct. |
|--|---|
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>Building height must be not more than 8m, excluding:</p> <ul style="list-style-type: none"> (a) any development for residential use within the Corner Precinct where the building height must be not more than 6m; and (b) any development within the Environment and Cultural Protection Precinct where the building height must be not more than 4m. | <p>P1</p> <p>Building height must be compatible with the character of the applicable precinct and not cause an unreasonable loss of amenity, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant local area objectives; (b) any screening provided by the topography; (c) the height, bulk and form of an existing building on the same site and the adjoining property; (d) the height, bulk and form of the proposed building or buildings; (e) sunlight to habitable rooms and private open spaces of dwellings on the same site and adjoining properties; and (f) the visual prominence of buildings when viewed from public areas including roads and foreshores. |

FLI-P1.6.2 Building setback

| Objective: | That the setback, separation and siting of buildings: <ul style="list-style-type: none"> (a) is compatible with the character of the applicable precinct; (b) does not cause an unreasonable loss of amenity to sensitive uses on the same site or an adjoining property; (c) makes efficient use of existing services, roads and tracks (d) provides for safe vehicle access; and (e) minimises impact on the natural values of the area. |
|---|---|
| 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 must not cause an unreasonable loss of amenity to a sensitive</p> |

| | |
|--|---|
| <p>Buildings in the Corner Precinct, excluding 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 must be separated a minimum distance of 10m from an existing sensitive use.</p> | <p>use on the same site or the adjoining property, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant local area objectives; (b) the size, shape and orientation of the site; (c) setbacks of an existing building; (d) the 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. |
|--|---|

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

| <p>Objective:</p> | <p>That building footprint and location provides for:</p> <ul style="list-style-type: none"> (a) preservation of the natural character and areas of scenic importance; and (b) low impact development that supports the use of land for recreation and cultural activities. |
|--|--|
| <p>Acceptable Solutions</p> | <p>Performance Criteria</p> |
| <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 visual impact on the landscape, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant local area objectives; (b) any management plan for the islands; (c) any screening provided by the topography; (d) the impact of the development on the natural and cultural values of the site and the adjacent areas; (e) the design, scale, siting and type of building proposed; (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 building setback from coastlines minimises the visual impact 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 visual impact on the landscape, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant local area objectives; (b) any screening provided by the topography; (c) the impact of the development on the natural and cultural values of the site and the adjacent areas; (d) the design, scale, siting and type of building proposed; (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 and development in the zone; and (b) is provided with appropriate access to a road. |
|--|---|
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision in the Corner Precinct, 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 in the Corner Precinct, must have sufficient useable area and dimensions suitable for its intended use or development, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant 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; (e) adequate provision of infrastructures services; |

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| | |
|---|--|
| | <ul style="list-style-type: none"> (f) adequate provision for storm water retention and drainage; (g) the pattern of existing lots or development existing on established properties in the area; and (h) any constraints to development. |
| <p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision in the Environmental and Cultural Precinct and the Airport Precinct, 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>P2</p> <p>No Performance Criterion.</p> |
| <p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision in the Rural Precinct, 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>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision in the Rural Precinct must have sufficient useable area and dimensions suitable for its intended use or development, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant 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; (e) the capacity to be serviced by on-site wastewater management system; (f) adequate provision for storm water retention and drainage; (g) the pattern of existing lots or development existing on established properties in the area; and (h) any constraints to development. |
| <p>A4</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral</p> | <p>P4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable frontage, sufficient to accommodate development consistent with the</p> |

| | |
|--|---|
| <p>reserve or Utilities, must have a frontage not less than 20m.</p> | <p>zone purpose and the requirements of the Road Authority.</p> |
| <p>A5</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p> | <p>P5</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site. |

FLI-P1.8 Tables

This sub-clause 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

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

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 sub-clause is in substitution of the Low Density Residential Zone – clauses 10.4.4 Site coverage and 10.5.1 A4 and P4 Non-dwelling development.

| Objective: | <p>That site coverage:</p> <ul style="list-style-type: none"> (a) contributes to a minimisation of 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; and (e) does not result in obtrusive impacts from buildings. |
|---|---|
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>Buildings must have a site coverage of not more than 15%.</p> | <p>P1.1</p> <p>The site coverage of buildings must be consistent with that existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) any existing buildings and any constraints imposed by existing development; (e) the need to remove native vegetation; and (f) the impact of vegetation removal on the character of the area; and (g) minimising the visual impact and obtrusiveness of buildings. <p>P1.2</p> <p>The site coverage of buildings must not be obtrusive to the landform, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the current layout and location of buildings in the area; (c) consistency with the existing character of the area; and (d) zone purpose statements. |

FLI-S1.8 Development Standards for Subdivision

FLI-S1.8.1 Lot design

This sub-clause is in substitution of the Low Density Residential Zone – clause 10.6.1 A1 and P1 Lot design.

| Objective: | <p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone that can accommodate associated on-site stormwater retention and drainage and wastewater requirements on land limited by local soil conditions; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for residential development; and (d) is of a density consistent with the character of the existing lot pattern and sizes in Palana, Killiecrankie, Bluff Road and Emita. |
|---|--|
| 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 circle with a diameter of 40m 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>P1.1</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 relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) adequate provision of private open space; (e) adequate provision of storm water retention and drainage; (f) the pattern of existing lots or development existing on established properties in the area; and (g) any constraints to development, and <p>must have an area not less than 2500m².</p> <p>P1.2</p> <p>Each lot, or a lot proposed in a plan of subdivision, in Palana, Killiecrankie, Bluff Road and Emita, must have a density and lot layout that is consistent with the existing subdivision pattern and character, having regard to:</p> <ul style="list-style-type: none"> (a) the impact of the lot(s) and their development, including vegetation removal or destruction, on the landform; |

| | |
|--|---|
| | <ul style="list-style-type: none">(b) the likely impact of development on the lots to the privacy and amenity of nearby buildings in the settlements, and(c) the ability of the area to accommodate additional lot yield without diminishing the current residential, low-density character of the settlement. |
|--|---|

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-S2.1.2 To increase dwelling density and to provide for a range of housing styles without diminishing the rural character of the land.

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

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

FLI-S2.4 Definition of Terms

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

FLI-S2.5 Use Table

This sub-clause is in substitution for Rural Living Zone – clause 11.2 Use Table.

| 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 | |

| Use Class | Qualification |
|--|---|
| 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 sub-clause is in addition to the Rural Living Zone – clause 11.4 Site coverage.

| | | |
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| Objective: | That the density of multiple dwellings is appropriate for the low density nature of the zone. | |
| Acceptable Solutions | Performance Criteria | |
| <p>A1</p> <p>Multiple dwellings must have a site area per dwelling of not less than:</p> <ul style="list-style-type: none"> (a) 2500m² if within the Rural Living Zone A; (b) 5000m² if within the Rural Living Zone B; or (c) 10,000m² if within the Rural Living Zone C. | <p>P1</p> <p>Multiple dwellings must have a site area consistent with the character and pattern of development in the area, having regard to:</p> <ul style="list-style-type: none"> (a) sufficient area for on-site wastewater and stormwater disposal; (b) access to a water supply; (c) screening service areas, including car parking and outside storage areas, from the main road frontage; (d) providing a range of housing styles and densities without obtrusive visual impacts on the open rural character of the land; and (e) the density being no more than 20% less than the applicable area required in A1. | |

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-S3.1.2 To encourage the protection of the natural coastal environment, including coastal vegetation, dunes, shore and estuarine areas.
- FLI-S3.1.3 To maintain the visual amenity of coastal areas based on development that is subservient to the natural features of the landscape.
- FLI-S3.1.4 To encourage design that minimises vegetation clearance, disturbance to landform and disruption of ecological processes.

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 of land to which this plan applies, the provisions of the specific area plan are in substitution for, and are in addition to provisions of:
 - (a) Low Density Residential Zone;
 - (b) Rural Living Zone;
 - (c) Rural Zone;
 - (d) Agriculture Zone;
 - (e) Landscape Conservation Zone;
 - (f) Environmental Management Zone;
 - (g) Utilities Zone;
 - (h) Recreation Zone;
 - (i) Open Space Zone; and
 - (j) Scenic Protection Code.

FLI-S3.3 Local Area Objectives

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

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 Building height

This sub-clause is in substitution for:

- (a) Low Density Residential Zone – clause 10.4.2 Building height;
- (b) Rural Living Zone – clause 11.4.2 A1 and P1 Building height, setback and siting;
- (c) Rural Zone – clause 20.4.1 Building height;
- (d) Agriculture Zone – clause 21.41 Building height;
- (e) Landscape Conservation Zone – clause 22.4.2 A1 and P1 Building height, siting and exterior finishes;
- (f) Environmental Management Zone – clause 23.4.2 A1 and P1 Building height, setback and siting;
- (g) Utilities Zone – clause 26.4.1 Building height;
- (h) Recreation Zone – clause 28.4.1 A1 and P1 Building height, setback and siting; and
- (i) Open Space Zone – clause 29.4.1 A1 and P1 Building height, setback and siting.

| | | |
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| Objective: | That building height minimises the visual impact of buildings. | |
| Acceptable Solutions | Performance Criteria | |
| A1 Building height must be not more than 5m. | P1 No Performance Criterion. | |

FLI-S3.7.2 Site coverage

This sub-clause is in:

- substitution for:

- (a) Low Density Residential Zone – clause 10.4.4 Site coverage;
- (b) Rural Living Zone – clause 11.4.1 Site coverage;
- (c) Landscape Conservation Zone – clause 22.4.1 Site coverage; and

- addition to:

- (a) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (b) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (c) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (d) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (e) Recreation Zone – clause 28.4 Development Standards for Buildings and Works;
- (f) Open Space Zone – clause 29.4 Development Standards for Buildings and Works; and
- (g) Scenic Protection Code – clause C8.6.1 Development within a scenic protection area.

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

FLI-S3.7.3 Building appearance

This sub-clause is in addition to:

- (a) Low Density Residential Zone – clause 10.4 Development Standards for Buildings and Works;
- (b) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works;
- (c) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (d) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (e) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works;
- (f) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (g) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (h) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (i) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

| | |
|---|--|
| Objective: | That building design: <ul style="list-style-type: none"> (a) minimises vegetation clearance, disturbance to landform and disruption of ecological processes; (b) minimises the prominence of flat expanses of walls; (c) features variations in wall and roof lines that complement the contours of the land; and (d) exhibits a character suitable for a coastal setting. |
| Acceptable Solutions | Performance Criteria |
| A1 Buildings must be an alteration or extension to an existing building providing it is not more than the existing building height; or A habitable building must have: <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 not 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. | P1 Buildings must be designed to not have obtrusive impacts on the visual amenity of the site and coastal areas, having regard to: <ul style="list-style-type: none"> (a) the impact on the coastal landscape; (b) the location of the building on the site; (c) the use of design elements to reduce the bulk, such as articulated floor plans, staggering of facades, and inclusion of eaves, pergolas or verandahs; (d) any screening provided by topography or vegetation to be retained on the site; (e) the visual obtrusiveness of the building to the site when viewed from public areas including foreshores or roads; and (f) a preference for single-storey low-hipped roof construction. |

FLI-S3.7.4 Exterior finish

This sub-clause is in:

- substitution for:

- (a) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works A5 and P5, and Environmental Management Zone – clause 23.4.3 Exterior finish; and

- addition to

- (a) Low Density Residential Zone – clause 10.4 Development Standards for Buildings and Works;
- (b) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works;
- (c) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (d) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (e) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (f) Recreation Zone – clause 28.4 Development Standards for Buildings and Works;
- (g) Open Space Zone – clause 29.4 Development Standards for Buildings and Works; and
- (h) Scenic Protection Code – clause C8.6.1 Development within a scenic protection area.

| Objective: | That exterior building finishes: <ul style="list-style-type: none"> (a) are not prominent or reflective; and (b) maintain the visual amenity of coastal areas. |
|---|--|
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>Exterior building finishes must be coloured using colours in tones of grey, green or brown.</p> | <p>P1</p> <p>Exterior building finishes must be designed to not have obtrusive impacts on the character and visual amenity of the site and surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the exterior finishes; (b) the topography of the site; (c) the dominant colours of the vegetation and surrounding area; (d) the appearance of the building when viewed from roads, foreshores and other public places; (e) the character of the surrounding area; and (f) any other measures to mitigate impacts to the character and visual amenity of the surrounding area. |
| <p>A2</p> <p>Exterior building finishes must have a light reflectance value of not more than 40%.</p> | <p>P2</p> <p>No Performance Criterion.</p> |

FLI-S3.7.5 Site excavation and fill

This sub-clause is in:

- substitution for:

- (a) Landscape Conservation Zone – clause 22.4.4 A2 and P2.1 and P2.2 Landscape protection and Scenic Protection Code – clause C8.6.1 Development within a scenic protection area.

- addition to:

- (a) Low Density Residential Zone – clause 10.4 Development Standards for Buildings and Works;
- (b) Rural Living Zone – clause 11.4 Development Standards for Buildings and Works;
- (c) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (d) Agriculture Zone – clause 21.4 Development Standards for Buildings and Works;
- (e) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (f) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (g) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (h) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

| Objective: | That: <ul style="list-style-type: none"> (a) the extent of alterations to the existing land form are minimised; (b) the visual prominence of buildings and structures is reduced; (c) building design responds to the particular shape, contours and slope of the land; and (d) design minimises vegetation clearance, disturbance to landform and disruption of ecological processes. |
|--|--|
| Acceptable Solutions | Performance Criteria |
| A1 Buildings and works must not include cut and fill greater than 0.5m above or below existing ground level. | P1 Buildings and works must be located to minimise alteration to existing ground level, having regard to: <ul style="list-style-type: none"> (a) minimisation of vegetation clearance, disturbance to landform and disruption of ecological processes; (b) the topography of the site; (c) the size and shape of the site; (d) any constraints imposed by existing development; (e) location of buildings or works; (f) the extent of any required cut or fill; and (g) the location of driveways or access tracks, and in any case, be only to minimise the visibility of buildings. |

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-S4.1.2 To maintain the core operation of freight and livestock movements as the principal activities at the port.
- FLI-S4.1.3 To restrict uses and minimise opportunities for conflict with livestock yarding and transport.

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

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

FLI-S4.4 Definition of Terms

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

FLI-S4.5 Use Table

This sub-clause is in substitution for Port and Marine Zone – clause 25.2 Use Table.

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

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

FLI-S4.6 Use Standards

FLI-S4.6.1 Discretionary uses

This sub-clause is in substitution of the Port and Marine Zone – clause 25.3.1 Discretionary uses.

| | |
|------------|---|
| Objective: | That discretionary uses: (a) do not prejudice the continued operation of the port facilities; (b) maintain the core operation of freight and livestock movements as the principal activities at the port; and |
|------------|---|

| | (c) are located and managed having regard to the potential environmental impact arising from the operation of port 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 operations 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 operations of the port; (c) proximity to livestock handling areas; (d) proximity to vehicle movement areas; (e) the need to encourage pedestrian activity outside the boundaries of land within the port managed by the Tasmanian Ports Corporation Pty Ltd; and (f) the need for the use to establish within the port area. |
| <p>A2.1</p> <p>Hours of operation must be within the hours of:</p> <ul style="list-style-type: none"> (a) 8.00am to 6.00pm Monday to Friday; and (b) 8:00am to 8.00pm Saturday, Sunday and Public Holidays; or <p>A2.2</p> <p>Hours of operation must be for the expansion of an existing use.</p> | <p>P2</p> <p>No Performance Criterion.</p> |
| <p>A3</p> <p>Where it currently exists, safe public access must be maintained to:</p> <ul style="list-style-type: none"> (a) the waterfront; and (b) wharves. | <p>P3</p> <p>No Performance Criterion.</p> |

FLI-S4.7 Development Standards for Buildings and Works

FLI-S4.7.1 Setback

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

| Objective: | <p>That building setback:</p> <ul style="list-style-type: none"> (a) provides appropriate separation between new buildings, and existing stockyards and freight operations; (b) minimises the potential for conflict with the core operations of freight and livestock movements at the port; and (c) restricts uses that are not integral to freight and livestock transportation. |
|---|--|
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>Buildings must have a minimum setback of 15m from the boundary of land managed by the Tasmanian Ports Corporation Pty. Ltd.</p> | <p>P1</p> <p>Buildings must be sited to minimise the potential for conflict with core operations of the port, having regard to:</p> <ul style="list-style-type: none"> (a) any emissions, such as odour and noise, associated with freight and livestock movements; and (b) any measures to minimise potential conflicts. |

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. | Low Density Residential Zone – clause 10.2 Use Table |
| FLI-11.1 | Palana Road, Palana | 44146/1 | An additional Acceptable Solution and Performance Criterion for this site is: A3 No Acceptable Solution. P3 Subdivision of this site must be provided with a stormwater 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 stormwater 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; (f) any area of the site covered by impervious surfaces; and (g) any watercourses on the land. | Rural Living Zone – clause 11.5.3 Services |
| FLI-11.2 | 180 Badger Corner Road, Lady Barron | 177522/2 | An additional Discretionary Use for this site is: | Rural Living Zone – clause 11.2 Use Table |

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|----------|--|------------------|---|--|
| | | | Community Meeting and Entertainment if for function centre. | |
| FLI-11.3 | Part of 57 Franklin Parade, Lady Barron | Part of 250865/1 | <p>An additional Acceptable Solution and Performance Criterion for this site is:</p> <p>A3 No Acceptable Solution.</p> <p>P3 Subdivision of this site must be provided with a stormwater disposal system adequate for the future use and development of the whole site, having regard to:</p> <ul style="list-style-type: none"> (a) the ability for each lot, or a lot in a proposed plan of subdivision, to retain stormwater; (b) any requirements for a combined storm water system for all lots in the subdivision or all the lots in a proposed plan of subdivision, including any roadways, (c) topography of the site; (d) soil conditions; (e) any potential impacts to adjoining properties that may occur as a result of stormwater run-off; (f) any area of the site covered by impervious surfaces; and (g) any watercourses on the land. | Rural Living Zone – clause 11.5.3 Services |
| FLI-11.4 | Part of Pot Boil Road, Lady Barron | Part of 156090/1 | <p>An additional Acceptable Solution and Performance Criterion for this site is:</p> <p>A3 No Acceptable Solution.</p> <p>P3 Subdivision of this site must be provided with a stormwater disposal system adequate for the future use and</p> | Rural Living Zone – clause 11.5.3 Services |

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| | | | | |
|----------|---|------------------|--|--|
| | | | <p>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> | |
| FLI-22.1 | 154 Big River Road, Loccota | 202756/1 | <p>A substitution for Acceptable Solution A1 and Performance Criterion P1 of clause 22.5.1 Lot design for this site is:</p> <p>A1 No Acceptable Solution.</p> <p>P1 No Performance Criterion.</p> | Landscape Conservation Zone – clause 22.5.1 Lot design |
| FLI-25.1 | Part of 16 Esplanade, Whitemark shown on an overlay map as FLI-25.1 | Part of 129006/1 | <p>An additional Zone Purpose statement for this site is:</p> <p>To provide for use or development for tourism/hospitality related purposes in association with Whitemark Wharf.</p> | Port and Marine Zone – clause 25.1 Zone Purpose |
| FLI-25.2 | Part of 16 Esplanade, Whitemark shown on an overlay map as FLI-25.2 | Part of 129006/1 | <p>Additional Discretionary Use Classes for this site are:</p> <p>(a) Food Services with the qualification if not for a Take-away food premises;</p> <p>(b) Community Meeting and Entertainment; and</p> | Port and Marine Zone – clause 25.2 Use Table |

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| | | | (c) General Retail and Hire with the qualification if for a shop where the gross floor area does not exceed 250m ² . | |
| FLI-26.1 | Flinders Island Airport – 351-355 Palana Road, Whitemark | Part of 227191/1 | An additional Discretionary Use Class for this site is: Vehicle Fuel Sales and Service. | Utilities Zone – clause 26.2 Use Table |

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 Badger Island – Prehistoric archaeological site |
| FLI-C6.1.3 | | Badger Island | | | | Grave and headstone of Lucy Beedon |
| FLI-C6.1.4 | | Badger Island | | | | Site of Lucy Beedon's Cottage (1860-1880s) |
| FLI-C6.1.5 | | Badger Island | | | | Stone hut for Goose Island lightkeepers (ruin), Western Beach, 1840s |
| 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 Taylor's muttonbird digester and its bed of stones, foreshore in front of farmhouse, 1890s |
| FLI-C6.1.9 | | Cape Barren Island | | | | Miss Madge Mansell's cottage, probably 1860s |
| FLI-C6.1.10 | | Cape Barren Island | | | | Old Township Boatharbour, Old Township Cove, probably pre 1860s |
| FLI-C6.1.11 | | Cape Barren Island | | | | Site of Captain Charles Bishop's sealing camp, Kents Bay, 1798 |
| FLI-C6.1.12 | | Cape Barren Island | | | | Site of victualling office, south-eastern inlet of Whittling Office Point, probably 1820s |
| FLI-C6.1.13 | | Curtis Island | | | | Sealer William Day's hut (ruin), 1820s |

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| Reference Number | THR Number | Town/Locality | Street address | Property Name | Folio of the Register | Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values |
|------------------|------------|----------------------|----------------|---------------|-----------------------|--|
| FLI-C6.1.14 | | Deal Island | | | | Browns Bay, whim, 1891 |
| FLI-C6.1.15 | | Deal Island | | | | Barn site, Barn Hill, 1840s |
| FLI-C6.1.16 | | Deal Island | | | | Convict lightkeeper's quarters (ruin), 1846-47 |
| FLI-C6.1.17 | | Deal Island | | | | Grave site of Aboriginal woman Murrernighge, garden of Farm Cove, murdered in 1820s |
| FLI-C6.1.18 | | Deal Island | | | | Lighthouse, Lighthouse Hill, 1847-48 and 1891 |
| FLI-C6.1.19 | | Deal Island | | | | Lighthouse Store |
| FLI-C6.1.20 | | Deal Island | | | | Lighthouse keeper's house |
| FLI-C6.1.21 | | Deal Island | | | | Married quarters, (stone foundations), 1875 |
| FLI-C6.1.22 | | Deal Island | | | | Married quarters, (foundations), 1885 |
| FLI-C6.1.23 | | Deal Island | | | | Oilstore, 1846 and 1890s |
| FLI-C6.1.24 | | Deal Island | | | | Superintendent's cottage with two stores and privy, 1846-47 |
| FLI-C6.1.25 | | Deal Island | | | | Site of grave of J. Steward (ship's passenger), 1839 |
| FLI-C6.1.26 | | Deal Island | | | | Site of sealing settlement, 1820s and 1830s |
| FLI-C6.1.27 | | Deal Island | | | | Top whim (ruin), 1891 |
| FLI-C6.1.28 | | East Kangaroo Island | | | | Grave site of three murdered Aboriginal women, behind eastern inlet, probably 1820s |
| FLI-C6.1.29 | | Flinders Island | | | | Aboriginal settlement, The Lagoons |
| FLI-C6.1.30 | | Flinders Island | | | | Badger Corner (Mr. W. Riddle) |
| FLI-C6.1.31 | | Flinders Island | | | | Cottage, (A Eden) |
| FLI-C6.1.32 | | Flinders Island | | | | Cottage, (Miss M Eden) |
| FLI-C6.1.33 | | Flinders Island | | | | Cottage, "The Hermitage", Blyth's Bay, pre-1898 |
| FLI-C6.1.34 | | Flinders Island | | | | George Blyth's Boatharbour, western end Blyth Bay, 1935 |
| FLI-C6.1.35 | | Flinders Island | | | | Homestead "Palana" |

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| 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-C6.1.36 | | Flinders Island | | | | Wybalenna Historic Site, Settlement Point including: <ul style="list-style-type: none"> - Burial ground, 1830s; - Burial ground, 1830s and 40s; - Chapel, 1836, 1970s and 1980s; - Commandants House; - Farmhouse, 1920s and 1920s; - Foundations of – <ul style="list-style-type: none"> - Aborigine's Terrace; - Chaplain's Residence; - Convict quarters; - Coxswain's Residence; - Gaol; - Guardhouse; - Hospital; - Military quarters; - Storekeeper's Residence; - Superintendent's Residence; - Surgeon's House; - Site of original Aborigine's huts; and - T. Morton's House. |
| FLI-C6.1.37 | 10684 | Goose Island | | | | Cemetery |
| FLI-C6.1.38 | | Goose Island | | | | Convict lightkeeper's quarters (probable), (ruin) |
| FLI-C6.1.39 | | Goose Island | | | | Lighthouse, 1846 |
| FLI-C6.1.40 | | Goose Island | | | | Oilstore |
| FLI-C6.1.41 | | Goose Island | | | | Sites of assistant lightkeeper's cottages |
| FLI-C6.1.42 | | Goose Island | | | | Superintendent's cottage (ruin) circa 1851 |
| FLI-C6.1.43 | | Long Island | | | | Cottage, 1853-63 |
| FLI-C6.1.44 | | Mount Chappell Island | | | | Shag Boatharbour anchorage and birding sites |

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| Reference Number | THR Number | Town/Locality | Street address | Property Name | Folio of the Register | Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values |
|------------------|------------|-----------------------|----------------|---------------|-----------------------|--|
| FLI-C6.1.45 | | Mount Chappell Island | | | | Water-rock, north of Shag Boathoighbour |
| FLI-C6.1.46 | | Outer Sister Island | | | | Water-rock, western side of Hut Point's knoll, probably 1920s |
| FLI-C6.1.47 | | Preservation Island | | | | Site of James Munro's settlement |
| FLI-C6.1.48 | | Prime Seal Island | | | | Mannalargenna Cave – prehistoric archaeological site |
| FLI-C6.1.49 | | Sydney Cove | | | | Historic Site |
| FLI-C6.1.50 | | South West Island | | | | Hut (of outcrops and boulders), probably 1820s |
| FLI-C6.1.51 | | Tin Kettle Island | | | | Site of birders/graziers settlement, behind main northern inlet |
| FLI-C6.1.52 | | Vansittart Island | | | | Graves with headstones of graziers |
| FLI-C6.1.53 | | Vansittart Island | | | | Keepers residence |
| FLI-C6.1.54 | | Vansittart Island | | | | Shearing shed |
| FLI-C6.1.55 | | Vansittart Island | | | | Site of Aboriginal settlement |
| FLI-C6.1.56 | | Vansittart Island | | | | Site of sealing settlement, behind western end of Guncarriage Bay, 1820s – 1860s |
| FLI-C6.1.57 | | Vansittart Island | | | | Unmarked Aboriginal graves (about nine) |
| FLI-C6.1.58 | | Woody Island | | | | Gravesite of Worethmaleyerpodeyer (Aboriginal woman murdered by sealer James Everett), 1820s |
| FLI-C6.1.59 | | 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/ Name of Precinct | Folio of the Register | Description, Specific Extent and Archaeological Potential |
|--|---------------|---|-----------------------|---|
| This table is not used in this Local Provisions Schedule | | | | |

FLI-Table C6.5 Significant Trees

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

FLI-Table C8.1 Scenic Protection Areas

| Reference Number | Scenic Protection Area Name | Description | Scenic Value | Management Objectives |
|------------------|-----------------------------|---|--|--|
| FLI-C8.1.1 | North East River | The landform rises steeply from the road and river estuary to vegetated slopes offering expansive views of the estuary and river mouth. | <p>The natural appearance of the river, the coast and the steeply rising headlands.</p> <p>The lack of visible development.</p> <p>The extensive native vegetation cover.</p> | <p>To:</p> <p>(a) retain the sense of remoteness by encouraging development to be subservient to the landscape elements, in particular the intact vegetation and undisturbed land form;</p> <p>(b) minimise the visual impact of development and works when viewed from public roads, foreshore areas and coastal waters; and</p> <p>(c) retain and restore (where possible) the natural vegetation cover.</p> |
| FLI-C8.1.2 | Palana | The wider Palana area includes uncompromised coastal expanses of white sandy beach, rocky shorelines and headlands at Blyth Point and Sheoak Point rising to 160m from the rocky shorelines. Vegetation is largely intact and landform is undulating to steep and generally undisturbed. | <p>The uncompromised coastal expanses of white sandy beach, rocky shorelines and headlands and native vegetation, when viewed from the road at Palana settlement, from Palana Beach, and from the foreshore and coastal waters.</p> <p>The natural appearance of the landscape and native vegetation cover, outside the Palana settlement.</p> | <p>To:</p> <p>(a) retain the natural appearance generated by vegetation and undisturbed landform, which is evident when viewed from public roads, the foreshore and coastal waters;</p> <p>(b) to minimise the impact of development and works on native vegetation, the landform and the scenic values of the area; and</p> <p>(c) retain and restore (where possible) the natural vegetation cover.</p> |
| FLI-C8.1.3 | Limestone Bay | <p>The area is visually prominent from the foreshore and coastal waters. The area has a natural appearance evident through the intact coastal threatened vegetation communities and pristine shorelines.</p> <p>There is no evidence of human activity in the form of buildings and structures or access roads.</p> | <p>Intact coastal vegetation and undisturbed land forms combined with rocky coastal shoreline, interspersed with sandy pocket beaches.</p> <p>The natural appearance of the area and lack of visible impacts from development.</p> | <p>To:</p> <p>(a) retain the natural appearance of the area by minimising vegetation clearance and modification to the natural landform;</p> <p>(b) to minimise the impact of development and works on native vegetation, the landform and the scenic values of the area; and</p> <p>(c) retain and restore (where possible) the natural vegetation cover.</p> |

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| <p>FLI-C8.1.4</p> | <p>Killiecrankie</p> | <p>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 and Killiecrankie Bluff.</p> | <p>The scenic value is closely related to the unimpeded views from public walking tracks on Mount Killiecrankie, from the settlement, Killiecrankie Bluff, 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.</p> <p>The natural appearance of the area and lack of visible impacts of development outside Killiecrankie settlement.</p> | <p>To:</p> <ul style="list-style-type: none"> (a) retain the natural appearance of the landscape when viewed from public roads, the foreshore and coastal waters; (b) to minimise vegetation clearance along the coast and on the sloping foothills of Mount Killiecrankie; (c) to minimise the impact of development and works on the landform and the scenic values of the area; and (d) retain and restore (where possible) the natural vegetation cover. |
| <p>FLI-C8.1.5</p> | <p>Boat Harbour, West End Beach and Leeka</p> | <p>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.</p> <p>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.</p> | <p>The scenic value lies in the expansiveness of the native vegetation connected to, and contiguous with, the rocky coast and the natural values of the vista.</p> <p>Scenic interest is also derived from the pocket beaches and rocky coves when viewed from the coast and coastal waters.</p> <p>The natural appearance of the area and lack of visible impacts of development.</p> | <p>To:</p> <ul style="list-style-type: none"> (a) retain the natural appearance of native vegetation and undisturbed landform in the area when viewed from public roads, the foreshore and coastal waters; (b) minimise clearance of vegetation and disturbance to land form; and (c) minimise the extent and visual impact of development and works and to reduce the visibility of buildings, structures and access tracks. |
| <p>FLI-C8.1.6</p> | <p>Marshall Bay</p> | <p>The area is prominent from the Emita lookout, from Port Davies Road at Emita, and from allotments at Leeka and West End.</p> <p>The area is a thin strip of ancient dune system running at right angles to the coast overlain with a later parallel system of mobile dunes. The entire area is exceptionally prone to wind erosion.</p> <p>There are several significant wetlands and only one public access to Marshall Bay beach.</p> | <p>The undeveloped nature of the vista.</p> <p>The largely intact native vegetation across the entire expanse links directly to the foreshore. This vegetation provides an uninterrupted panorama of the horseshoe-shaped bay, which has exceptional scenic qualities particularly when the tide is out and the vast expanse of sandy beach contrasts with the turquoise waters of the bay.</p> | <p>To:</p> <ul style="list-style-type: none"> (a) retain the natural appearance of native vegetation and undisturbed landform, when viewed from public roads, the foreshore and coastal waters; (b) minimise visual the impact of development and works on native vegetation, the landform and the scenic values of the area, particularly by use of external building materials of a colour and reflectivity that minimise contrast with |

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| | | | | <p>the natural environment;</p> <p>(c) minimise the extent of the footprint of development and works, and impacts to the integrity of the wider landscape; and</p> <p>(d) retain and restore (where possible) the natural vegetation cover.</p> |
| FLI-C8.1.7 | Emita | <p>The coastal reserve and adjoining land at Emita, from Hays Creek through to Cave Beach, including the landform sitting above Marshall Bay and rising up to Port Davies Road.</p> <p>Part of the Wybalenna site and headland rising up to Pea Jacket Hill above Port Davies, Settlement Point through to Settlement Beach.</p> <p>Land adjacent to the eastern extent of Settlement Beach, rising up to the western face of Wireless Hill contains low grasses and patches of remnant vegetation.</p> | <p>The values of the Emita coastal reserve are:</p> <ul style="list-style-type: none"> • scenic quality when viewed from the recreational beaches of the area; • the orange-coloured rocky headlands, cliffs and sandy beaches surrounding Cave Beach, which are preserved in a natural state by the complete absence of visible development; • the geological interest, depth of view created by the interaction of the interaction between the landform and foreshore/seascape; and • the undeveloped nature of the area. <p>The values of Wybalenna site are:</p> <ul style="list-style-type: none"> • the landscape composition of the area, scattered patches of remnant vegetation, rising up to Pea Jacket Hill. | <p>To:</p> <p>(a) retain the natural appearance of native vegetation and undisturbed landform, when seen from public roads, foreshores, coastal waters and Wybalenna;</p> <p>(b) minimise the impact of development and works on native vegetation, the landform and the scenic values of the area; and</p> <p>(c) retain and restore (where possible) the natural vegetation cover.</p> |
| FLI-C8.1.8 | Trousers Point | <p>The area encompasses forested land on the eastern side of Trousers Point Road and forms the foothills of the Strzelecki Ranges in the Strzelecki National Park.</p> <p>The ranges feature dramatic granite outcrops with isolated patches of vegetation among the rocky</p> | <p>The values of the Trousers Point Scenic Protection Area are:</p> <ul style="list-style-type: none"> • the drama created by the play of sunlight, clouds and shadows on the landform, and waterfalls associated with rain events; • the close proximity and steepness of the mountains is a | <p>To:</p> <p>(a) provide for development and works do not have detrimental visual impact on the appearance of the Strzelecki National Park;</p> <p>(b) retain the natural appearance of native vegetation and undisturbed landform, when viewed from public roads, the</p> |

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| | | slopes making a striking play of shadows and light. | <p>key contributing factor to visual amenity; and</p> <ul style="list-style-type: none"> the scale and drama of the mountains in the National Park. | <p>foreshore and coastal waters;</p> <p>(c) to minimise the impact of development and works on native vegetation, the landform and the scenic values of the area;</p> <p>(d) retain and restore (where possible) the natural vegetation cover and</p> <p>(e) provide for development and works that are subservient to the identified scenic values.</p> |
| FLI-C8.1.9 | Big River | <p>The area is bounded 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 and coast.</p> <p>On the western side, glimpses of the Strzelecki Range are afforded through infrequent gaps in the vegetation to the coast and truwana/Cape Barren Island.</p> | <p>The sense of enclosure created by the vegetation and to the glimpses of dramatic mountains and middle distant offshore islands.</p> | <p>To:</p> <p>(a) retain the natural appearance of native vegetation and undisturbed landform, when seen from public roads, foreshores and coastal waters;</p> <p>(b) to minimise the visual impact of development and works on native vegetation, the landform and the scenic values of the area;</p> <p>(c) minimise the clearance of vegetation;</p> <p>(d) retain the sense of enclosure that is created by the infrequent and irregular gaps in vegetation; and</p> <p>(e) maintain the dramatic glimpses afforded to mountains and offshore islands.</p> |
| FLI-C8.1.10 | Vinegar Hill | <p>Vinegar Hill is visible from most of Lady Barron Road after gaining Martins Hill about 15kms south and from most of Adelaide Bay and Franklin Sound.</p> <p>Vinegar Hill currently supports coastal heath, Furneaux forest and Xanthorea communities. It also provides open space for residents.</p> | <p>Vinegar Hill rises from the surrounding pasture lands and is a significant element of the landscape surrounding Lady Barron, which marks a welcome to town.</p> <p>Its intact vegetation provides an important vegetation patch and corridor, and creates visual interest in an otherwise flat landscape.</p> | <p>To maintain the scenic values created by the vegetation cover on the elevated parts of the hill by minimising disturbance of vegetation.</p> |
| FLI-C8.1.11 | White Beach | <p>The area provides the backdrop to White Beach, which comprises the 1.5km foreshore stretch of sand and shoals at the</p> | <p>The values of the White Beach Scenic Protection Area are:</p> <ul style="list-style-type: none"> the integrity of the area as the south western corner of | <p>To:</p> <p>(a) retain the natural appearance of the area when seen from public</p> |

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| | | <p>eastern end of the Lady Barron locality.</p> <p>The beach and bay are used for recreation, including for walking and watercraft use, by locals and visitors.</p> <p>The area extends from Adelaide Bay up to the low inland peak and saddle.</p> | <p>the island when viewed from Lady Barron and the coastal waters;</p> <ul style="list-style-type: none"> the contrast with Strzelecki on the south eastern corner of the Island; the visual integrity of the natural landscape and lack of development within the panorama across this landscape; the contrast of the bright white beach against the turquoise waters and darker vegetation within the wider landscape; and the lack of visible development within this area. | <p>roads, foreshores and coastal waters;</p> <p>(b) minimise the visual impacts of works and development on native vegetation, the landform and the scenic values of the area;</p> <p>(c) provide for development and works that have appropriate scale, bulk and external material design to enable it to be subservient to the natural character and scenic values of the area; and</p> <p>(d) retain and restore (where possible) the natural vegetation cover.</p> |
| FLI-C8.1.12 | Darling Range | <p>The landform is comprised of 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.</p> <p>The Darling Range Conservation Area forms a strong visual anchor for large sections of the island.</p> <p>The area features dense patches of remnant vegetation and creek systems.</p> | <p>The values of the Darling Range Scenic Protection Area are:</p> <ul style="list-style-type: none"> the contrast of the granite range and conservation reserve with the surrounding coastal plains; the formation as part of the granite spine of the island; the contrast between the dense patches of remnant vegetation and cleared areas/waterways; and the spectacular play of light on the granite, which residents associate with sense of place. | <p>To:</p> <p>(a) retain the natural appearance of native vegetation and undisturbed landform, when seen from public roads, foreshores and coastal waters;</p> <p>(b) provide for development and works that have appropriate scale, bulk and external material design to enable it to be subservient to the landform and its natural visual character;</p> <p>(c) minimise the impact of development and works on the landform and vegetation patterns; and</p> <p>(d) retain and restore (where possible) the natural vegetation cover.</p> |
| FLI-C8.1.13 | Brougham Sugarloaf and Mulligans Hill | <p>The area is contiguous with the Darling Range and is integral to the spine of granite ranging between Emita/Melrose Road in the north and Thule Road in the south.</p> <p>The area forms a strong visual anchor for large sections of</p> | <p>The values of the Brougham Sugarloaf and Mulligans Hill Scenic Protection Area are:</p> <ul style="list-style-type: none"> the contrast of the landform against the mountains with distinctive granite peaks and gorges, against the broad grazing land of the | <p>To:</p> <p>(a) retain the natural appearance of the area when seen from public roads, foreshores and coastal waters;</p> <p>(b) minimise the visual impacts of development and works;</p> <p>(c) provide for development and works that have appropriate</p> |

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| | | <p>the island.</p> <p>The landform provides visually prominent mountains with distinctive granite peaks and gorges that strongly contrast with broad grazing land of the eastern coastal plain and the narrow plain of the west coast.</p> <p>The area features dense patches of remnant vegetation and creek systems.</p> | <p>eastern coastal plain and the narrow plain of the west coast; and</p> <ul style="list-style-type: none"> the dramatic and spectacular play of light on the granite, which residents associate with sense of place. | <p>scale, bulk and external material design to enable it to be subservient to the landform and its natural visual character; and</p> <p>(d) retain and restore (where possible) the natural vegetation cover.</p> |
| <p>FLI C8.1.14</p> | <p>Other Areas</p> | <p>Visually prominent land at Palana, North East River and Big River Road, which are visible from public roads, foreshores and coastal waters.</p> | <p>The visual prominence of areas when seen from public roads, foreshores and coastal waters.</p> <p>The undisturbed landforms and natural vegetation.</p> <p>The minimal visible evidence of human activity in the form of buildings, structures or works.</p> | <p>To:</p> <p>(a) retain the natural appearance of the area when seen from public roads, foreshores and coastal waters;</p> <p>(b) minimise the visual impacts of development and works;</p> <p>(c) provide for development and works that has appropriate scale, bulk and external material design, which minimises visual impacts on the natural appearance of the areas; and retain and restore (where possible) the natural vegetation cover</p> <p>(d) to encourage restoration of the native vegetation cover.</p> |

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 |
| All other locations | 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 | | |