



# Huon Valley Rural Living Densification Study

Consultation Draft August 2025



***We acknowledge the Palawa community as the original owners and continuing custodians of Lutruwita/Tasmania, and the Traditional Custodians of the South East Nation, the Melukerdee people of the Huon River and the Lylequonny people of the Far South. We recognise the Tasmanian Aboriginal community's survival and continual connection with their country spanning more than 60,000 years.***



*This report has been prepared by Planning Tas Pty Ltd, trading as Ireneinc Planning & Urban Design for Huon Valley Council.*

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# 1 Introduction

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Ireneinc Planning & Urban Design has been engaged by Huon Valley Council to prepare a Rural Living Zone Densification Study for land within the Huon Valley that is currently within the Rural Living Zone. The study considers the criteria relevant to assessing the suitability for reclassification of some areas which would allow smaller minimum lot size through future subdivision, than what the current planning scheme requirements would allow.

## 1.1 Background

The Land Use and Development Strategy (LUDS) is the Huon Valley Council's primary strategic document guiding long-term land use and development decisions. It ensures that land use decisions align with community needs and preferences while remaining consistent with the State and regional planning frameworks. Recent changes in the state's planning system necessitate that the LUDS operates within this broader context.

The development of the LUDS began in July 2022 with the creation of the State of the Valley Report, a comprehensive analysis of key factors such as population, housing, infrastructure and employment. This report established a robust evidence base to support community engagement and consultation.

The community's vision for the Huon Valley was captured through extensive engagement, which identified key themes such as the need to balance rural living opportunities with the protection of natural landscapes and agricultural land. The strategy emphasises the dual challenge of preserving agricultural land and enabling rural living, given the distinct needs for lot sizes and the separation required between residential and agricultural uses.

One of the defining characteristics of the Huon Valley, according to the community, is its natural beauty and rural lifestyle. The LUDS outlines a balanced approach to enable residential development in rural areas while considering natural hazard risk management and safeguarding natural landscapes, productive agricultural land and community values. Central to this is Strategic Direction 10.6, which calls for the identification of existing Rural Living Zone areas that may support greater density.

## 1.2 The Project Intent

In July 2023, Council passed Motion 13.008/23, reaffirming its commitment to the Huon Valley's rural character and emphasising support for a mosaic of land uses, including agricultural, rural living and natural areas. It acknowledged the community's desire for more housing choices in Rural Living Zones while protecting agricultural land and landscape values.

The Tasmanian Planning Scheme Rural Living Zone has four lot sizes for new subdivision: 1ha, 2ha, 5ha and 10ha. There is almost 4000ha of Rural Living Zoned land in the Huon Valley, with an average lot size of 2.2ha. Historical subdivision approvals have resulted in a high number

of smaller lots in the Huon Valley. Of the Rural Living Zoned properties, approximately 60% of lots are between 1ha and 10ha, while only 3% are larger than 10ha and 37% are already less than 1ha.

The recent transition from the *Huon Valley Interim Planning 2025* to the *Statewide Tasmania Planning Scheme – Huon Valley*, lead to the involvement of approximately 850 landowners and a change in zoning for over 1,100 properties.

Because of the variety of lot sizes in the Rural Living Zone, some landowners sought reclassification under the zone that would permit further subdivision of their land. However, in almost all cases, the Tasmanian Planning Commission approved classification in a way that would prevent further subdivision, as while there is some merit in exploring additional subdivision in certain areas, any increase in subdivision potential should not proceed without a comprehensive strategic land use study to assess the impact of reclassification on the broader municipal area.

This study responds to this strategic direction, aiming to identify criteria for considering opportunities for reclassification within existing Rural Living Zone, considering factors such as infrastructure capacity, environmental impacts, natural hazards and community expectations.

The study will provide a structured and transparent process for assessing reclassification and will help establish clear expectations and decision-making criteria. This study will not, allow or propose reclassification or subdivision; for this to occur an amendment to the Huon Valley Local Provisions Schedule is required, independent of this study.

The study does not consider land in any zone other than the Rural Living Zone, as rezoning land from other zones to become Rural Living involves separate detailed strategic considerations beyond the scope of this project.

### **1.2.1 Community Vision**

In 2023 Council initiated a project to understand the community's priorities, challenges, and aspirations, for the Huon Valley. The document includes a Community Vision Statement and a set of 10 core values.

#### ***Our Community Vision Statement***

*We are a diverse, productive and welcoming community with strong connections to the environment.*

*We will continue to protect and promote the unique opportunities the Huon Valley provides including local produce, creativity, and access to the Huon River.*

*As the community grows, we will continue to strengthen connectivity, employment and education, while balancing the opportunities for a rural lifestyle.*

The identified Core Values are as follows:

- *Getting around*
- *Food production and security*
- *Diverse and inclusive community*
- *Environment*
- *Strong economy*
- *Health and wellbeing*
- *Decision making*
- *A home for everyone*
- *Creativity and Culture*
- *Learning and development*

The following are particularly relevant to this project:

***Getting around***

*The townships within the Huon Valley are well connected through improved active transport, public transport links, and quality local and state roads.*

Access to transportation links is a relevant factor for consideration of development in rural living areas, to ensure communities are appropriately accessible, considering both access in times of emergency such as bushfire and provision of equitable access like proximity to public transport.

***Environment***

*The natural environment and ecosystems within the Huon Valley are celebrated and protected.*

*The community, infrastructure and local businesses are resilient to the impacts of climate change, delivering leading practices across sustainability and the circular economy.*

Potential impact on natural values is relevant in consideration of additional development in rural living areas; the study seeks to include relevant criteria to inform the decision-making matrix.

***Decision making***

*Council decision making processes are collaborative, transparent, and well communicated.*

*Council continues to actively seek feedback from the community to inform decisions.*

This study is being undertaken to deliver a tool to assist communities, and the Council, consider the appropriateness of future potential change within Rural Living areas. It is hoped that the project will assist with openness and transparency for the community, both for those

who might be keen to see change in the future and those who value the unique character of local areas.

***A home for everyone***

*The Huon Valley provides affordable, quality homes that meet the needs of an ageing population, young people, and families.*

*An approach to planning and land that allows and encourages innovative housing solutions while respecting lifestyle, nature, culture, heritage, and neighbourhood character.*

This project will provide guidance on the factors relevant to consider, for landowners or communities, who hope that future planning scheme change could provide for additional rural lifestyle opportunities.

### **1.2.2 Land Use and Development Strategy**

The Land Use and Development Strategy (LUDS) is Council’s main strategic document to guide land-use and development decisions in the long term. The LUDS implements the community’s vision, described in section 1.2.1 and is guided by the Mission Statement.

***Mission Statement***

*As the community grows, we will continue to strengthen connectivity, employment, and education, while balancing the opportunities for a rural lifestyle.*

*As the community grows, we will continue to strengthen connectivity, employment, and education, while balancing the opportunities for a rural lifestyle.*

The LUDS identifies areas of Rural Living Zone scattered across the Huon Valley, which provide lifestyle amenity to those seeking to live outside established towns and villages.

The LUDS recognises the need to identify rural living opportunities that minimise detrimental impacts and are consistent with regional land-use strategies and other strategic planning considerations. Rural living opportunities include:

- providing for infill or consolidation of existing rural communities
- allowing for increased densities within existing rural living areas up to 1 dwelling per hectare where natural values and other conditions allow.

The LUDS includes a strategic direction to investigate potential for infill or consolidation in rural living areas with an associated implementation action to investigation opportunities and undertake community consultation.

***Living in rural areas – Strategic Direction 10.6***

*Identify existing rural living areas in the Rural Living Zone that may provide opportunity for greater density.*

### 1.2.3 Huon Valley Local Provisions Schedule

Local Provisions Schedules (LPS's) apply rules specific to a local council area. Any change to an existing Rural Living Zone, Area B, Area C, or Area D would require amendment to the LPS zone maps.

Any amendment to an LPS must meet the requirements of section 34 of the *Land Use Planning and Approvals Act 1993* (the planning Act) this includes:

- furthering the objectives set out in Schedule 1 of the planning Act, see section 3.1
- be consistent with the State Policies see section 3.2
- be consistent with the regional land use strategy, see section 3.2
- consider the local government's strategic plan
- as far as practicable, is consistent with and co-ordinated with provisions in adjacent municipal areas.

A request for an amendment is first made to the local council. A council may also initiate its own amendment. If the council supports or initiates the amendment, it must be placed on public exhibition and any person can make a submission, called a representation. After council has considered the representations, it must report to the Tasmanian Planning Commission (TPC) who will determine whether the proposed amendment should be approved. The TPC usually holds a hearing into representations which provide opportunity for public comment on the amendment.

## 1.3 Section 8A Guidelines

The TPC has issued a guideline which indicates how zones and codes should be applied in local planning schemes. For categorising Rural Living Zoned land, this includes:

### **11.0 Rural Living Zone**

#### **Zone Application Guidelines**

*RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:*

- (a) a reflection of the existing pattern and density of development within the rural living area; or*
- (b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.*

## 2 Rural Living Zoned Land

The relevant planning scheme is the *Tasmanian Planning Scheme – Huon Valley* (the Planning Scheme). The following outlines the provision of the planning scheme relevant to the study along with providing an overview of the land across the municipal area currently zoned Rural Living.

### 2.1 Rural Living Zone

The State Planning Provisions (SPP) of the *Tasmanian Planning Scheme* provide provisions which include the purpose of the zone, a table of use and use and development standards which apply to land mapped within the Rural Living Zone.

The Purpose of the Zone is as follows:

*11.1.1 To provide for residential use or development in a rural setting where:*

*(a) services are limited; or*

*(b) existing natural and landscape values are to be retained.*

*11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.*

*11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.*

*11.1.4 To provide for Visitor Accommodation that is compatible with residential character.*

Included within the standards of the planning scheme the Development Standards for Subdivision include the following:

#### 11.5.1 Lot design

**Objective:** *That each lot:*

*(a) has an area and dimensions appropriate for use and development in the zone;*

*(b) is provided with appropriate access to a road; and*

*(c) contains areas which are suitable for residential development.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b>  <i>Each lot, or a lot proposed in a plan of subdivision, must:</i></p> <p><i>(a) have an area not less than specified in Table 11.1 and:</i></p> <p><i>(i) be able to contain a minimum area of 15m x 20m clear of:</i></p>	<p><b>P1</b>  <i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</i></p>

<p>a. all setbacks required by clause 11.4.2 A2 and A3; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(a) the relevant requirements for development of existing buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) any natural or landscape values;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area, and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.</p>
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The minimum lot size classifications to meet the above acceptable solution are:

**Table 11.1**

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

The density of subdivision in the zone is therefore determined in part (subject to compliance with all the other applicable provision of the planning scheme) through the minimum lot size provided for above and whether land is classified in the Local Provisions Schedule (LPS) as ‘A’, ‘B’, ‘C’ or ‘D’.

For subdivision in accordance with the above the existing lot size would therefore be required to be:

	In accordance with A1	Possible under P1
Rural Living Zone A	2ha	1.6ha
Rural Living Zone B	4ha	3.2ha
Rural Living Zone C	10ha	8ha
Rural Living Zone D	20ha	16ha

## 2.2 Huon Valley LPS Rural Living Zoned Areas

### 2.2.1 Overview

The Huon Valley LPS maps some 1820 individual properties within the Rural Living Zone covering nearly 4000ha, located within clusters across 29 different areas, with lots of various land areas and numbers across the municipality from Mountain River in the north to Lune River in the south, described in Appendix 1. The following part provides detail of existing areas and A, B, C and D land and the number of lots large enough for subdivision currently.



**Figure 1: Rural Living Zone area located in Huon Valley**

## 2.2.2 Rural Living Zone A Areas

There are 473 properties within Rural Living Zone A areas, with a total area of some 547ha, including 75 properties that could currently potentially be subdivided, as follows:

Location	Number of Properties	Area (ha)	Average lot size (ha)	Number of properties >1.6ha	Cluster Map Ref.
Cradoc	11	7.73	0.70	1	3
Cygnet	25	14.54	0.58	2	4
Deep Bay	2	0.83	0.42	0	8
Dover	44	26.88	0.61	2	5
Geeveston	39	32.09	0.82	4	9
Glen Huon	15	28.36	1.89	4	10
Grove	13	15.17	1.17	3	11
Huonville	198	269.13	1.36	43	13
Lymington	24	17.73	0.74	2	18
Ranelagh	48	82.93	1.73	9	25
Southport	22	35.98	1.64	5	27
Surveyors Bay	32	15.48	0.48	1	29

## 2.2.3 Rural Living Zone B Areas

There are 395 properties within Rural Living Zone B areas, with a total area of some 608.55ha including 32 properties that could currently potentially be subdivided, as follows:

Location	Number of Properties	Area (ha)	Average lot size (ha)	Number of properties >3.2ha	Cluster Map Ref.
Abels Bay	25	69.75	2.76	5	1
Cradoc	22	50.10	2.28	1	3
Cygnet	3	4.62	1.54	0	4
Deep Bay	1	1.83	1.83	0	8
Dover	27	34.31	1.27	2	5
Franklin	24	35.09	1.46	2	6
Garden Island Creek	4	8.46	2.12	0	7
Gardners Bay	60	61.02	1.02	2	8
Geeveston	59	67.42	1.14	5	9

Glen Huon	33	52.78	1.60	4	10
Huonville	1	7.46	7.46	1	13
Lower Longley	10	12.69	1.27	0	15
Lower Wattle Grove	15	30.12	2.01	1	16
Mountain River	61	116.95	1.92	6	19
Port Huon	43	43.17	1.00	1	24
Strathblane	7	12.78	1.83	2	27

## 2.2.4 Rural Living Zone C Areas

There are 425 properties within Rural Living Zone C areas, with a total area of some 938.87ha including 13 properties that could currently potentially be subdivided, as follows:

Location	Number of Properties	Area (ha)	Average lot size (ha)	Number of properties >8ha	Cluster Map Ref.
Crabtree	30	78.77	2.63	1	2
Dover	80	182.44	2.28	4	5
Garden Island Creek	19	50.48	2.66	0	7
Geeveston	37	84.55	2.29	1	9
Glen Huon	18	31.64	1.76	0	10
Grove	46	100.91	2.19	1	11
Judbury	57	87.53	1.54	1	14
Lower Longley	3	13.58	4.53	0	15
Lucaston	21	14.72	0.70	0	17
Lymington	5	12.59	2.52	0	18
Raminea	27	63.67	2.36	0	27
Ranelagh	2	6.11	3.06	0	25
Southport	76	195.27	2.57	5	26
Surveyors Bay	4	16.61	4.15	0	29

## 2.2.5 Rural Living Zone D Areas

There are 525 properties within Rural Living Zone D areas, with a total area of some 1862.64ha including 16 properties that could currently potentially be subdivided, as follows:

<b>Location</b>	<b>Number of Properties</b>	<b>Area (ha)</b>	<b>Average lot size (ha)</b>	<b>Number of properties &gt;16ha</b>	<b>Cluster Map Ref.</b>
Brooks Bay	33	71.95	2.18	0	23 / 28
Cradoc	33	82.63	2.50	0	3
Franklin	58	171.23	2.95	0	6
Garden Island Creek	46	155.59	3.38	2	7
Glaziers Bay	13	48.62	3.74	1	3
Hastings	14	83.20	5.94	1	12
Huonville	3	41.30	13.77	2	13
Kaoota	2	30.67	15.34	1	21
Lucaston	24	80.87	3.37	0	17
Lune River	18	44.56	2.48	0	12
Mountain River	1	13.29	13.29	0	19
Nicholls Rivulet	21	64.34	3.06	0	20
Pelverata	69	339.02	4.91	3	21
Petcheys Bay	22	94.28	4.29	1	22
Police Point	57	169.09	2.97	2	23
Southport	7	103.32	14.76	3	26
Surges Bay	64	152.80	2.39	0	28
Surveyors Bay	1	3.27	3.27	0	29
Wattle Grove	39	112.61	2.82	0	22

## 3 Strategic Analysis

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### 3.1 Schedule 1 Objectives of the Planning Act

The *Land Use Planning Approvals Act 1993* (the planning Act) is the primary State legislation which controls planning including the approval processes for use and development and the approval or change to planning schemes, which set the rules for development including subdivision. The planning Act includes objectives and a definition for sustainable development as follows:

**sustainable development** means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

The Objectives of Part 1 are:

- (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;
- (b) to provide for the fair, orderly and sustainable use and development of air, land and water;
- (c) to encourage public involvement in resource management and planning;
- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);
- (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The Objectives of Part 2 of the Schedule are:

- (a) to require sound strategic planning and co-ordinated action by State and local government;
- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;
- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;

- (d) *to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels*
- (e) *to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;*
- (f) *to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;*
- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*
- (h) *to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*
- (i) *to provide a planning framework which fully considers land capability.*

Planning Scheme amendments which impact on the future use and development of land are required to demonstrate these objectives are met, including amendment to the area category of existing Rural Living Zoned land (A, B, C and D). The criteria for consideration in the assessment tool should include matters contained within these objectives.

## **3.2 State Policies**

### **3.2.1 The State Coastal Policy 1996**

The State Coastal Policy 1996 policy protects the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection. The Policy applies to Tasmania's coastal area; the coastal zone includes State Waters (as defined in the Living Marine Resources Management Act 1995) and all land to a distance of 1km from the high-water mark.

Relevant outcomes of the policy are:

1. Protection of natural and cultural values of the coastal zone including need to minimise the need for engineering or remediation works to protect land, property and human life.
2. Sustainable Development and Coastal Areas and Resources including minimising or avoiding impact on urban and residential areas from the expansion of urban and residential areas including the provision of associated infrastructure.

Relevant matters relating to the protection of the coast are included in the assessment criteria.

### **3.2.2 The State Policy on Water Quality Management 1997**

The State Policy on Water Quality Management 1997 aims to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or

enhancing their qualities while allowing for sustainable development in accordance with the objectives of the RMPS. The Policy applies to surface waters, including coastal waters, and groundwaters.

Relevant objectives of this of the policy are:

1. Focus water quality management to maintain or enhance water quality
2. Ensure diffuse source and point source pollution does not prejudice water quality objectives.

Matters relating to the protection of the water quality are included in the assessment criteria.

### **3.2.3 The State Policy on the Protection of Agricultural Land 2009**

The purpose of this policy is to conserve and protect agricultural land so that it remains available for the sustainable use and development of agriculture, recognising the particular importance of prime agricultural land. The Policy applies to all agricultural land in Tasmania.

The objective of the Policy is:

*To enable the sustainable development of agriculture by minimising:*

*(a) conflict with or interference from other land uses; and*

*(b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.*

The relevant principle of the policy is identified below:

1. *Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.*

The protection of agricultural land is included in the assessment criteria.

### **3.2.4 National Environment Protection Measures (NEPMs)**

National Environment Protection Measures (NEPMs) – statutory instruments that specify national standards for a variety of environmental issues – are also taken to be State Policies in Tasmania.

Current NEPMS include:

- Air Toxics NEPM
- Ambient Air Quality NEPM
- Assessment of Site Contamination NEPM
- Diesel Vehicle Emissions NEPM
- Movement of Controlled Waste between States and Territories NEPM
- National Pollutant Inventory (NPI) NEPM
- Used Packaging Materials NEPM

The NEPMs are implemented through a variety of mechanisms and approaches e.g. environmental protection policies. The strategic nature of this project means no criteria relating to the NEPMs need to be considered at this stage.

### 3.3 Regional Land Use Strategy

The applicable regional land use strategy is the *Southern Tasmanian Regional Land Use Strategy (STRLUS)*. It is noted that review of the current regional strategy is ongoing however is not yet at a stage that can be considered at the time of writing. Therefore, the following section details the relevant part of the current STRLUS.

#### 3.3.1 Part B: The Vision & Strategic Directions

Part B sets out the Vision & Strategic Directions for the STRLUS

***The regional vision for Southern Tasmania is:***

*A vibrant, growing, liveable and attractive region, providing a sustainable lifestyle and development opportunities that build upon our unique natural and heritage assets and our advantages as Australia's southern most region*

Strategic directions (SD) relevant to this project include:

***SD1: Adopting a more Integrated Approach to Planning and Infrastructure***

The STRLUS seeks to integrate land use and infrastructure planning making use of capacity in existing infrastructure rather than creating demand for new infrastructure.

***SD2: Holistically Managing Residential Growth***

Ensure a sustainable pattern of development that protects productive resources and natural and cultural values.

***SD 6: Increasing responsiveness to our natural environment***

Planning for homes should consider the presence of natural values and natural hazards when identifying suitable areas for development.

***SD 8: Supporting Strong and Healthy Communities***

Integrating land use and social infrastructure planning to support the long-term health of the community.

***SD10: Creating Liveable Communities***

Including consideration of the unique identity of a community defined by cultural development, landmarks, urban design, the developing local economy and the natural landscape

### 3.3.2 Part C: The Regional Policies

Part C identifies the regional policies. While all regional policies are relevant, critical to this project are the regional policies for Settlement and Residential Development (SRD).

Settlement and Residential Development policy seeks a more structured approach to residential growth including *planning for rural living opportunities to minimise detrimental impacts, maximising the use of existing infrastructure and protecting distinct landscape character*.

The Settlement and Residential Development (SRD) policies sets out the growth management strategies for settlements. With exception of Cygnet which has a moderate growth strategy, most of Huon Valley's townships, villages and localities have a low or very low growth strategy.

Of particular relevance to this project are SRD 1.3 c and 1.4, which seek to support the consolidation of existing rural living communities through infill and increased density in appropriate locations.

***SRD 1.3 Support the consolidation of existing settlements by restricting the application of the Rural Living Zone:***

- 1. To existing rural living communities; or*
- 2. For the purposes of preparing a local Provision Schedule, to land within an existing Environmental Living Zone in an interim planning scheme if consistent with the purpose of the Rural Living Zone*

The study is consistent with the above policy as it is restricted to consideration of existing land within the Rural Living Zone.

***SRD1.4 Increase densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.***

The study is intended to provide an assessment tool to assist communities, landowners and the Council identify existing Rural Living Zoned land which is currently limited to larger than 1ha average lots sizes which may provide appropriate site conditions to support reclassification up to an average of 1 lot per hectare consistent with this regional policy.

## 3.4 Draft Tasmanian Planning Policies

The Tasmanian Planning Policies are yet to be approved by the Minister in accordance with section 12G of the planning Act, however the current Draft Tasmanian Planning Policies<sup>1</sup> (TPPs) relevant to the Study and to existing Rural Living Zone land are considered and discussed below:

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<sup>1</sup> Draft provided to the Tasmanian Planning Commission in accordance with section 12C(3)(a) of the *Land Use Planning and Approvals Act 1993*, March 2023

### 3.4.1 Settlement

The Settlement TPP highly relevant to the project, it requires that sufficient land is allocated to meet the community's needs including housing, including social and affordable housing, commerce, recreation, open space and community facilities and is appropriately serviced by social and physical infrastructure. It also supports the planning system to deliver future development in a coordinated, cost effective and environmentally responsible way.

The Settlement TPP seeks to ensure sufficient land is allocated to meet the community's needs including housing, open space and that land is appropriately serviced by physical infrastructure. It supports the delivery of future development in a coordinated, cost-effective and environmentally responsible way. Key strategies relevant to this project under settlement include:

#### 1.4 Settlement Types

The objective of this strategy is: *'To plan for sustainable use and development of settlements that have particular environmental characteristics or value'*.

Highly relevant to the project is the following strategy:

1.4.3 (5) which seeks to avoid allocating additional land for rural residential.

*Avoid allocating additional land for the purpose of rural residential use and development unless:*

- a) the amount of land to be allocated is minimal and does not constitute a significant increase in the immediate vicinity, or the existing pattern of development reflects rural residential type settlement;*
- b) the land is not within an urban growth boundary or settlement growth boundary;*
- c) the location of the land represents an incremental, strategic and natural progression of an existing rural residential settlement;*
- d) the land is not strategically identified for future development at urban densities, or has the potential for future development at urban densities;*
- e) growth opportunities maximise the efficiency of existing services and physical infrastructure;*
- f) agricultural land, especially land within the more productive classes of agricultural capabilities, cultural heritage values, landscape values, environmental values and land subject to environmental hazards are, where possible, avoided;*
- g) the potential for land use conflict with surrounding incompatible uses, such as extractive industries and agricultural production is avoided or managed; and*
- h) it contributes to providing for a mix of housing choices that attracts or retains a diverse population.*

The project is consistent with this strategy primarily given it is restricted to land that is already within the Rural Living Zone, other aspects of the strategy should be included in the assessment criteria.

### **1.5 Housing**

The objective of this strategy is: *‘To provide for a sufficient supply of diverse housing stock, including social and affordable housing, that is well-located and well-serviced to meet the existing and future needs of the Tasmanians.’*

Highly relevant to the project are strategies:

*1.5.3 (2) Supply land, including infill and reuse for housing that meets projected housing demand.*

*1.5.3 (4) Plan and provide for a diverse range of quality housing types that meet the needs of the community.*

### **1.6 Design**

The objective of this strategy is: *‘To create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community.’*

Highly relevant to the project are strategies:

*1.6.3 (1) Encourage the use of urban design principles that create or enhance community identity, sense of place, liveability and climate change resilience.*

*1.6.3 (2) Respect the characteristics and identities of neighbourhoods, suburbs and precincts that have unique characteristics by supporting development that considers the existing and desired future character of the place.*

*1.6.3 (3) Support sustainable design practices that are energy and resource efficient, address temperature extremes and reduce carbon emissions.*

*1.6.3 (6) Promote subdivision design that considers the existing and future surrounding pattern of development and provides for connection and integration of street networks, pedestrian and bicycle paths and the efficient provision of services.*

*1.6.3 (7) Promote subdivision design that provides a functional lot layout.*

Community identity and the characteristics of the place are included in the matrix assessment tool.

## **3.4.2 Environmental values**

The Environmental values TPP seeks to protect environmental values ensuring land use and development do not detrimentally impact those values. Environmental values are included in the assessment criteria.

### **3.4.3 Environmental hazards**

The Environmental hazards TPP seeks to ensure the consideration of hazards to protect life and property. Environmental hazards are included in the assessment criteria.

### **3.4.4 Sustainable economic development**

The Sustainable Economic Development TPP seeks to protect assets and guide economic growth in agriculture, timber production, industry and extractive industry amongst other economic drivers. Potential impacts on these industries are included in the assessment criteria.

### **3.4.5 Physical infrastructure**

The Physical infrastructure TPP seeks to ensure development is facilitated in locations close to existing infrastructure and services where there is available capacity. The location of infrastructure and services are included in the assessment criteria.

### **3.4.6 Cultural heritage**

The Cultural heritage TPP seeks to ensure heritage both Historic cultural heritage are recognised and protected. Heritage values are included in the assessment criteria.

### **3.4.7 Planning processes**

The Planning processes TPP seeks to ensure best practice and contemporary planning recognising the importance of public engagement and strategic planning. This project is being undertaken to encourage the strategic consideration of land use planning issues. The study will be placed on public exhibition and feedback sought from stakeholders and the community.

## 4 Classification Analysis

### 4.1 Opportunities and Constraints

The location, siting and natural values and risks, the characteristics and history of development and previous planning controls will have influenced the different area classification (A, B, C and D) for existing Rural Living Zone land across the Huon Valley. However, the mapping of the classification may not have been consistent across all areas because of the history of different planning schemes having applied to different areas and the difficulty of translation of older schemes to new ones over the last 10-15 years.

To provide a more consistent approach for considering future change, this study has explored the opportunities and constraints which would need to be considered to determine if future changes to the rural living classification of an area would be consistent with the requirements of the planning Act, including State, Regional and local policy, plans and strategies.

This has resulted in the identification of five key Criteria themes:

- Location, Community & Land Use
- Topography & Natural Values
- Natural Hazards and Risks
- Landscape and Cultural Values
- Infrastructure.

Each Criteria theme includes Sub-Criteria which require consideration in determining where reclassification of existing Rural Living Zones may or may not be appropriate.

Broader uses and consideration related to rezoning of land from other zones to become Rural Living Zone is not part of this study. Any rezoning relating to additional Rural Living Zone land would require separate detailed strategic consideration not included in this study.

### 4.2 Criteria

The densification criteria included in the assessment matrix are as follows:

Criteria	Sub-criteria	Relationship with strategy
<b>Location, Community &amp; Land Use</b>	Area of land proposed to be reclassified (Area B, C or D land proposed for Area A, B or C)	LUDS SD 10, STRLUS SRD 1.3 & 1.4, TPP 1.4
	Existing and potential classification of subject cluster/subcluster	LUDS SD 10, STRLUS SRD 1.3 - 1.4, TPP 1.4
	Is land located within or adjoining an identified future growth area for a town	LUDS SD 10, STRLUS SRD 1.3 - 1.4, TPP 1.4
	Is the land within appropriate proximity of regional services in Huonville	THE PLANNING ACT, LUDS 4.1-4.4, STRLUS SI1, TPP 1.3

	Is the land within appropriate proximity of transport services	LUDS SD2.1-2.3, STRLUS LUTI 1, TPP 5.3-5.4
	Will reclassification fetter existing or potential permitted agricultural uses	LUPAA, TPS 11.0 Rural Living Zone, LUDS SD6, STRLUS PR1-2, TPP 4.0
	Will reclassification impact on existing or potential permitted rural resource or industrial uses	LUDS SD6, STRLUS 16.5, TPP 4.2, 4.3 & 4.6, THE PLANNING ACT
<b>Topography &amp; Natural Values</b>	Slope of land proposed to be reclassified	TPS C2.0, THE PLANNING ACT
	Natural Values - flora and fauna	TPS C7.0, LUDS SD 5.1-5.6, STRLUS BNV1-5, TPP 2.1
	Watercourses	TPS C7.0, LUDS SD5.6, STRLUS WR1-2, TPP 2.2
	Land identified as coastal refugia area	TPS C7.0, STRLUS BNV1
	Any other significant natural values	TPS C7.0, LUDS SD5.7-5.8, STRLUS BNV6, TPP 2.3-2.4
<b>Natural Hazards and Risks</b>	Subject to bushfire risk	TPS 13.0, LUDS SD5.10-5.11, STRLUS MRH1, TPP 3.1
	Subject to landslip risk	TPS C15.0, LUDS SD5.22-5.23, STRLUS MRH3, TPP 3.2
	Subject to overland, riverine and or coastal flooding risk	TPS C11.0 & C12.0, LUDS SD5.13-5.17, LUDS SD5.18-5.20, STRLUS MRH2, TPP 3.3 & 3.4
	Subject to coastal erosion risk	TPS C10.0, LUDS SD5.18-5.20, STRLUS C1 – 2, TPP 3.4
<b>Landscape and Cultural Values</b>	Aboriginal heritage	LUDS SD1.1-1.4, STRLUS CV1, AHA THE PLANNING ACT, TPP 6.1
	Historic heritage	TPS C6.0, LUDS SD1.10-1.11, STRLUS CV2, TPP 6.2
	Scenic landscapes	TPS C8.0, LUDS SD1.6-1.8, STRLUS C1&4, TPP 2.4
	Skylines and ridgelines	LUDS SD1.6-1.8&1.12, STRLUS C1&4, TPP 2.4
<b>Infrastructure</b>	State Roads	TPS C3.0, LUDS SD3.1-3.4, STRLUS P1-2, TPP 5.1 & 5.3
	Local Roads	TPS C3.0, LUDS SD3.1-3.4, STRLUS P1-2, TPP 5.1 & 5.3
	TasNetworks Transmission Infrastructure	TPS 4.0, LUDS SD3.1-3.4, STRLUS P1-2, TPP 5.1-5.2
	Water supply	LUDS SD3.1-3.9, STRLUS P1-2, TPP 5.1
	Sewer / wastewater	LUDS SD3.1-3.9, STRLUS P1-2, TPP 5.1

## 4.3 Criteria Ranking

Each of the criteria detailed above is provided with a range of ranking:

High suitability (4 point)	Medium suitability (3 point)	Lower suitability (2 point)	Low to no suitability (1 Point)
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The ranking identifies the characteristics for each Sub-criterion that provide a scaled suitability score. Establishing how individual land areas fit within the ranking may require onsite assessment in addition to desktop information available from Council or State Government or other information available.

The criteria and ranking come together to form an assessment matrix which provides an indicative weighted Low to High ranking for each Criteria theme to provide further indication for the assessed of an area.

The indications of suitability may identify areas which require more in-depth analysis to determine the degree that they may be appropriate or alternatively, may assist to identify land that may not be appropriate for inclusion in the area proposed for reclassification.

The assessment matrix will not be able to provide an absolute outcome but rather provides guidance of the likely degree of conformity to the desirable qualities of land. It may still be that there could be one or more issues than cannot be adequately addressed for a reclassification to be supported and eventually approved.

## 4.4 Criteria in Detail

The following part details the criteria themes and sub-criteria used, as well as the ranking indicators for each sub-criterion.

### 4.4.1 Criteria Theme - Location, Community & Land Use

This criteria theme considers the location of the area of land being assessed, the surrounding land uses and the extent of change which may occur.

#### **Sub- criterion: Area of land proposed to be reclassified**

This criterion seeks to avoid individual properties or smaller areas that are part of a cluster where a change to the classification area may result in ‘spot zoning’ inconsistencies in zone application not based on specific siting requirements.

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

**Sub-criterion: Existing classification of subject cluster/subcluster**

This criterion relates to regional land use strategy which targets minimum lot sizes averaging 1ha where site conditions allow. It is noted that average lot sizes within areas will be influenced by existing properties including those which are already less than 1ha in size.

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
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**Sub- criterion: Number of potential additional subdivision lots created by the proposed classification**

This criterion ranks the extent of change through additional subdivision which may result for an area, subject to the reclassification that is proposed.

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%
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**Sub- criterion: Is land located within or adjoining an identified future growth area for a town**

This criterion seeks to avoid further subdivision in rural living zoned land if the area has been identified as suitable for future urban expansion of growth. This is because fragmentation of land may reduce the ability for the land to transfer to urban densities in the future.

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
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**Sub- criterion: Will reclassification fetter existing or potential permitted agricultural uses**

This criterion considers the potential for impact on agriculture, which as a valuable resource is protected through the planning system. It considers if additional residential development provided for through reclassification may result in sensitive uses which could impact on agricultural activity.

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
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**Sub- criterion: Will reclassification impact on existing or potential permitted rural resource or industrial uses**

This criterion considers the potential for impact on rural resource and rural industry, including forestry, where additional residential development provided for through reclassification may see more sensitive uses established in proximity to these activities.

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 forestry uses	N/A
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**Sub-criterion: Is land close to or adjoining the Tasmanian Reserve Estate**

This Criterion considers the location of the land in relationship to Crown reserved land which protects significant values and allows for consideration of indirect impacts such as potential for increased stormwater run-off.

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
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**Sub- criterion: Is the land within appropriate proximity of regional services in Huonville**

This criterion encourages reclassification for rural living areas which are in closer proximity to regional level services provided 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
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**Sub- criterion: Is the land within appropriate proximity of transport services**

This criterion encourages reclassification for rural living areas which are in closer proximity to public transport service to provide options for people unable to utilise private transport.

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)
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**4.4.2 Criteria Theme - Topography & Natural Values**

This criteria theme considers the physical characteristics and natural values of the land being assessed, considering the extent and natural of the values, as well as the extent to which impact on values can be avoided or mitigated.

**Sub- criterion: Slope of land proposed to be reclassified**

The slope of land is a factor for consideration because of the increased difficulty and impacts likely to require management as part of development, the steeper the topography.

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
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### Sub- criterion: Natural Values - flora and fauna

The planning scheme maps Priority Vegetation Areas. The LISTMAP also provides mapping of some threatened species and threatened vegetation communities, however an onsite assessment by a suitably qualified person may also be required to assess against this criterion.

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
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### Sub- criterion: Watercourses

Areas in and close to watercourses can be sensitive to development and relate to consideration to both natural values and water quality. The planning scheme maps Waterway & Coastal Protection Areas as an overlay.

There are no waterways 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
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### Sub- criterion: Land identified as coastal refugia area

A coastal refugia is an area where coastal habitats like saltmarshes and wetlands are expected to naturally migrate inland as sea levels rise due to climate change and therefore are areas where development may not be appropriate. The planning scheme maps Future Coastal Refugia Areas as an overlay.

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
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### Sub- criterion: Any other significant natural values including geodiversity

This criterion covers other natural values not covered elsewhere, including things like geological features, karst systems, bogs. Some mapping is available in LISTMAP Geoconservation Sites.

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
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### 4.4.3 Criteria Theme - Natural Hazards and Risks

This criteria theme considers the potential natural hazards and risks that may be present on or affect areas of land being assessed, considering the nature of the risk and the extent to which the risks may be able to be avoided or managed.

#### Sub- criterion: Subject to bushfire risk

Almost all land in the Rural Living Zone is mapped as being bushfire-prone land. The requirements of the planning scheme and the building act mean that bushfire risk is assessed for a site as part of subdivision applications or for development related to habitable buildings. These site assessments consider the type of vegetation, slope of land as well as access and water for bushfire fighting. For consideration at a higher level relevant to the matrix, the risk focus considers primarily the accessibility of the area. For access areas which have direct access to a higher standard road with multiple connection routes have a lower risk than other areas.

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: <ul style="list-style-type: none"> <li>• greater than 200m from a road that meets the design requirements of the Bushfire-Prone Areas Code, or</li> <li>• that does not provide good emergency access by only providing one routes option</li> </ul>
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### Sub- criterion: Subject to landslip risk

This criterion relates to planning scheme mapping. The Landslip Hazard Code overlays describe area where this Code applies, and areas are mapped as within a Low, Medium or High landslip hazard band. Planning Scheme mapping is available through either <https://maps.thelist.tas.gov.au/listmap/app/list/map> or <https://www.planbuild.tas.gov.au/>.

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
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### Sub- criterion: Subject to coastal overland and riverine flooding risk

This criterion considers the risks associated with potential inland or coastal flooding. The planning scheme maps includes various relevant overlays: Flood-prone areas, Coastal inundation hazard – investigation area, Coastal inundation hazard. The LISTMAP also provides State mapping of Flood Hazard Data layers including Riverine Flooding and Overland Flooding.

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
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**Sub- criterion: Subject to coastal erosion risk**

This criterion considers the risks associated with potential coastal erosion. The planning scheme maps includes overlays for Coastal erosion area and Coastal erosion area – investigation area.

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
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**4.4.4 Criteria Theme - Landscape and Cultural Values**

This theme considers cultural and heritage values which are innately valued by communities.

**Sub- criterion: Aboriginal cultural heritage**

Tasmania’s Aboriginal cultural heritage provides a spiritual connection for Tasmanian Aboriginal people today and valuable information about one of the oldest living cultures in the world. Aboriginal cultural heritage is the tangible and intangible legacy of Tasmania’s Aboriginal people.

The primary legislation for the protection of Aboriginal cultural heritage in Tasmania is the *Aboriginal Heritage Act 1975*. The *Tasmanian Planning Scheme* does not have provisions regarding Aboriginal cultural heritage, however it is a matter to be considered in amendments to a planning scheme, including changes to zones which may affect the development potential of land.

Response to this criterion should be informed by Aboriginal Heritage Property Search, Aboriginal Heritage Desktop Review or Aboriginal Heritage Assessment as applicable. Further information can be obtained through <https://www.aboriginalheritage.tas.gov.au/>.

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
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### Sub- criterion: Historic heritage

This criterion considers both local and State heritage. Local historic heritage is identified through the planning scheme's Local Historic Heritage Code, including the list of Local Heritage Places, Local Heritage Precincts, Local Historic Landscape Precincts and Significant Trees.

State heritage is protected by the *Historic Cultural Heritage Act 1995*. Places with State heritage significance are listed on the Tasmanian Heritage Register and these are mapped in LISTMAP or available through <https://heritage.tas.gov.au/>.

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

### Sub- criterion: Scenic landscapes

The planning scheme maps Scenic Protection areas and Scenic Protection Corridors within the Code overlays available through <https://maps.thelist.tas.gov.au/listmap/app/list/map> or <https://www.planbuild.tas.gov.au/>.

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

### Sub- criterion: Skylines and ridgelines

This criterion considers the proximity of land to the skyline and ridgelines where future development may be less desirable because of visibility in the landscape.

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

## 4.4.5 Criteria Theme - Infrastructure

This theme considers services and infrastructure, including access and roads, potential constraints from the location of Transmission infrastructure, the capacity of town water and sewer where applicable, or ability for onsite collection and disposal as well as stormwater.

### Sub- criterion: State Roads

This criterion considers the potential impacts on State roads which are important for regional connection networks.

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: <ul style="list-style-type: none"> <li>• 10% or 10 vehicle movements a day on a category 1, 2 or 3 road; or</li> <li>• 20% or 40 vehicle movements a day on any other State road</li> </ul>	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: <ul style="list-style-type: none"> <li>• 10% or 10 vehicle movements a day on a category 1, 2 or 3 road; or</li> <li>• 20% or 40 vehicle movements a day on any other category of State Road</li> </ul>
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### Sub- criterion: Local Roads

This criterion considers the potential impacts on local roads which are important for local access.

The land: <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> </ul>	The land: <ul style="list-style-type: none"> <li>• has a frontage or right of way to a sealed road which has a carriageway width between 6-7m; and</li> <li>• 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</li> </ul>	The land: <ul style="list-style-type: none"> <li>• has a frontage or right of way to an unsealed road which has a pavement width between 6-8m; or</li> <li>• the reclassification proposed will likely result in an increase in more than 20% or 40 vehicle movements a day</li> </ul>	The land does not have frontage or right of way to a road which has a pavement or carriageway greater than 6m
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### Sub- criterion: TasNetworks Transmission Infrastructure

The planning scheme maps include overlay mapping of electricity transmission infrastructure protection areas which may limit the suitability of land for reclassification.

The land does not contain any transmission infrastructure, TasNetworks easement and is not mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code	The land contains: <ul style="list-style-type: none"> <li>• transmission infrastructure;</li> <li>• a TasNetworks easement;</li> <li>• 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</li> </ul>	The land contains: <ul style="list-style-type: none"> <li>• transmission infrastructure;</li> <li>• a TasNetworks easement;</li> <li>• 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</li> </ul>	The land contains: <ul style="list-style-type: none"> <li>• transmission infrastructure;</li> <li>• a TasNetworks easement;</li> <li>• 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</li> </ul>

### Sub-criterion: Electricity supply

The existing Rural Living Zone land is widely scattered, the ability for land to be adequately supplied with electricity will depend on the extent of additional demand that the reclassification might provide, and the location relative to the main substations at Huonville and Kermandie, as the further away the area is from the main centres the harder it is for TasNetworks to 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 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

### Sub- criterion: Water supply

This criterion assesses land based on the suitability of the land for onsite collection and storage of potable water and or the availability of town water supply. Where land is connected to town services consideration of whether the land may be suitable for future urban development is a consideration.

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
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### Sub- criterion: Sewer / wastewater

This criterion assesses land based on the suitability of the land for onsite wastewater disposal and or the availability of town sewer connection. Where land is connected to town services consideration of whether the land may be suitable for future urban development is a consideration.

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
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**Sub- criterion: Stormwater**

This criterion assesses land based on the ability to connect to a Council system with sufficient capacity or the ability to adequately collect and store and dispose onsite of stormwater from future development.

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
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**4.5 Criteria Theme Indicator**

As a further indicator the matrix assessment tool, provides a weighted percentage score for each of the five Criteria Themes. Once all sub-criteria in a theme have been scored the matrix will provide a guiding indication for the theme based, as follows:

<b>High suitability</b> 90 - 100%	<b>Medium suitability</b> 70 - 90%	<b>Lower suitability</b> 40 - 70%	<b>Low to no suitability</b> 0 - 40%
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Importantly these are indicators only and therefore do not mean that any one sub-criteria that cannot be adequately satisfied may be sufficient to discount the assessed land as being suitable for reclassification.

## 5 The Matrix

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The matrix assessment tool includes the five Criteria Themes:

- Location Community and Land Use;
- Topography and Natural Values;
- Natural Hazards and Risks;
- Landscape and Cultural Values;
- Infrastructure.

The 29 Sub-criteria are arranged under their respective themes down the page in the left-hand columns of the matrix.

The Ranking (score) categories for each of the Sub-criteria are provided across each row.

When an area of Rural Living Zone land is being assessed using the matrix assessment tool, each Sub-criterion is given a score of 1-4 is given based on the qualities of the land being assessed. This score provides an indication of how well an area of land aligns with each of the strategic considerations provided by the Criteria.

The matrix assessment tool then additionally provides a weighted percentage-based indication for each Criteria Theme in the right-hand column, once all the Sub-criteria within the theme have been scored.

Example assessments scenarios, using the matrix assessment tool, are provided in Appendix 2.

Criteria		Ranking			
Criteria Theme	Sub-criteria	High suitability (4 point)	Medium suitability (3 point)	Lower suitability (2 point)	Low to no suitability (1 Point)
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
	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
	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%
	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
	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
	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
	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
	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
	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)
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
	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
	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
	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
	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
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: <ul style="list-style-type: none"> <li>• greater than 200m from a road that meets the design requirements of the Bushfire-Prone Areas Code, or</li> <li>• that does not provide good emergency access by only providing one routes option</li> </ul>
	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
	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
	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
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
	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
	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
	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
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: <ul style="list-style-type: none"> <li>• 10% or 10 vehicle movements a day on a category 1, 2 or 3 road; or</li> <li>• 20% or 40 vehicle movements a day on any other State road</li> </ul>	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: <ul style="list-style-type: none"> <li>• 10% or 10 vehicle movements a day on a category 1, 2 or 3 road; or</li> <li>• 20% or 40 vehicle movements a day on any other category of State Road</li> </ul>
	Local Roads	The land: <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> </ul>	The land: <ul style="list-style-type: none"> <li>• has a frontage or right of way to a sealed road which has a carriageway width between 6-7m; and</li> <li>• 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</li> </ul>	The land: <ul style="list-style-type: none"> <li>• has a frontage or right of way to an unsealed road which has a pavement width between 6-8m; or</li> <li>• the reclassification proposed will likely result in an increase in more than 20% or 40 vehicle movements a day</li> </ul>	The land does not have frontage or right of way to a road which has a pavement or carriageway greater than 6m
	TasNetworks Transmission Infrastructure	The land does not contain any transmission infrastructure, TasNetworks easement and is not mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code	The land contains: <ul style="list-style-type: none"> <li>• transmission infrastructure;</li> <li>• a TasNetworks easement;</li> <li>• is mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code;</li> </ul> where the classification proposed is C or D and is likely to provide area for future development outside of these areas	The land contains: <ul style="list-style-type: none"> <li>• transmission infrastructure;</li> <li>• a TasNetworks easement;</li> <li>• is mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code;</li> </ul> where the classification proposed is A or B and is likely to provide area for future development outside of these areas	The land contains: <ul style="list-style-type: none"> <li>• transmission infrastructure;</li> <li>• a TasNetworks easement;</li> <li>• is mapped within any of the overlays associated with the Electricity Transmission Infrastructure Protection Code;</li> </ul> and the classification proposed is unlikely to provide area for future development outside of these areas
	Electricity supply	The land is connected to an electricity supply and is in close proximity to Huonville or Kermadie and there is sufficient capacity within the network for the classification proposed	The land is or can be connected to an electricity supply and 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
	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
	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
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	