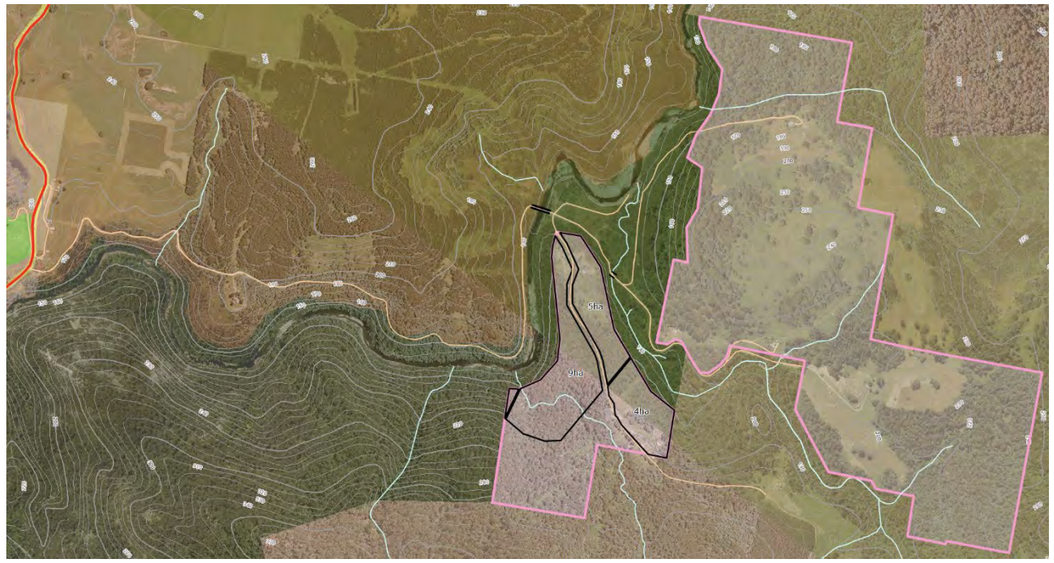
7 Appendix 2 Example Scenarios

7.1 Example 1

The subject land in this example is three lots with a total area of 18ha, that is part of a larger 145ha cluster of Rural Living Zone Area D.

The assessment looks at the potential of change to Area A.



The following table includes the assumptions that the cluster score has been ranked on.

Criteria		Ranking						
Criteria Theme	**Sub-criteria**	**High suitability (4 point)**	**Medium suitability (3 point)**	**Lower suitability (2 point)**	**Low to no suitability (1 Point)**	**Sub-Criteria Score**	**Criteria Theme Score %**	**Assumptions**
Location, Community and Land Use	Area of land proposed to be reclassified	Land includes entire cluster	N/A	Land is comprised of more than 3 properties, and has an area not less than 20ha	Land includes less than 4 properties or is less than 20ha	1	47	3 lots with total area of 18ha, part of a larger cluster
	Existing classification of subject cluster/subcluster	Potential average density of cluster will remain at 1ha per lot or greater	N/A	Potential average density of cluster will be less than 1ha per lot	N/A	4		Proposed density is 'A' Ave lot size for the cluster will remain more than 1ha
	Number of potential additional subdivision lots created by the proposed classification	The number of potential subdivision lots in the cluster will increase by less than 20%	The number of potential subdivision lots in the cluster will increase by more than 20% but less than 50%	The number of potential subdivision lots in the cluster will increase by more than 50% but less than 100%	The number of potential subdivision lots in the cluster will increase by more than 100%	1		Current 5 lots in cluster - proposed density may increase by 15 lots
	Is land located within or adjoining an identified future growth area for a town	Land is separated from the nearest town	Land is adjoining or within 800m of a town growth boundary	Land is adjoining to a town urban growth boundary and strategically identified for potential further development at urban densities	Land is within a town growth boundary	4		The land is separated from nearby townships.
	Will reclassification fetter existing or potential permitted agricultural uses	Land is not within 200m of the nearest area of Agriculture Zone or Rural Zone land used for agriculture	Land is not within 200m of the nearest area of Agriculture Zone or Rural Zone land used for agriculture, except if only used for grazing	Land is within 200m of land used for grazing, but is not within 200m of the nearest area of Agriculture Zone land used for agriculture, other than grazing	Land is within 200m of Agriculture Zone or Rural Zone land used for agriculture other than grazing	2		Land is within 200m of Agriculture zoned land land to the north
	Will reclassification impact on existing or potential permitted rural resource or industrial uses	Land is not adjacent to existing or potential permitted rural resource or industrial uses, or within the Attenuation distance of an activity relevant to the Attenuation Code, or Land is not within 200m of existing or potential permitted forestry uses	N/A	Land is adjacent to existing or potential permitted rural resource or industrial uses, or within the Attenuation distance of an activity relevant to the Attenuation Code, or Land is within 200m of existing or potential permitted potential permitted forestry uses	N/A	2		Land is within 200m of existing forestry uses which occur to the north of the land.
	Is land close to or adjoining the Tasmanian Reserve Estate	Land is not within 200m of nearest reserve	Land within 200m but does not adjoin a reserve	Land adjoins reserve	Land adjoins reserve that is sensitive and/or of high conservation value	1		Reserve land adjoins the cluster
	Is the land within appropriate proximity of regional services in Huonville	Land is less than 10km travel distance from Huonville regional services	Land is more than 10km but less than 25km travel distance from Huonville regional services	Land is more than 25km but less than 40km travel distance from Huonville regional services	Land is 40km travel distance or more travel from Huonville regional services	1		Theoretical location is greater than 40km from regional town
	Is the land within appropriate proximity of transport services	Land is within 800m walking distance of a bus stop (10 minutes)	Land is more than 800m but less than 1.6km walking distance of a bus stop (20 minutes)	Land is more than 1.6km but less than 2.4km walking distance of a bus stop (30 minutes)	Land is 2.4km or more walking distance of a bus stop (greater than 30 minutes)	1		There is no bus stop within proximity to the site.
Topography and Natural Values	Slope of land proposed to be reclassified	Flat to gently sloping - 0 to 5 degrees	Gently to strongly sloping - 6 to 10 degrees	Gently to moderately steep - 11 to 20 degrees	Steep - greater than 20 degrees	1	60	The site is identified as having signifcant slope greater than 20 degrees in many places.
	Natural Values - flora and fauna	Previously cleared land with no mapped Priority Vegetation Area, or identified threatened species or communities	Primarily cleared land with mapped Priority Vegetation Area, but no identified threatened species or communities	Primarily forested land with mapped Priority Vegetation, and/or impact on threatened species or communities can likely be avoided or mitigated	Land with identified or mapped Priority Vegetation, identified as high priority vegetation including threatened species or communities, and impacts are unlikely to be avoided	1		The land is largely mapped as a Priority Vegetation Area and signifcant vegetation is present. Onsite assessment would be required to clarify
	Watercourses	There are no waterway on the land and it is not mapped within the Waterway & Coastal Protection Area overlay	Less than 10% of the land is within a waterway or mapped within the Waterway & Coastal Protection Area overlay	More than 10% but less than 50% of the land is within a waterway or mapped within the Waterway & Coastal Protection Area overlay	50% or more of the land is within a waterway or mapped within the Waterway & Coastal Protection Area overlay	2		A mapped waterway passes through the land affecting ~15%
	Land identified as coastal refugia area	The land is not subject to the Future Coastal Refugia overlay	Less than 10% of the land impacted by watercourses or Future Coastal Refugia overlay	More than 10% but less than 50% of the land impacted by watercourses or Future Coastal Refugia overlay	The land 50% or more impacted the Future Coastal Refugia overlay	4		n/a
	Any other significant natural values including geodiversity	There are no other significant natural values on the land	There are values present but they are unlikely to be affected by the proposed reclassification	There are values present but any impacts are likely to be able to be avoided or mitigated	There are values present and impacts are unlikely to be able to be avoided or mitigated	4		No known other values

Matrix table continued:

	including geodiversity	land	be affected by the proposed reclassification	to be able to be avoided or mitigated	to be able to be avoided or mitigated			
Natural Hazards and Risks	Subject to bushfire risk	The land is not bushfire prone land, mapped in the Bushfire-prone areas overlay	Land is subject to the Bushfire-prone areas overlay but is directly connected to a public road, that meets the design requirements of the Bushfire-Prone Areas Code, and that provides good emergency access through providing more than one evacuation route option	Land is subject to the Bushfire-prone areas overlay but is directly connected to a public road, is within 200m of a road that meets the design requirements of the Bushfire-Prone Areas Code, and that provides good emergency access through providing more than one evacuation route option	Land is subject to the Bushfire-prone areas overlay and is either not located on a public road or located on a public road: • greater than 200m from a road that meets the design requirements of the Bushfire-Prone Areas Code, or • that does not provide good emergency access by only providing one routes option	1	69	The site is identified as bushfire prone land and the access road is a narrow unsealed road which only provides one evacuation route.
	Subject to landslip risk	The land is not subject to the Landslip hazard overlay	Land is subject to Low Hazard Risk Landslip hazard area	Land is subject to Medium Hazard Risk Landslip hazard area	Land is subject to High Hazard Risk Landslip hazard area	2		Some of the land is identified with in the medium land slip hazard area.
	Subject to coastal overland and riverine flooding risk	The land is not subject to the 1.0 Percent AEP Hazard Riverine Flooding [Climate Change] or 1.0 Percent AEP Hazard Overland Flooding [Climate Change] (*Tasmanian Strategic Flood Map (TSFM) Design Flood Event (DFE) outputs* , revised 2025) or The land is not subject to the Coastal inundation area overlay or the Coastal erosion area - investigation area overlay	The land is subject to AIDR Hazard Category H1 (Generally safe for vehicles, people and buildings) in the 1.0 Percent AEP Hazard Riverine Flooding [Climate Change] or 1.0 Percent AEP Hazard Overland Flooding [Climate Change] (*Tasmanian Strategic Flood Map (TSFM) Design Flood Event (DFE) outputs* , revised 2025) or Land is subject to Low Hazard Risk Coastal inundation hazard area	The land is subject to AIDR Hazard Category H2 (Unsafe for small vehicles) in the 1.0 Percent AEP Hazard Riverine Flooding [Climate Change] or 1.0 Percent AEP Hazard Overland Flooding [Climate Change] (*Tasmanian Strategic Flood Map (TSFM) Design Flood Event (DFE) outputs* , revised 2025), or Land is subject to Medium Hazard Risk Coastal inundation hazard area	More than 10 percent of the land is subject to AIDR Hazard Category H3 to H5 in the 1.0 Percent AEP Hazard Riverine Flooding [Climate Change] or 1.0 Percent AEP Hazard Overland Flooding [Climate Change] (*Tasmanian Strategic Flood Map (TSFM) Design Flood Event (DFE) outputs* , revised 2025), or Land is subject to High Hazard Risk Coastal inundation hazard area or the Coastal inundation hazard - investigation area	4		No coastal hazard area is identified on the land.
	Subject to coastal erosion risk	The land is not subject to the Coastal erosion area overlay or the Coastal erosion area - investigation area overlay	Land is subject to Low Hazard Risk Coastal erosion hazard area	Land is subject to Medium Hazard Risk Coastal erosion hazard area	Land is subject to High Hazard Risk Coastal erosion hazard area or the Coastal erosion hazard - investigation area	4		No coastal erosion hazard is identified on the land.
Landscape and Cultural Values	Aboriginal cultural heritage	No registered or potential Aboriginal cultural heritage on the land	Registered or potential Aboriginal cultural heritage on the land and the proposed classification is C	Registered or potential Aboriginal cultural heritage on the land and the proposed classification is B	Registered or potential Aboriginal cultural heritage on the land and the proposed classification is A	1	50	Initial searches undertaken indicate there may be potential Aboriginal cultural heritage on the land.
	Historic heritage	The land is not located within a Local Heritage Precinct, a Local Historic Landscape Precinct, or the Franklin Specific Area Plan	N/A	The land is located within a Local Heritage Precinct, a Local Historic Landscape Precinct, or the Franklin Specific Area Plan	N/A	4		No local heritage has been identified for the land in the planning scheme.
	Scenic landscapes	The land is not located within a Scenic protection overlay or a Scenic road corridor overlay	N/A	The land is located within a Scenic protection overlay or a Scenic road corridor overlay	N/A	2		The land is located within the Scenic Protection Overlay.
	Skylines and ridgelines	The land is not located within 50m vertically of a skyline or ridgeline	The land is not located within 30m vertically of a skyline or ridgeline	The land is not located within 20m vertically of a skyline or ridgeline	The land is located within 10m vertically of a skyline or ridgeline	1		The land is located 10m vertically of a skyline or ridgeline
Infrastructure	State Roads	The land is not with 50m of a State Road	The land adjoins or is within 50m of a State Road, but reclassification is unlikely to result in any new junction with, or access to, the State Road	The land adjoins or is within 50m of a State road and reclassification is unlikely to result in more than an increase in the annual average daily traffic of: • 10% or 10 vehicle movements a day on a category 1, 2 or 3 road; or • 20% or 40 vehicle movements a day on any other State road	The land adjoins or is within 50m of a State Road and reclassification is likely to result in more than an increase in the annual average daily traffic of: • 10% or 10 vehicle movements a day on a category 1, 2 or 3 road; or • 20% or 40 vehicle movements a day on any other category of State Road	4		No state road within proximity
	Local Roads	The land: • has a frontage or right of way to a sealed road which has a carriageway width exceeding 7m or an unsealed road with a pavement width exceeding 8m; and • the reclassification proposed is unlikely to result in more than an increase in the annual average daily traffic of 20% or 40 vehicle movements a day	The land: • has a frontage or right of way to a sealed road which has a carriageway width between 6-7m; and • the reclassification proposed is unlikely to result in more than an increase in the annual average daily traffic of 20% or 40 vehicle movements a day	The land: • has a frontage or right of way to an unsealed road which has a pavement width between 6-8m; or • the reclassification proposed will likely result in an increase in more than 20% or 40 vehicle movements a day	The land does not have frontage or right of way to a road which has a pavement or carriageway greater than 6m	1		Land is only accessable via an unsealed road.
	TasNetworks Transmission Infrastructure	The land does not contain any transmission infrastructure, TasNetworts easement and is not mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code	The land contains: • transmission infrastructure; • a TasNetworts easement; • is mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code; where the classification proposed is C or D and is likely to provide area for future development outside of these areas	The land contains: • transmission infrastructure; • a TasNetworts easement; • is mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code; where the classification proposed is A or B and is likely to provide area for future development outside of these areas	The land contains: • transmission infrastructure; • a TasNetworts easement; • is mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code; and the classification proposed is unlikely to provide area for future development outside of these areas	4	71	No transmission infrastructure identified.
	Electricity supply	The land is connected to an electricity supply and is in close proximity to Huonville or Kermandie and there is sufficient capacity within the network for the classification proposed	The land is or can be connected to an electricity supply and is there is sufficient capacity within the network for the classification proposed	The land is or can be connected to an electricity supply but there is insufficient capacity within the network, for the classification proposed without augmentation of the network	The land is not able to be connected to, or sufficiently supplied with, electricity	2		Through engagement with TasNetworks it is understood the there is limited capacity within the existing network to accommodate further density .
	Water supply	The land is not connected to a reticulated water supply and is suitable for onsite water collection and storage	The land is connected to a reticulated water supply and there is sufficient capacity in the network for the reclassification proposed for new lots with frontage within 30m to be connected to the existing infrastructure	The land is connected to a reticulated water supply but there is insufficient capacity in the network for new lots at the reclassification proposed with frontage within 30m to be connected to the existing infrastructure	The land is not connected to a reticulated water supply and is also not suitable for onsite water collection and storage	4		The land is not connected to a reticulated water supply and is suitable for onsite water collection and storag
	Sewer / wastewater	The land is not connected to a reticulated sewer, the classification proposed is B or C and the land is suitable for onsite wastewater disposal at the classification proposed	The land is not connected to a reticulated sewer, the classification proposed is A and the land is suitable for onsite wastewater disposal at the classification proposed	The land is connected to reticulated sewer service and there is sufficient capacity within the network for the proposed reclassification	The land is connected to reticulated sewer service and there is insufficient capacity within the network for the proposed reclassification and the land is unsuitable for onsite wastewater systems at the classification proposed	3		An onsite waste water study has been prepared which confirms the land would be suitable for onsite waste water disposal at the proposed density.
	Stormwater	The land is connected to reticulated stormwater and there is sufficient capacity within the network for the proposed reclassification	The classification proposed is B or C and the land is suitable for onsite retention and disposal for the reclassification proposed	The classification proposed is A and the land is suitable for onsite retention and disposal at the proposed classification	The land is unsuitable for onsite retention and disposal at the classification proposed	2		A study has been prepared which confirms the land would be not suitable for onsite stormwater retention and disposal at the proposed density.