

B1 Translation of the Environmental Living Zone

B1.1 Introduction

This report considers the appropriateness of applying the Landscape Conservation Zone or the Rural Living Zone under the State Planning Provisions (SPPs) to land that is currently zoned Rural Living, Environmental Living and Environmental Management under the *Hobart Interim Scheme 2015* (HIPS 2015).

The analysis of the zones takes into account the zone purpose statements of the zones in the new SPPs, existing zoning of the site and surrounding area, the presence of site constraints such as vegetation and landslide risk, and *Guideline No.1 – Local Provision Schedule (LPS): Zone and Code Application* (Guideline No. 1). In some instances, it has been necessary to refer back to the previous *City of Hobart Planning Scheme 1982* for guidance, particularly in areas where studies were undertaken shortly before the implementation of the HIPS 2015.

Each section below detailed assessment of the existing zoning under the HIPS 2015, and the proposed zoning under the SPS and a justification for this proposed zoning where it is considered necessary for the area shown in Figure B1. For reference the minimum lot sizes in the Rural Living Zone are as follows:

- Rural Living Zone A – 1ha
- Rural Living Zone B – 2ha
- Rural Living Zone C – 5ha
- Rural Living Zone D – 10ha

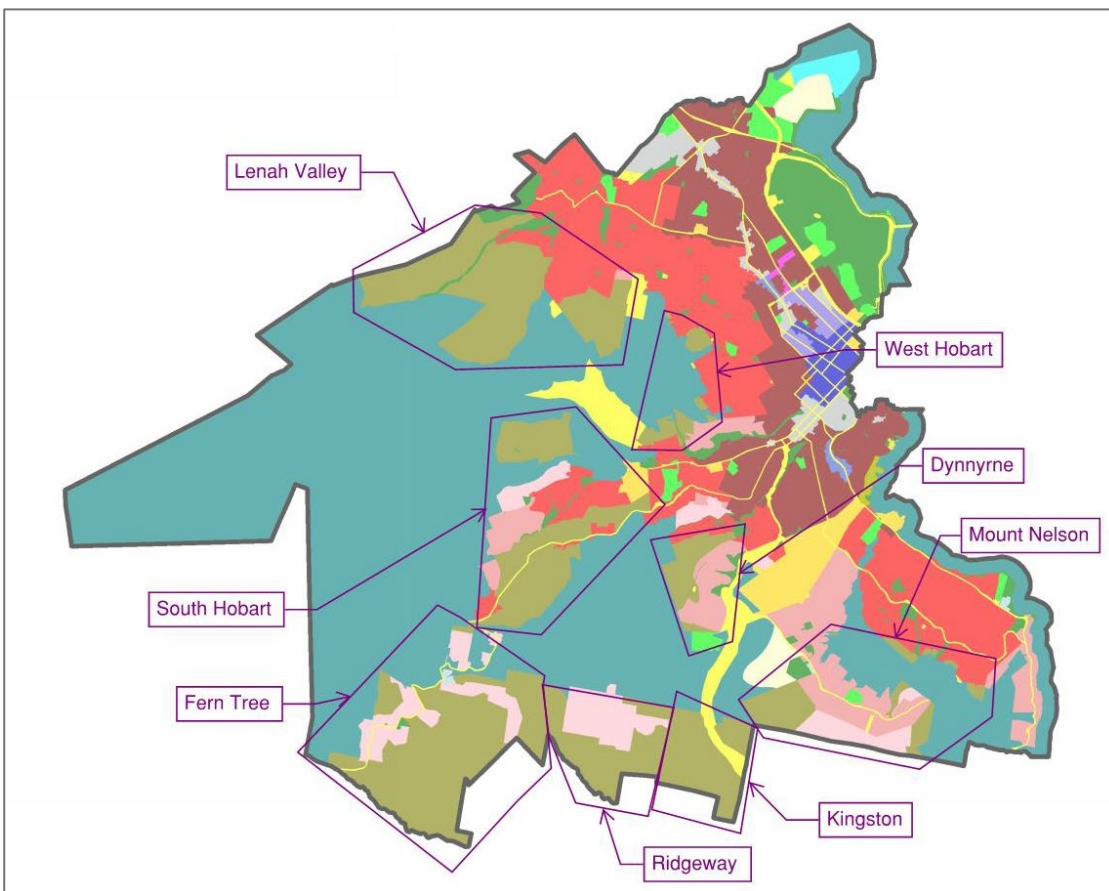


Figure B1: Areas in the Hobart municipal area with Environmental Living Zoning under the HIPS 2015.

B1.2 Lenah Valley

Lenah Valley include areas zoned Environmental Living under the HIPS 2015 at the end of Lenah Valley Road and at the end of Pottery Road.

There are five 750 m² (Figure B3) lots at the top end of Lenah Valley Road (Nos 456, 458, 460, 462 and 464A). Otherwise, most lots range between approximately 5000 m² and 657,500 m² (see There is less consistency in lot size) although the lot areas are generally smaller on the northern side of Lenah Valley Road. These lots are also bounded to the north (albeit in Glenorchy) with significant areas of bushland.

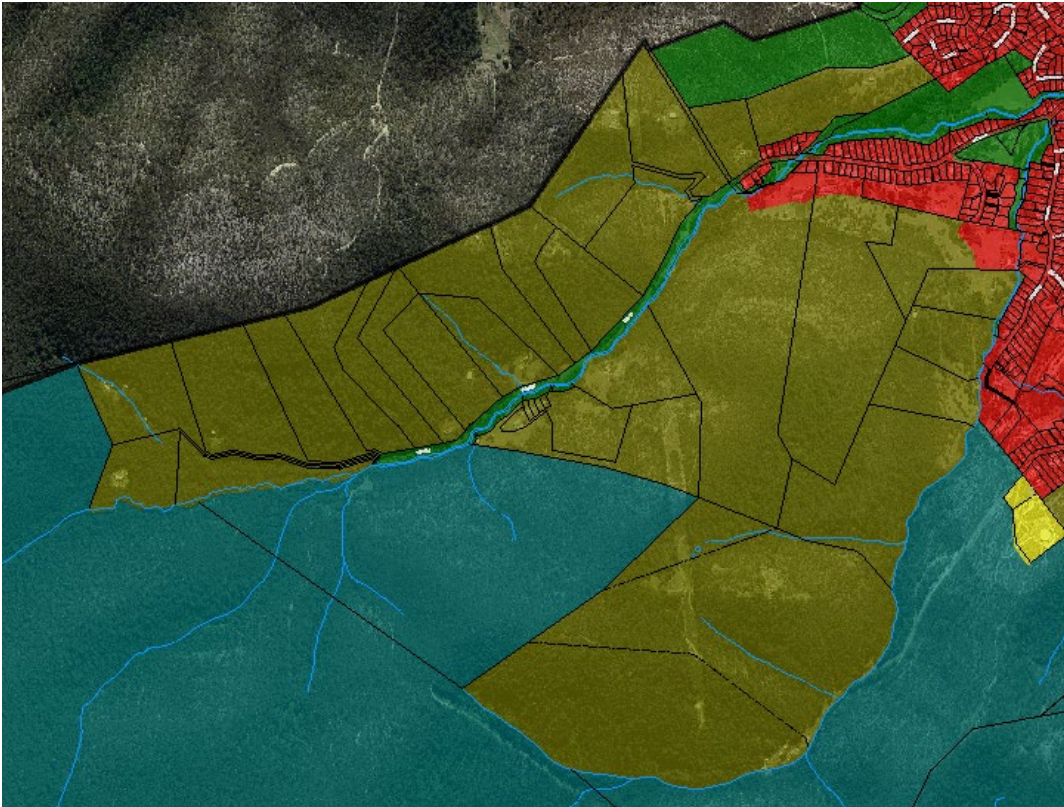


Figure B2 The zoning of land at the western end of Lenah Valley Road under HIPS 2015

North of Lenah Valley Road

This area of existing Environmental Living zoning is all in the Biodiversity Protection Area under the HIPS 2015 with extensive areas of native vegetation and minimal clearing. There are areas of threatened fauna habitat and recordings of threatened fauna species adjacent to the road. The land is part of the New Town Rivulet catchment with many smaller watercourses running through lots and its bushland setting is valued by locals and recreationalists entering Wellington Park and using the rivulet corridor.

Having regard to Guideline No. 1 it is considered that the land at the western end of Lenah Valley Road should be zoned Landscape Conservation. It has an average gradient of 1:3 and is covered by native vegetation. Most of the lots have an existing dwelling, so will not lose any development potential. Adjoining land in the Glenorchy municipal area is zoned Environmental Management.



Figure B3: The four 750 m² lots at the end of Lenah Valley Road (Nos 456, 458, 460, 462 and 464A)

South of Lenah Valley Road and Pottery Road There is less consistency in lot size in the area of the southern side of Lenah Valley Road (Figure B2), and the top end of Pottery Road (Figure B4:). The larger lots are surrounded by Environmental Management zoned land, and as such the larger lot size is considered appropriate so that there is limited opportunity for smaller lots to encroach on the boundaries and cause pressure for future re-zoning of the area. All these lots have the potential for any vegetation removal or reduction to be visually quite prominent both in the immediate area, and from a distance, which would compromise the graduation between residential land and bushland as you climb the foothills of Mount Wellington. As such, a zoning that will require the highest level of vegetation protection and the least number of potentially damaging uses is considered appropriate for this area.

Lot sizes at the southern side of the top end of Pottery Road (Figure B4:) are generally consistent. The lots themselves are moderately degraded, with vegetation clearing and gravel mining in the vicinity. The properties are reasonably visible from the surrounds. There are small amounts of threatened fauna habitat skirting the southern edges of this pocket of zoning. The remaining vegetation represents viable native vegetation communities, with scattered threatened flora species to the west of the pocket. Landscape conservation is an appropriate zone conversion for the majority of these lots, with Rural Living 10ha, and The Natural Assets code (as appropriate) being applied to the land at 25 Copley Street and 136 Pottery Road.

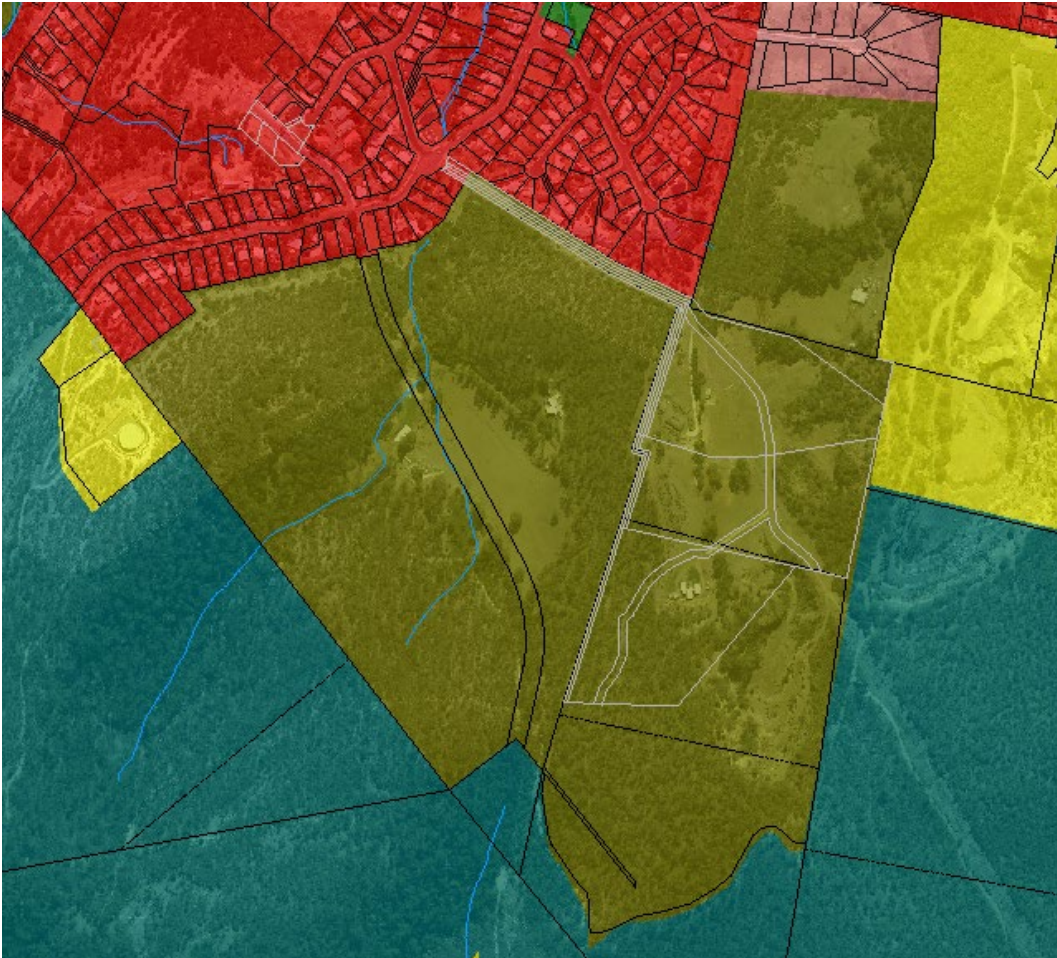
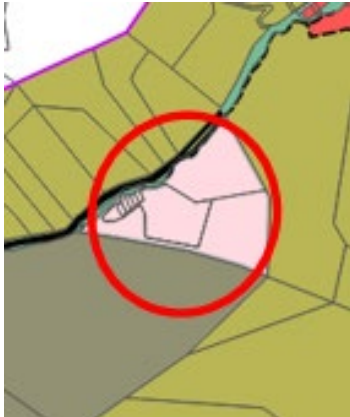


Figure B4: Lots at the end of Pottery Road

Table B1: List of Properties in Lenah Valley transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
25 Copley Rd	EL & LDR	LDR, RL(D)	Subdivision PLN-15-00371-01 was approved by the RMPAT in October 2016. This has resulted in 13 additional lots in the LDR zoned northern portion of the lot. The existing zone boundary should remain, facilitating the approved subdivision, but not creating any further development potential.
136 Pottery Rd	EL	RL(D)	
136A Pottery Rd	EL	RL(D)	



Street Address	Current Zone	Proposed Zone	Comment
136B Pottery Rd	EL	RL(D)	
156 Pottery Rd	EL	LC	
181 Pottery Rd	EL	LC	
39 Brushy Creek Rd	EL & GR	RL(D) & GR	
41 Brushy Creek Rd	EL	RL(D)	
75 Brushy Creek Rd	EL	RL(D)	
93 Brushy Creek Rd	EL	RL(D)	
99 Brushy Creek Rd	EL	LC	
30 Lumeah Ave	EL	LC	
332 Lenah Valley Rd	EL & GR	LC & GR	
334 Lenah Valley Rd	EL & GR	LC & GR	
All titles from -353 to 397A Lenah Valley Rd	EL	LC	
All titles from 454 to 464B Lenah Valley Rd	EL	RL(C)	<p>The properties at 454 to 464B Lenah Valley Road are currently zoned Environmental Living. They are proposed to be translated into the Rural Living C Zone (min lot size 5ha) as they are relatively small lots ranging in size from 730m² to 7.73Ha and the existing pattern of development is more consistent with the purpose of the Rural Living Zone than the Landscape Conservation Zone. The application of the Rural Living Zone does not change the subdivision potential of any of the lots.</p> 

B1.3 South Hobart

This Environmental Living enclave is divided into two distinct portions.

One of these is to the north of Old Farm Road (Figure B5), and contains a mix of lot sizes, with the average around 1000m² adjacent to the road, with a 680,000m² lot behind these wrapping around either side of the road and belonging to the Cascade Brewery.

The 3 lots (124696/2, 233669/1 and 126956/3 shown in Figure B6, Figure B7, and Figure B8) on the northern side of the tributary of Guy Fawkes Rivulet should be zoned Landscape Conservation as they are substantially vegetated, on a heavily vegetated hillside and protection of the landscape values is consistent with the purpose of that zone.



Figure B5: Lots on the northern side of Old Farm Road



Figure B6: FR 124696/2 (35 Old Farm Road) (16340m²)



Figure B7: FR 233669/1 (31 Old Farm Road) (13900m²)



Figure B8: FR 126956/3 (4 Old Farm Road) (12277m²)

The undeveloped portion of FR 161768/1(127-127A Cascade Road) (approx. 53Ha) on the northern side of Old Farm Road is also substantially vegetated, on a heavily vegetated hillside and protection of the landscape values is consistent with the purpose of the Landscape Conservation Zone. The land is owned by Cascade Brewery and while it is noted that the remainder of the lot south of the road is zoned Environmental Management it was considered that the Landscape Conservation Zone was a closer translation of the Environmental Living Zone in the IPS (Private residential use is prohibited in the Environmental Management Zone, discretionary in the Landscape Conservation Zone and permitted in the Environmental Living Zone).

The application of this zone is also consistent with Guideline No.1 which provides for the Landscape Conservation Zone to be applied to land in an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.



Figure B9: FR 161768/1 (approx. 53Ha)

The smaller lots on the southern side of the tributary of Guy Fawkes Rivulet are suitable for a conversion to Rural Living (A).

The second portion bounds Huon and Turnip Fields Roads (Figure B10). There are two large lots on either side of Huon Road which are densely with high value native vegetation. Values include threatened vegetation communities, habitat for threatened species such as Tasmanian Devil and Eastern Barred Bandicott, as well as threatened flora species including orchids. Both lots are owned by the Cascade Brewery and also have scenic values, forming a vegetated background to the historic building and surrounding residential areas.

The land abutting Turnip Fields Road has been subdivided into lots ranging between 6,000m² and 50,000m². These lots have been substantially cleared to provide for housing to be constructed, which has occurred in most instances. As such, given the opportunity to protect remnant vegetation using the Natural Assets Code, it is considered appropriate to zone these lots Rural Living, with a minimum lot size of 1ha to retain the existing development potential of the lots.

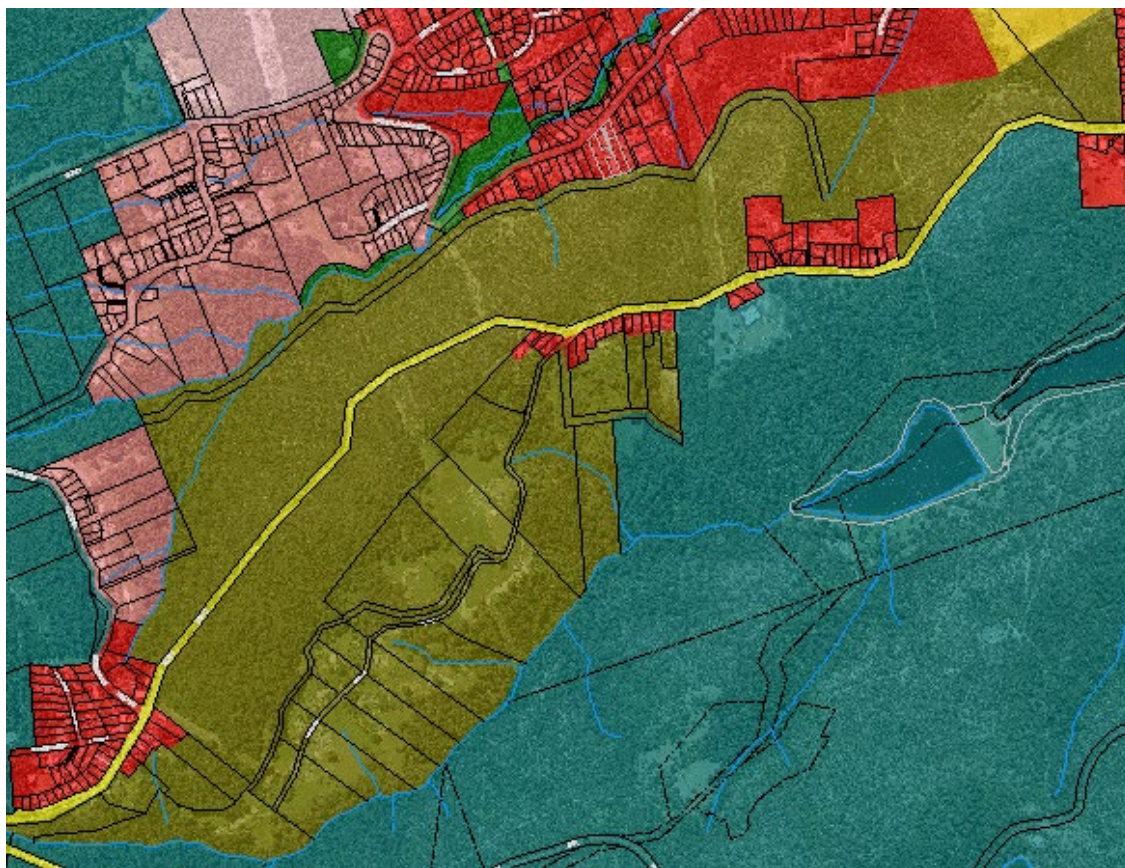


Figure B10: Lots between Huon and Turnip Fields Roads

Table B2: List of properties in South Hobart that are transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
2 Old Farm Rd	EL	LC	
4 Old Farm Rd	EL	LC	
10 Old Farm Rd	EL	RL (A)	

Street Address	Current Zone	Proposed Zone	Comment
14 Old Farm Rd	EL	RL (A)	
20 Old Farm Rd	EL	RL (A)	
27 Old Farm Rd	EL	RL (A)	
31 Old Farm Rd	EL	LC	
35 Old Farm Rd	EL	LC	
43 Old Farm Rd	EL	RL (A)	
47 Old Farm Rd	EL	RL (A)	
50 Old Farm Rd	EL	RL (A)	
55 Old Farm Rd	EL	RL (A)	
61 Old Farm Rd	EL	RL (A)	
67 Old Farm Rd	EL	RL (A)	
Old Farm Rd (554478)	EL	LC	
127-127A Cascade Rd	EL & EM	LC (northern side of Old Farm Road)	Brewery Land
140 Cascade Rd	EL & SU9	LC & HOB-P7.0 PPZ	Brewery visitor centre & Hill
2 Strickland Ave	EL	LC	Brewery land west of visitor centre, south of road lots
414A and 418-420 Strickland Ave	EL & LDR	LDR	Only a small portion of the lot to the rear, seemingly following a contour, was zoned EL but not worth retaining split zone.
412 A & B Strickland Ave	EL & LDR	LDR	The zone boundary following Featherstone Creek is an appropriate boundary and the land east of the creek should be zoned LC. The land is heavily vegetated and forms part of a larger bushland area zoned LC.
Strickland Ave (568173)	EL	LC	
Strickland Ave (553979)	EL	LC	
487 Huon Rd	EL	LC	
520 Huon Rd	EL & GR	GR & RL(A)	

Street Address	Current Zone	Proposed Zone	Comment
522A Huon Rd	EL	RL(A)	
524 Huon Rd	EL & GR	GR	Lot is too small to justify split zoning.
526 Huon Rd	EL & GR	GR & RL(A)	
526A Huon Rd	EL & GR	GR	Tiny portion in south west corner is EL, which appears to be a lot boundary anomaly resolved.
528 Huon Rd	EL	GR & RL(A)	
546 Huon Rd	EL & GR	GR & RL(A)	
600 Huon Rd	EL & GR	GR & LC	
602A Huon Rd	EL	LC	
610 Huon Rd	EL	RL(A)	
612 Huon Rd	EL	RL(A)	
All titles from 1 to 32 Turnip Fields Road	EL	RL(C)	

B1.4 Fern Tree

This area has a variety of lot sizes (Figure B11), with a strip of smaller lots along Summerleas Road and the section of Huon Road between Clegg Road and Menuggana Road, with larger lots behind. The smaller lots adjacent to Summerleas Road and Huon Road are currently Rural Living, with the larger lots Environmental Living. There are also a number of lots with split zoning, with the bulk of the lot in Environmental living, but a moderately regular width strip adjacent to Summerleas Road that is environmental living. These lots are all moderately to densely vegetated with what appears to be viable, but in places at-risk vegetation in all areas other than immediately surrounding the dwellings. The larger area surrounding the Rural Living lots is zoned either Environmental Living or Environmental Management, showing a strategic intent to retain and protect vegetation communities in the area despite historic settlement patterns.

The Fern Tree study of the early 2000s was quite extensive and provided contour-based justification for the application of zones and for minimum lot sizes. As such, it is recommended that the zonings, including split zonings be retained with a substitution of Landscape Conservation for Environmental Living and zone boundary locations remaining unchanged.



Figure B11: HIPS2015 Zones in Fern Tree

Table B3: List of properties in Fern Tree transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
641-643 Huon Rd	EL	LC	
10 Bracken Lane	EL & RL	LC & RL(A)	No change – 2 titles adhered (not amalgamated), zone change follows lot boundaries.
All titles from 1 to 22 Menuggana Rd	EL	LC	Predominantly viable <i>E. obliqua</i> dry forest. Adjoining Kingborough lots currently EL.
686 Huon Rd	EL	LC	
780 Huon Rd	EL	LC	
826 Huon Rd	EL & RL	RL(A) & LC	Retained existing zone boundary.
842 Huon Rd	EL & RL	RL(A) & LC	
844 Huon Rd	EL & RL	RL(A) & LC	
852 Huon Rd	EL	LC	
856 Huon Rd	EL	LC	

Street Address	Current Zone	Proposed Zone	Comment
858-860 Huon Rd	EL	LC	
857 Huon Rd	EL	LC	
859 Huon Rd	EL	LC	
861 Huon Rd	EL	LC	
865 Huon Rd	EL	LC	
884 Huon Rd	EL	LC	
8 Westringa Rd	EL & RL	RL(A) LC	
10 Westringa Rd	EL & RL	RL(A) LC	
20 Westringa Rd	EL & RL	LC	Portion of RL is an undevelopable corner of the lot and is the result of a contour defining zone boundaries. As such, and in accordance with drafting guide, single zone implemented.
23 Westringa Rd	EL	LC	
22 Reid's Road	EL & RL	LC & RL(A)	Retained – RL as it is part of an approved, uncompleted subdivision and balance is retained as LC.
19 Grays Rd	EL	LC	
19A Grays Rd	EL	LC	
25 Grays Rd	EL	LC	
27 Grays Rd	EL	LC	
29 Grays Rd	EL	LC	
31 Grays Rd	EL	LC	
33 Grays Rd	EL	LC	
35 Grays Rd	EL	LC	
37 Grays Rd	EL	LC	
39 Grays Road	EL	LC	
17 Clegg Rd	EL & RL	LC & RL(A)	
11 Summerleas Rd	EL & RL	LC & RL(A)	

Street Address	Current Zone	Proposed Zone	Comment
15 Summerleas Rd	EL & RL	LC & RL(A)	
19 Summerleas Rd	EL & RL	LC & RL(A)	
21 Summerleas Rd	EL & RL	LC & RL(A)	
25 Summerleas Rd	EL & RL	LC & RL(A)	
33 Summerleas Rd	EL & RL	LC & RL(A)	
37 Summerleas Rd	EL & RL	LC & RL(A)	
41 Summerleas Rd	EL & RL	LC & RL(A)	
45 Summerleas Rd	EL & RL	LC & RL(A)	
53 Summerleas Rd	EL & RL	LC & RL(A)	
62A Summerleas Rd	EL & RL	LC & RL(A)	
64 Summerleas Rd	EL & RL	LC & RL(A)	
76 Summerleas Rd	EL & RL	LC & RL(A)	
77 Summerleas Rd	EL & RL	LC & RL(A)	
78 Summerleas Rd	EL & RL	LC & RL(A)	
All titles from 79 to 93 Summerleas Rd	EL & RL	RL(A)	Rear boundary amendment to make single zone.
93A Summerleas Rd	EL & RL	LC	Access strip was R L, but this is a split zone, so as the developable lot is L C, the access must be too.
96A Summerleas Rd	EL & RL	LC & RL(A)	Corrected zone boundary at rear of 92A-29B Summerleas Road to align with this boundary.
96B Summerleas Rd	EL & RL	LC & RL(A)	
102 Summerleas Rd	EL & RL	LC & RL(A)	
103A Summerleas Rd	EL & RL	LC	Access strip was RL, but this is a split zone, so as the developable lot is LC, the access must be too.
110 Summerleas Rd	EL & RL	LC & RL(A)	
112 Summerleas Rd	EL & RL	LC & RL(A)	

Street Address	Current Zone	Proposed Zone	Comment
122 Summerleas Rd	EL & RL	LC & RL(A)	
124 Summerleas Rd	EL & RL	LC & RL(A)	
126 Summerleas Rd	EL & RL	LC & RL(A)	
128 Summerleas Rd	EL & RL	LC & RL(A)	
130 Summerleas Rd	EL & RL	LC & RL(A)	
132 Summerleas Rd	EL & RL	LC & RL(A)	
150 Summerleas Rd	EL & RL	LC	Corrected zone boundary to align with lot boundary as was intended.
151 Summerleas Rd	EL & RL	LC & RL(A)	Two separate titles so aligned zone boundary along lot boundary but retain zonings.
153 Summerleas Rd	RL & EL	RL	Corrected zone boundary to align with lot boundary as was intended.
155 Summerleas Rd	EL	LC	
Summerleas Rd (FR 60107/34)	EL	LC	
Stephenson Pl (FR 246810/1)	EL, RL & Local Business	LC	Corrected zone boundary to align with lot boundaries as was intended.

B1.5 Ridgeway

This area is a combination of Rural Living, Environmental Living and Environmental Management zoning (Figure B12). There is a variety of lot sizes, with the Rural Living lots ranging between approximately 1000m² and 3.7ha. The extent of vegetation clearing varies in this area, with the predominant number of properties containing moderate to dense native vegetation over a small section largely to the south eastern side of the corner of Huon and Hall Streets. However, given the size of the area which has previously been cleared, in relation to the surrounding area of high conservation value, it is considered appropriate to zone all of the Environmental Living zoned land, Landscape Conservation, rather than extending the size of the Rural Living land in the area. This zoning would not alter the development potential for any of the existing lots as there is already no subdivision potential, and a single dwelling remains discretionary in the Landscape Conservation Zone.

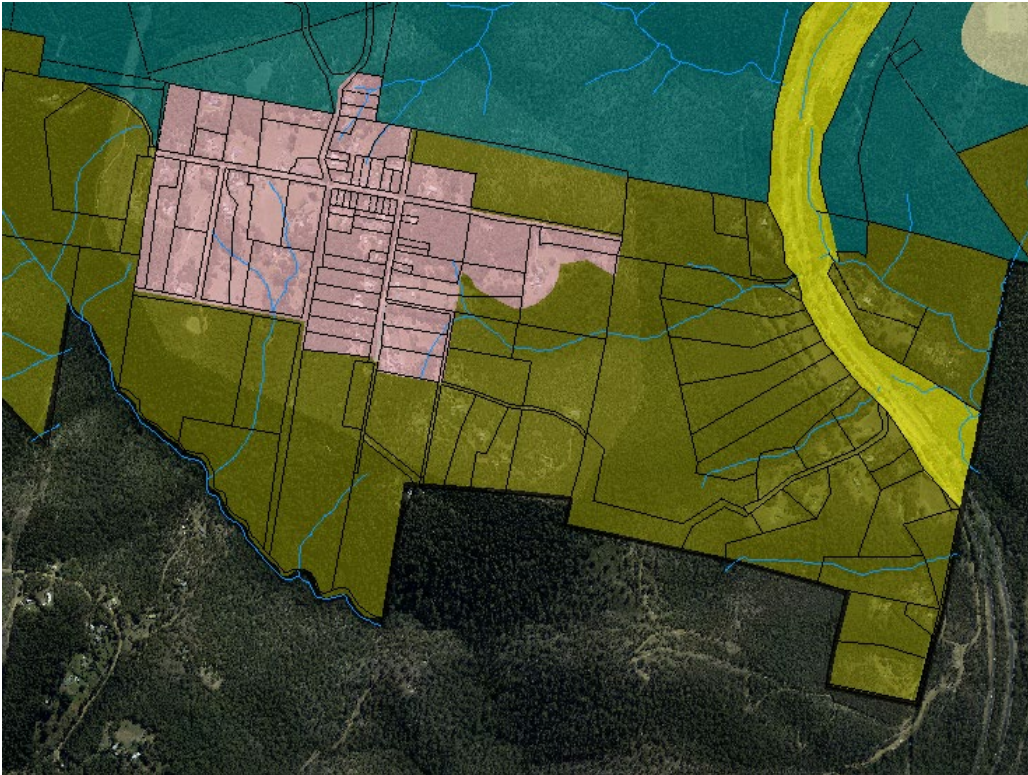


Figure B12: HIPS2015 Zones in Ridgeway

Table B4: List of properties in Ridgeway transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
1 Hall St	EL	LC	These lots are covered by viable <i>E pulchella</i> forest and woodland. The lots range in size from 5 to 15ha. They adjoin EL in Kingborough and EM and RL in Hobart. The lots present a highly visible hill range to the surrounding areas. The vegetation quality and surround suggest LC is the most appropriate zone.
5 Hall St	EL	LC	
9 Hall St	EL	LC	
31 Hall St and adjacent Crown land	EL	LC	
82 Hall St	EL & EM	LC (to follow lot boundaries)	
Hall St (FR 157815/5)	EL	LC	
16 Tagg St	EL	LC	
18 Tagg St	EL	LC	
99 Hall St	EL & RL	LC & RL(B)	
25 Bramble St	EL & RL	RL(B)	The lot is significantly disturbed and retains limited viable vegetation toward the eastern boundary. As such, it is logical to place the RL zone boundary at the southern boundary

Street Address	Current Zone	Proposed Zone	Comment
			rather than retaining the existing contour-based zone boundary.
27 Bramble St	EL & RL	LC & RL(B)	The zone boundary is a combination of contours and adjacent lot boundaries. This results in an odd corner of RL zoning in the north eastern corner of the lot, as well as the western portion of the lot. As such, retaining the zone boundary between the eastern and western section of the lot should occur, however, the corner of RL is replaced with LC to adhere to the drafting instructions.
29 Bramble St	EL	LC	
31A Bramble St	EL	LC	
31B Bramble St	EL	LC	
33 Bramble St	EL	LC	
33A Bramble St	EL	LC	
33B Bramble St	EL	LC	
33C Bramble St	EL	LC	
50 Bramble St	EL	LC	
60 Bramble St	EL	LC	
65-67 Bramble St	EL	LC	
77 Bramble St	EL	LC	

B1.6 West Hobart

There are several fragmented parcels of Environmental Living zoned land surrounding the Knocklofty Reserve (which is zoned Environmental Management) (Figure B13). These parcels present as either extensions to or transitional areas from the reserve but are in private ownership.

The first of these includes land to the south of Summerhill Road, and to the west of Arthur Street. There is one large, 73,000m² lot which is occupied by telecommunications infrastructure and otherwise degraded vegetation. Despite this, the visual prominence of the site warrants Landscape Conservation zoning to preserve the current appearance of the site.

The property at 69 Salvator Road (Figure B14) has split zoning with approximately 1/3 of the lot, adjacent to the road zoned General Residential, and the western balance of the lot zoned Environmental Living. This zone boundary appears to follow a contour line. The western area of the site is full covered by a threatened native vegetation community: *Eucalyptus amygdalina* forest and woodland on sandstone. As vegetation protection overlays cannot be applied to General Residential zoned land, it is considered appropriate to retain the dual zoning of the site, converting the Environmental Living portion of the site to Landscape Conservation.

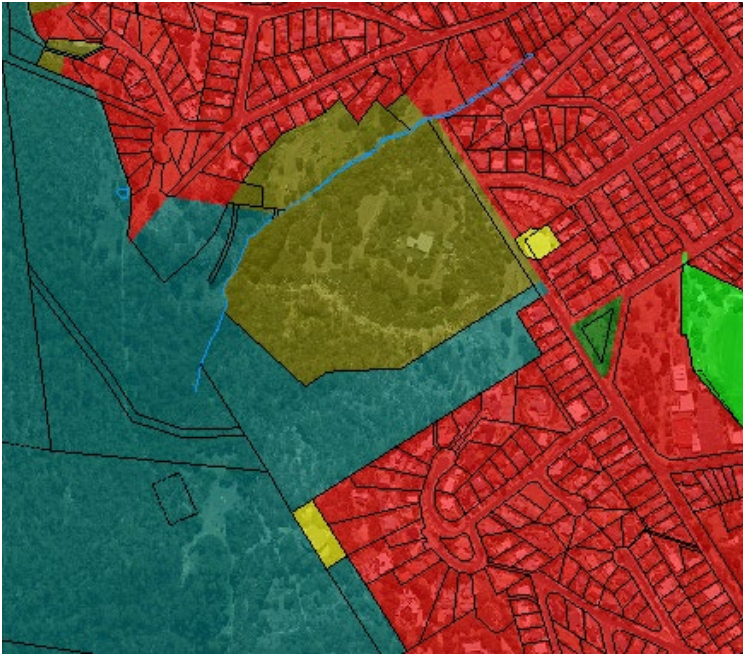


Figure B13: HIPS2015 Zones adjacent to Knocklofty

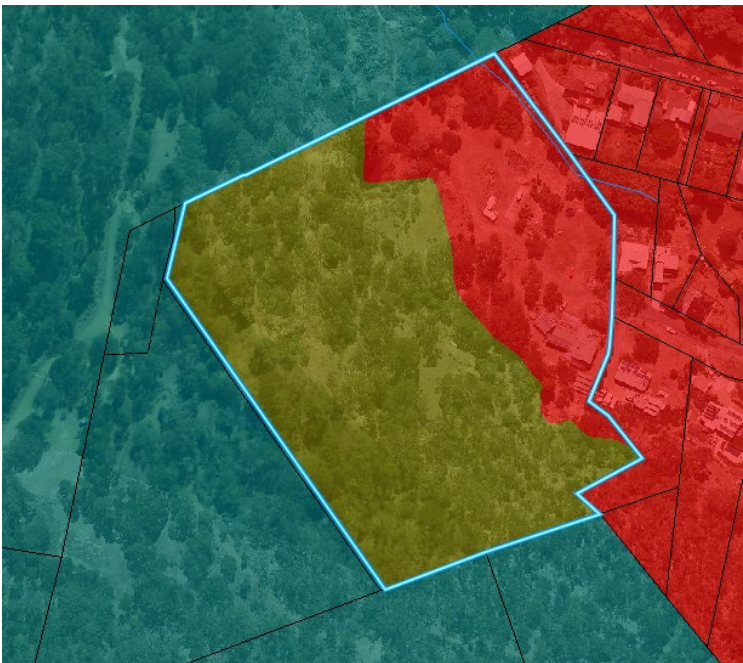


Figure B14: 69 Salvator Road

133 Forest Road (Figure B15) is an isolated 854m² parcel of Environmental Living land, surrounded by Environmental Management land. There is an existing dwelling on the site, with access and significant clearing toward the north western portion of the lot. There is remnant native vegetation toward the south western corner of the site, which is assessed as viable under Council mapping and is also a threatened vegetation community: *Eucalyptus amygdalina* forest and woodland on sandstone. As such, in conjunction with the Natural Assets code, it is considered that the most appropriate zone for the site is Rural Living 1ha.



Figure B15 133 Forest Road

The majority of the property at 44 Summerhill Road (Figure B16) is proposed to be included in the Rural Living Zone C as this zoning is consistent with Guideline No.1 which provides for the Rural Living Zone to be applied to land in an interim planning scheme Environmental Living Zone and the primary strategic intention is for residential use and development in a rural setting and a similar minimum allowable lot size is being applied. The General Residential Zone is not an option in this case as the land is outside the STRLUS Urban Growth Boundary. The Landscape Conservation Zone is not an appropriate option as the land is mostly cleared of vegetation, has limited scenic values and the primary intention is not for the protection and conservation of landscape values.



Figure B16: 44 Summerhill Road

The remainder of the West Hobart land lies between McRobies Road, Loudon Street and the recently subdivided land at Stephens Farm Drive, Hatchery Court and Hutchinson Place (Figure B17). The bulk of the land below the reserved road is substantially cleared, contains single residential dwellings, with the lot above densely vegetated. This area presents as a prominent hillside and transitional space between the General Residential land to the south and the Environmental management land to the north. To ensure that residential development does not creep further uphill, it is important to maintain strict planning

controls for the area, limiting the development potential. As such, the appropriate zone conversion is to Landscape Conservation where vegetation remains and Rural Living (C) where the vegetation is significantly degraded.

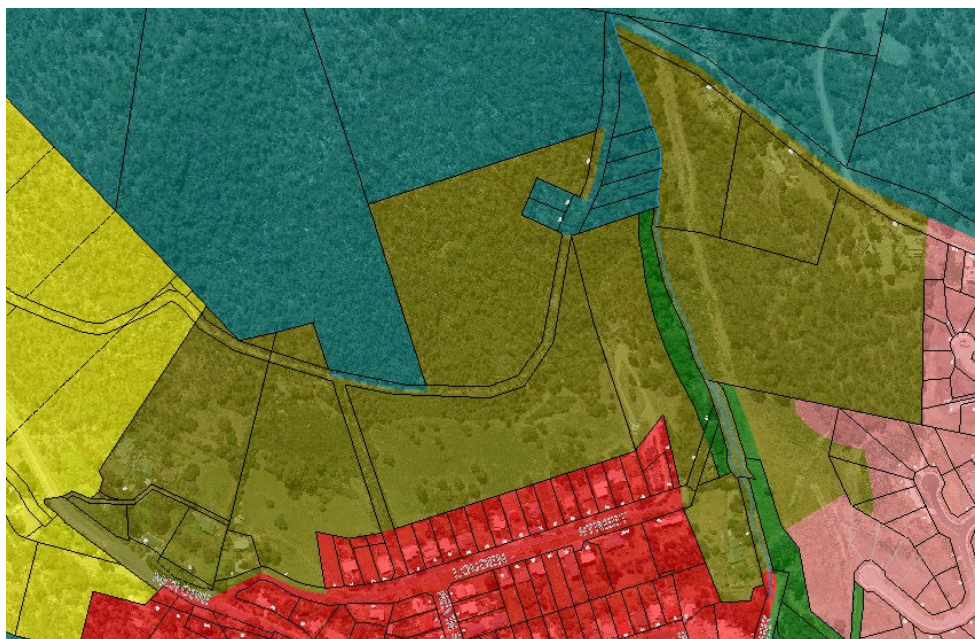


Figure B17: HIPS2015 Zones in the vicinity of Loudon Street

Table B5: List of properties in West Hobart transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
26 Summerhill Rd	EL & GR	GR	There is no vegetation of viable conservation significance remaining on this lot. Zone allocation says avoid split zonings where possible. As such, the GR zone should be extended to the whole of the lot.
44 Summerhill Rd	EL & GR	RL(C) & GR	The boundary between the zones coincides with adjacent property boundaries and provides for a logical zoning for the site.
51 and 51A Summerhill Rd	EL & GR	EL & GR	Council acquired land (now 51A Summerhill Rd) zoned EL and private land (51 Summerhill Rd) zoned GR.
66 Summerhill Rd	EL & GR	RL(C) & GR & NAC (as appropriate)	Part of the site is zoned EL. There is a current scheme amendment application (PSA-18-2) to amend the zoning of the entire title to LDR. Existing zone boundaries retained until rezoning finalised.
11 Bimbaden Crt	EL	LC	
13 Bimbaden Crt	EL & GR	LC & GR	Retain existing zone boundary but do not provide additional development potential as land contains viable, but at-risk vegetation.

Street Address	Current Zone	Proposed Zone	Comment
27 Weerona Ave	EL & GR	GR & LC	Active landslide so General Residential Zone not appropriate for all of site. However, no need to remove development potential from remainder, so GR to remain to its current extent. Use of LC instead of RL directed by the TPC in their section 35 notice.
100 Arthur Street	EL	LC	Site contains telecommunications infrastructure, so is not likely to be developed for residential purposes. The area outside the compound consists of a prominent ridgeline, and remnant vegetation in varying states of health, from viable to requiring management. Retention of the vegetation of the site is of high importance.
69 Salvator Rd	EL & GR	LC & GR	Retained zone boundary along the contour due to visual prominence of hillside above the existing degraded area or the dwelling.
133 Forest Rd	EL	RL(A)	Botanical communities mapping shows no communities on site, given the existing site disturbance, it is not considered appropriate to zone the land LC, rather zoning it RL and applying the NAC to protect the remaining vegetation.
188 Forest Rd	EL & LDR	RL(C) & LDR	The EL zoned land was zoned Rural B under CoHPS. Converted to EL under the HIPS. Should be zoned RL(C) as best conversion given quality of vegetation present, size of lots, and historic strategic intent for the lots.
190 Forest Rd	EL	RL(C)	
192 Forest Rd	EL	RL(C)	
193 Forest Rd	EL	RL(C)	
Forest Rd (FR 203316/1)	EL	RL(C)	
1 Louden St	EL	RL(C)	
7 Louden St	EL	RL(C)	
49 Louden St	EL	RL(C)	
3 Tara St	EL	RL(C)	
29 McRobies Rd	EL	RL(C)	
31-31A McRobies Rd	EL	RL(C)	
33 McRobies Rd	EL	RL(C)	
35 McRobies Rd	EL	RL(C)	

Street Address	Current Zone	Proposed Zone	Comment
McRobies Rd (adjacent to 31 McRobies Rd, no title reference)	EL	RL(C)	
25 Stevens Farm Rd	OS, EL & LDR	OS, RL(C) & LDR	Retained the central zone boundary in line with the approved subdivision of the site.
2 Hatchery Crt	EL & LDR	LDR	There are no remnant vegetation values on these lots, and the zone boundary does not follow any contour, therefore the zone boundary is amended to follow the lot boundaries to remove dual zoning.
3 Hatchery Crt	EL & LDR	LDR	
4 Hatchery Crt	EL & LDR	LDR	

B1.7 Dynnyrne

6 Woodcutters Road (Figure B18) remains as the balance of a subdivision which is partially completed. This lot is split zoned, with the final balance left Environmental Living, while the remainder, where residential lots are to be created, is zoned Low Density Residential. Given the quality and density of the vegetation in these areas, and their proximity to larger tracts of high conservation value native vegetation, it is recommended that the current zone boundary locations remain and that the Environmental Living zone be converted to Landscape Conservation.

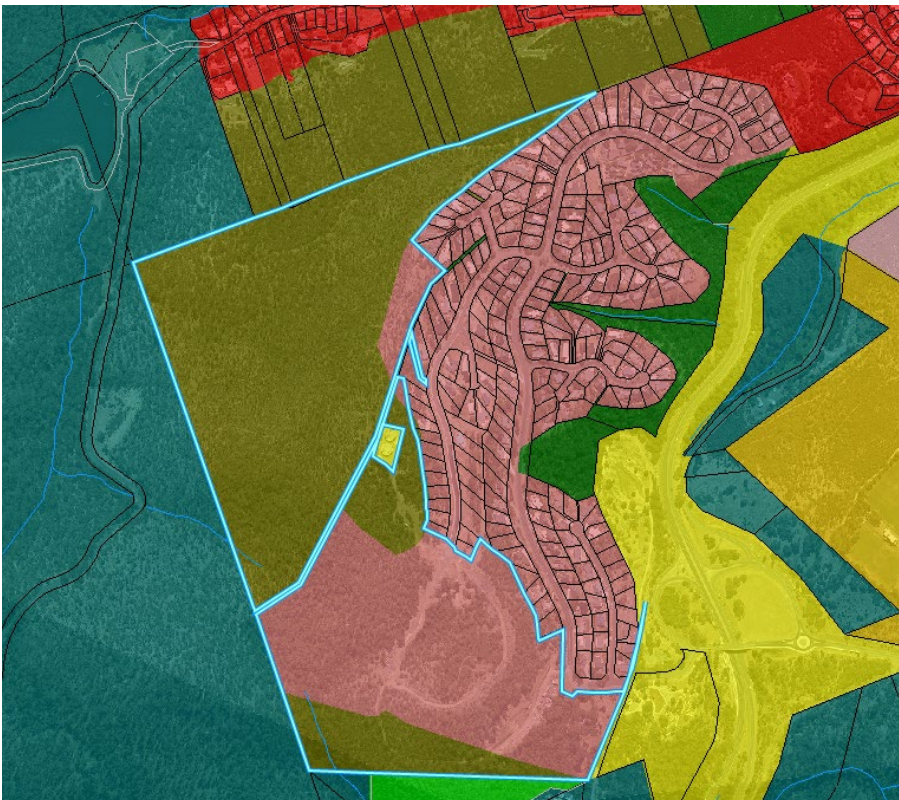


Figure B18: HIPS2015 Zoning in the vicinity of 6 Woodcutters Road

Similarly, there is a large parcel of land directly to the north, north-west of 6 Woodcutters Road that is currently predominantly zoned Environmental Living. The vegetation on this site is also of high

conservation value. As there is no title for this land, it is presumed to be unallocated crown land and Environmental Management is the appropriate zone.

Numbers 11 & 12 Montrivale Rise, 181 & 201 Waterworks Road are dual zoned, with a small section of General Residential near the northern Boundary, but the balance of the lots Environmental Living. It is proposed that the General Residential be removed from these lots as it represents an anomaly in the mapping, presumably resulting from final survey diagrams varying slightly from approved lot, and therefore zone, boundaries. These lots have threatened vegetation communities present, so it is recommended that they be zoned Landscape Conservation, despite their size, to minimise any disturbance to the vegetation.

Conversely, 10 Montrivale Rise has a sliver of Environmental Living zoning along the western boundary of an otherwise General Residential zoned lot. Again, it is likely that this results from a final survey plan deviating slightly from the approved. The entire lot is to be zoned General Residential.

101 Waterworks Road is a multi-zoned lot. It is almost 50/50 General Residential / Environmental Living, with a sliver of recreation zoning along the eastern boundary. It is proposed that the recreation zone boundary be shifted to the eastern property boundary, and that the Environmental Living zoned area becomes Landscape Conservation.

The remainder of the lots in this area are dual zoned General Residential and Environmental Living. These lots have a small portion of General Residential zoning toward the northern, roadside edge of the lots, where there has already been significant vegetation disturbance. The remainder of the lots, where the vegetation is still viable, if threatened, is zoned Environmental Living. Given the topography of the area, and the fact that most of the lots are already developed, it is proposed to retain the dual zoning and replace the Environmental Living zone with Landscape Conservation zone.

Table B6: List of properties in Dynnyrne transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
101 Waterworks Rd	EL, GR & OS	LC & GR	There is a significant change in the vegetation cover and viability at or near the current zone boundary. This boundary follows a contour and is retained.
105 Waterworks Rd	EL & GR	LC & GR	
152 Waterworks Rd	EL & GR	LC & GR	
155 Waterworks Rd	EL & GR	LC & GR	
157 Waterworks Rd	EL & GR	LC & GR	
1787 Waterworks Rd	EL & GR	LC & GR	
193 Waterworks Rd	EL & GR	LC & GR	
195 Waterworks Rd	EL & GR	LC & GR	
181 Waterworks Rd	EL & GR	LC	These lots appear to be anomalies, in which the zone boundary should follow the lot boundary.
201 Waterworks Rd	EL & GR	LC	
10 Montrivale Rise	EL & GR	GR	

Street Address	Current Zone	Proposed Zone	Comment
11 Montrivale Rise	EL & GR	LC	
12 Montrivale Rise	EL & GR	LC	
14 Montrivale Rise	EL & GR	GR	
44 Hillcrest Road	EL & LDR	LDR	Current zone boundary is a contour, however, given the size of the EL zone portion of the lots a single zone along the lot boundaries is recommended.
46 Hillcrest Road	EL & LDR	LDR	
6 Woodcutters Rd	EL & LDR	LC & LDR	Follow existing zone boundaries as there is an approved, partially developed subdivision.

B1.8 Mount Nelson

415 Nelson Road (Figure B19) is zoned both Environmental Living for the eastern half and Low Density Residential for the western half. The lot is virtually surrounded to the north, east and south by Council owned Environmental Management zoned land. As such, the dual zoning is considered appropriate, with the Environmental Living zoned portion of the lot converting to Environmental Management. Council is likely to consider the purchase of this land at some point in the future for integration into Bicentennial Park to improve reserve boundary alignment, fire and biodiversity management.

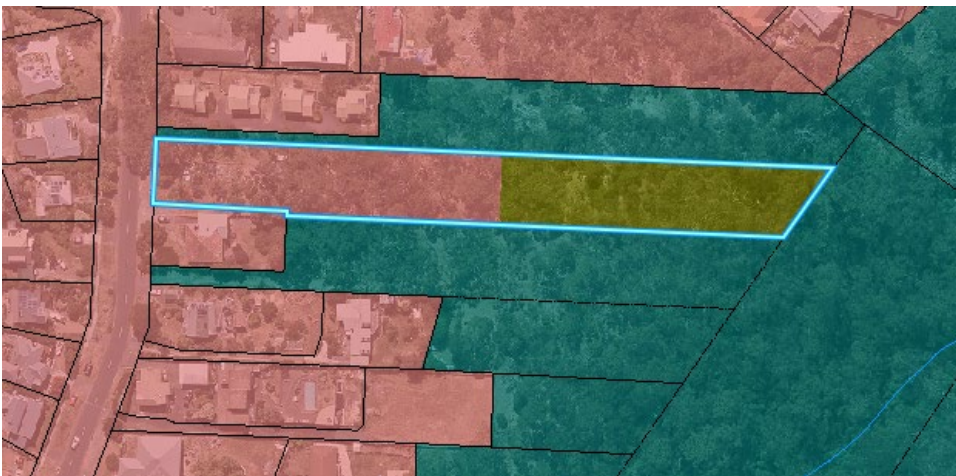


Figure B19: 415 Nelson Road

21A Enterprise Road (Figure B20) is zoned General Residential and Environmental Living. A portion of the lot is the subject of an approved, substantially commenced subdivision, DA-06-00175, but this does not account for all of the General Residential zoned land. The lot contains *Eucalyptus pulchella* forest and woodland that should be conserved. As such, it is proposed that the split zoning remain, with the Environmental Living portion converted to Landscape Conservation.



Figure B20: 21A Enterprise Road

32 and 33 Marlborough Street (Figure B21) are both zoned Environmental Living and are 7,000-8,000m² in area. They are bounded to the north and west by General Residential, to the east by Recreation, and to the South by Environmental Management. Both lots have single dwellings on site, and a substantial amount of vegetation disturbance in the immediate area of the dwelling. Although both lots are fully serviced, and the proposed zoning would result in isolated pockets of this zoning, it is considered that Rural Living 1ha, with Natural Assets Code protecting the remnant vegetation on site is the most appropriate conversion for these lots.



Figure B21: 32 and 33 Marlborough Ave

Similarly, there are two lots to the east of these at 10 and 10A Stephanie Close (Figure B22) which are currently zoned Environmental Living. One of these contains a dwelling, the other is vacant, but both lots have been cleared of all significant vegetation. As such, Rural Living 1ha is the most appropriate zone to apply to these lots as it restricts further development potential.

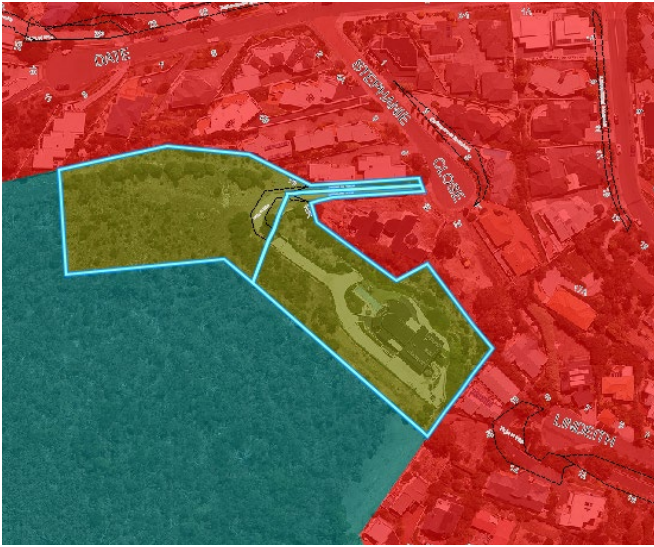


Figure B22: 10 and 10A Stephanie Close

36-38, 40C & 42 Nicholas Drive (Figure B23) are all surrounded to the east south and west by Environmental Management land, and to the north by General Residential land. No. 42 Nicholas Drive is all Environmental Living, while 36-38 and 42C are dual zoned, predominantly Environmental Living to the south, with small sections of General Residential to the north. A dwelling exists on 42 but is surrounded with significant vegetation. Both 36-38 and 40C are vacant lots with little or no clearing of native bushland having occurred. All lots are covered (except the clearing for the house at 42) with viable *Eucalyptus pulchella* forest and woodland. As such, the most appropriate zone conversion for these lots would be Landscape Conservation.

There are 4 lots (Figure B24) at the signal station end of Nelson Road that are adjacent to Environmental Management zoned land to the east and fully or partially zoned Environmental Living. 624 & 688 Nelson Road are entirely Environmental Living and contain existing dwellings, while 626 & 626A are split between Environmental Living and Rural Living, with a dwelling on 626A, and 626 vacant land. The land to the south is in the Kingborough Council area but is also zoned Environmental Living. Given the lot sizes, and quality of the vegetation to the south it is anticipated that this land will convert to Landscape Conservation or Environmental Management. The land to the west of these lots is all Rural Living zoned land and provides a buffer between the Low Density Residential to the north and the Environmental Living to the south of the lots in question. As such, it is proposed to convert these 4 lots, in their entirety, to Rural Living 5ha, with the Natural Assets Code to protect the vegetation present without providing any greater subdivision potential.

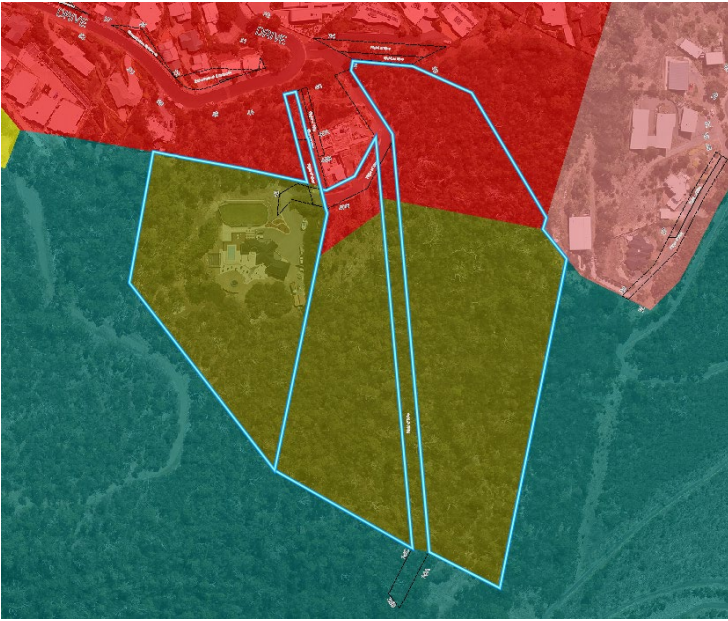


Figure B23: 36-38, 40C & 42 Nicholas Drive

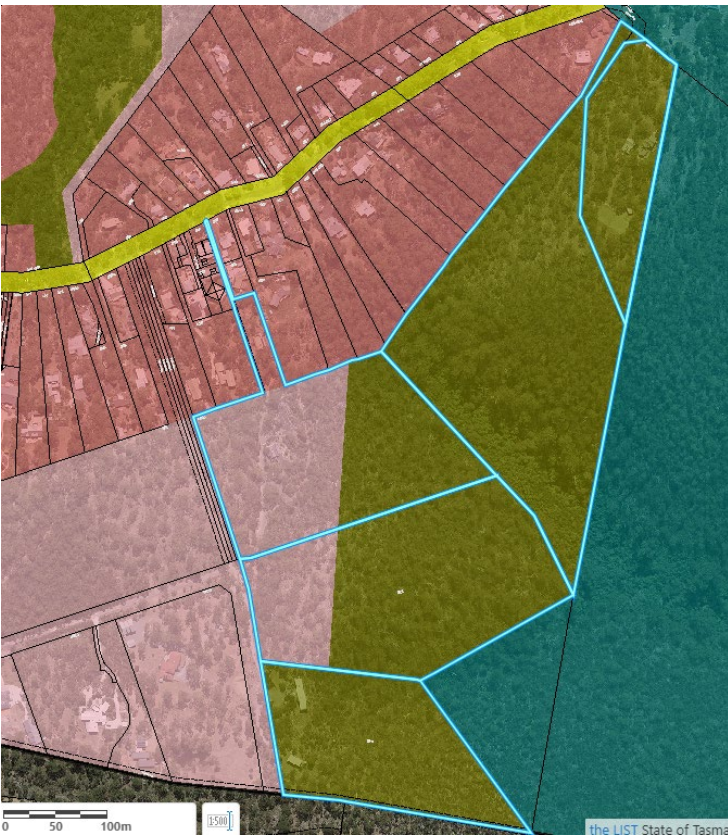


Figure B24: 624, 626, 626A, 688 Nelson Road

607-627 Nelson Road (Figure B25) is a multi-zoned lot, with Low Density Residential in the western corner, a semi-circle of Rural Living along the northern portion of the south eastern boundary, and Environmental Living for the remainder. There is a single dwelling in the Rural Living zoned portion of the site. Future subdivision of the land may result in changes being proposed to the zone boundaries. It is appropriate for the Environmental Living part of the site to be zoned Landscape Conservation.



Figure B25: 607-627 Nelson Road

No. 24 Lalwinya Road (Figure B26) has a narrow strip of Environmental Living along the western property boundary. The remainder of the lot is zoned Rural Living. This appears to be an anomaly and it is recommended that the zone boundary be relocated to reflect the lot boundary, and the whole lot be zoned Rural Living.



Figure B26: 24 Lalwinya Road

Nos. 28B and 30 Lalwinya Road (Figure B27) are both dual zoned, with Rural Living to the east, and Environmental Living to the west. Both have existing dwellings in the Rural Living portions of the lots. The remainder of these lots is densely vegetated with *Eucalyptus pulchella* forest and woodland. The appropriate zone conversion for these lots would be Rural Living 5ha with the Natural Assets code protecting the vegetated areas.

22 Lalwinya Road (Figure B28) is a large Environmental Living lot. It is densely vegetated with *Eucalyptus pulchella* forest and woodland and should be converted to Landscape Conservation zoning.

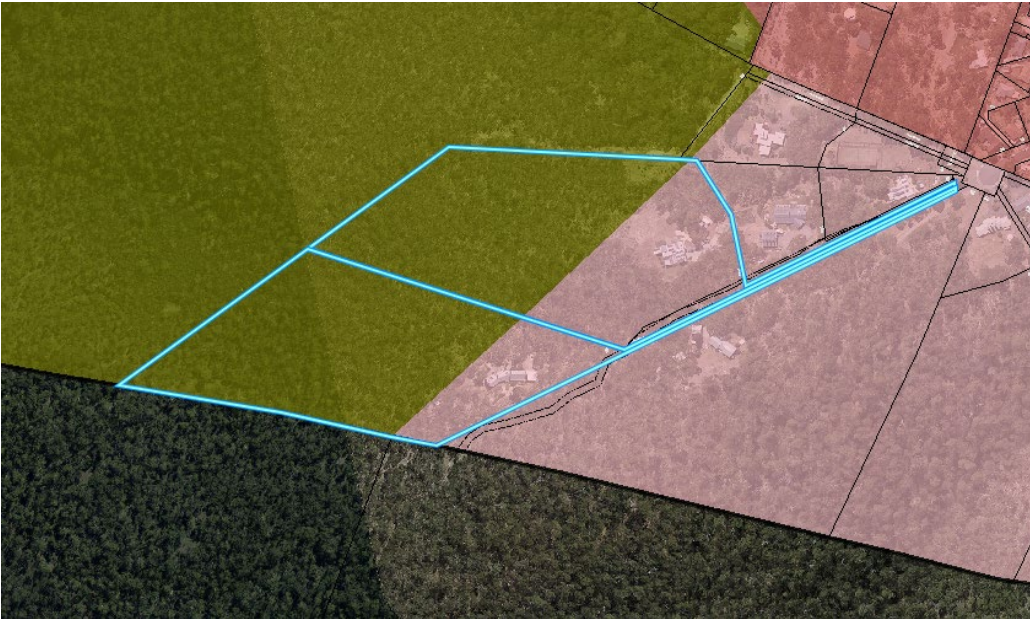


Figure B27: 28B and 30 Lalwinya Road

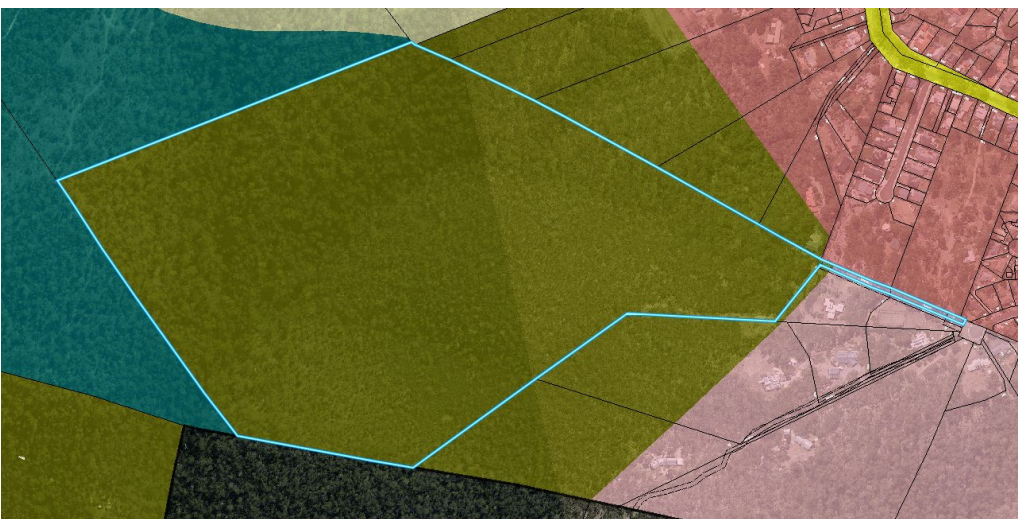


Figure B28: 22 Lalwinya Road

The remainder of this area has frontage to Nelson Road (Figure B29), and has dual zoned lots with Low Density Residential to the north east, and Environmental Living to the south west. All of these lots have existing dwellings in the Low Density Residential portion, and *Eucalyptus pulchella* forest and woodland in the south western portion. The dual zoning in this location provides an important vegetation protection and development buffer as the Low Density Residential zone does not allow for vegetation protection. As such, it is recommended that the dual zoning be retained and that the Environmental Living zone be converted to Rural Living 5ha zoning.



Figure B29: 464A to 492 Nelson Road

Table B7: List of properties in Mt Nelson transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
36-38 Nicholas Dr	EL & GR	LC & GR	
38A Nicholas Dr	EM, EL & GR	EM	Access strip is in EL & GR, as such, it should match the rest of the lot, which is EM.
40C Nicholas Dr	EL & GR	LC & GR	
42 Nicholas Dr	EL & GR	LC	GR is only the access strip, so should be removed to eliminate dual zoning.
10 Stephanie Cl	EL	RL(A)	There are no remaining vegetation values on the site to warrant LC zoning.
10A Stephanie Cl	EL	RL(A)	There are no remaining vegetation values on the site to warrant LC zoning.
32 Marlborough St	EL	RL(A)	
33 Marlborough St	EL	RL(A)	
21A Enterprise Road	EL & GR	LC & GR	Retain boundary as is.
415 Nelson Rd	EL & LDR	LDR & EM	
464A Nelson Rd	EL & LDR	LDR & LC	

Street Address	Current Zone	Proposed Zone	Comment
472A Nelson Rd	EL & LDR	LDR & LC	Rear of lots contains viable significant vegetation. Not appropriate to make single zone, retain vegetation protection, and retain existing development potential. As such, necessary to retain split zone.
486 Nelson Rd	EL & LDR	LDR & LC	
490A Nelson Rd	EL & LDR	LDR & LC	Application of the LC instead of RL has been directed by the TPC in their section 35 notice.
492 Nelson Rd	EL & LDR	LDR & LC	
607-627 Nelson Rd	EL, LDR & RL	LC, LDR & RL(A)	
624 Nelson Rd	EL	RL(C)	
626 Nelson Rd	EL & RL	RL(C)	
626A Nelson Rd	EL & RL	RL(C)	
688 Nelson Rd	EL	RL(C)	
22 Lalwinya Rd	EL & RL	LC	
24 Lalwinya Rd	EL & RL	RL(C)	Zone boundary adjusted to align with rear boundary to 22 Lalwinya Road.
28B Lalwinya Rd	EL & RL	RL(C)	
30 Lalwinya Rd	EL & RL	RL(C)	

B1.9 Kingston

While a few of the lots in this area (Figure B30 and Figure B30) have been cleared of most vegetation, the overall area retains significant vegetation of conservation value. The lots that have been cleared have already been developed for residential (and in one instance Domestic Animal Boarding), so an existing use right exists for these sites. As such, despite the varied lot sizes, ranging between 1ha and 19.8ha, it is considered that the land should be converted to Landscape Conservation.

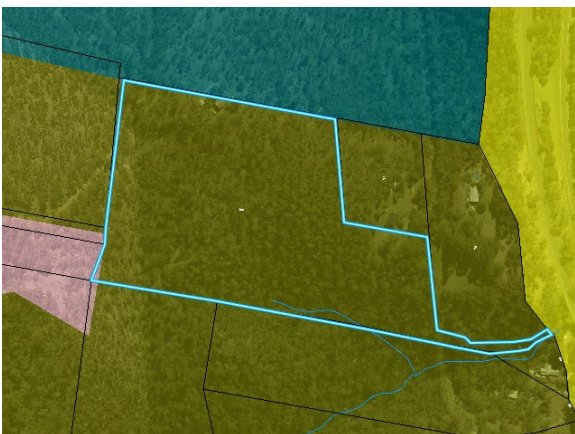


Figure B30: 103 Hall Street



Figure B31: Properties in Proctors Road and Satchell Drive.

Table B8: List of properties in Kingston transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
70-72 Proctors Rd	EL	LC	
74A Proctors Rd	EL	LC	
74B Proctors Rd	EL	LC	
76 Proctors Rd	EL	LC	
71 Proctors Rd	EL	LC	
73 Proctors Rd	EL	LC	
83 Proctors Rd	EL	LC	
85 Proctors Rd	EL	LC	
87-93 Proctors Rd	EL	LC	
95 Proctors Rd	EL	LC	
109 Proctors Rd	EL	LC	
111 Proctors Rd	EL	LC	
113 Proctors Rd	EL	LC	
115 Proctors Rd	EL	LC	

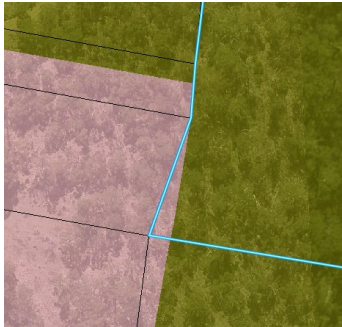
Street Address	Current Zone	Proposed Zone	Comment
119 Proctors Rd	EL	LC	
121 Proctors Rd	EL	LC	
123 Proctors Rd	EL	LC	
Proctors Rd (FR 85877/1 and FR 28799/1)	EL	LC	
All titles from 1 to 9 Satchell Dr	EL	LC	
103 Hall St	EL & RL	LC	<p>RL is a small anomaly in the south western corner of the lot. Therefore, a single zone should apply and follow the lot boundary.</p> 

Table B9: Comparison in use status in the previous, current and future planning schemes.

	City of Hobart Planning Scheme 1982							HIPS 2015		TPS	
	Rural B	Rural C	Hills Face	Resi 2	Special Use 6	Recreation	Landscape & Skyline Conservation	Rural Living	Environmental Living	Rural Living	Landscape Conservation
Educational and occasional care	X	X	D	D	D	X	D	NPR (home based child care only) D	NPR (home based child care only)		D (child care, primary school, existing respite centre)
Natural and Cultural Values Management								NPR	NPR	NPR	NPR
Passive Recreation	P	P	P	P	P	P	P	NPR	NPR	NPR	NPR
Residential (single Dwelling)	P	P	X	P	X	X	X	NPR	P	NPR	P (home based business or within building envelope on a title) D (rest)
Residential (Multiple Dwelling)	X	X	X	D (as flat or elderly persons unit)	X	X	X	X	X		
Domestic Business	D	D	D	D	D	X	D	NPR	P		

	City of Hobart Planning Scheme 1982							HIPS 2015		TPS	
Utilities (minor)								NPR	NPR (only underground)		P
Resource Development								P (agriculture) D (rest)	D (small scale and on land already cleared at scheme date)	NPR (grazing)	D (not intensive animal husbandry or plantation forestry)
Visitor Accommodation	X	X	X	X	X	D	X	P	P	P	
Business and professional services	X	X	X	D (consulting rooms) X (office)	X	X	X	D (vet only)	X	D (vet only)	
Community meeting and entertainment	X	X	X	D (community centre or place of worship)	X	X	X	D (church, public hall or craft centre)	D (church, public hall or craft centre)	D (church, public hall or craft centre)	D (church, public hall or craft centre)
Domestic animal breeding, boarding or training								D	X	D	D
Emergency services								D	D (fire station)	D	D
General retail and hire	X	X	X	X	X	D	X	D (only roadside stall)	X	D (primary produce sales, and sales)	D (only Associated with a sales)

	City of Hobart Planning Scheme 1982							HIPS 2015		TPS	
										related to resource development)	tourist operation)
Resource Processing								D	X	D (not abattoir, animal sale year, or sawmill)	
Sports and recreation								D	D	D	
Tourist Operation								D	X		
Utilities (major)								D	D	D	
Hospital	X	X	X	D	X	X	X				
Active Recreation	X	X	D	D	D	D	X				
Local Shop	X	X	X	D	X	D	X			D	
Light Industry	D	X	X	D	X	X	X				
Warehouse	D	X	X		X	X	X				
Amusement Machines / Health Studio	X	X	X	X	X	D	X				
Transport Depot / Timber Yard / Industry	X	X	X	X	X	D	X				

	City of Hobart Planning Scheme 1982	HIPS 2015	TPS
Manufacture and processing			D (alterations and extensions to existing)
Food Services			D (max floor area 200m ²)
Vehicle fuel sales and service			D

E – Exempt / As of Right, NPR – No Permit Required, P – Permitted, D – Discretionary, X – Prohibited

Table B10: Comparison of lot sizes in the previous, current, and future planning schemes

	City of Hobart Planning Scheme 1982							HIPS 2015		TPS	
	Rural B (41)	Rural C (40, 44C, 45)	Hills Face (-)	Residential 2 (21B, 22, 22A, 23, 24, 24A, 26C, 27C, 30B, 33, 34A, 5A, 35B, 35C, 36, 37C, 37D, 39)	Special Use 6 (42)	Recreation (-)	Landscape & Skyline Conservation (43D, 43H, 43I, 44B)	Rural Living	Environmental Living	Rural Living	Landscape & skyline Conservation
Minimum lot size	40,000	40,000	1,000	26C, 27C, 30B, 33, 34A, 35A, 35B, 24, 23, 21B, 22 - 550 24A, 35C, 39 - 750 22A, 36, 37C, 37D - 1000	As determined by Council	-	43D, H & I - 1,000 44B - 5,000	1ha or 2ha in Ridgeway	10ha or 4ha in Lenah Valley	1ha 2ha 5ha 10ha	50ha
Minimum frontage width	6m	6m	6m	6m	As determined by Council	-	6m	40m (P) 6m (D)	40m (P) 6m (D)	40m (P) 3.6m (D)	40m (P) 3.6m (D)