

6 Appendix 1 Cluster Review & Analysis

The following provides an overview of each of the clusters, with particular reference to the land within Rural Living Zone B, C and D classifications where reclassification through amendment to zoning may be possible.

The information is based on Planning Scheme zones and overlays as well as other information available on the State Government LISTmap.

6.1 Cluster Map 1 – Abels Bay

The locality of Abels Bay is approximately 32 kilometres south of Huonville.

This map area contains one cluster of Residential Living Zone, in Abels Bay. The cluster is zoned Rural Living B and is surrounded by low density residential in the west, agriculture in the south, rural land in the east and landscape conservation in the north.

Most of the cluster is impacted by the Priority Vegetation overlay with some areas identified as having the potential for threatened native vegetation.

Small areas of the cluster are subject to slope above 25 degrees. The area is impacted is mapped as a Bushfire-prone areas. Parts of the cluster have landslip potential.

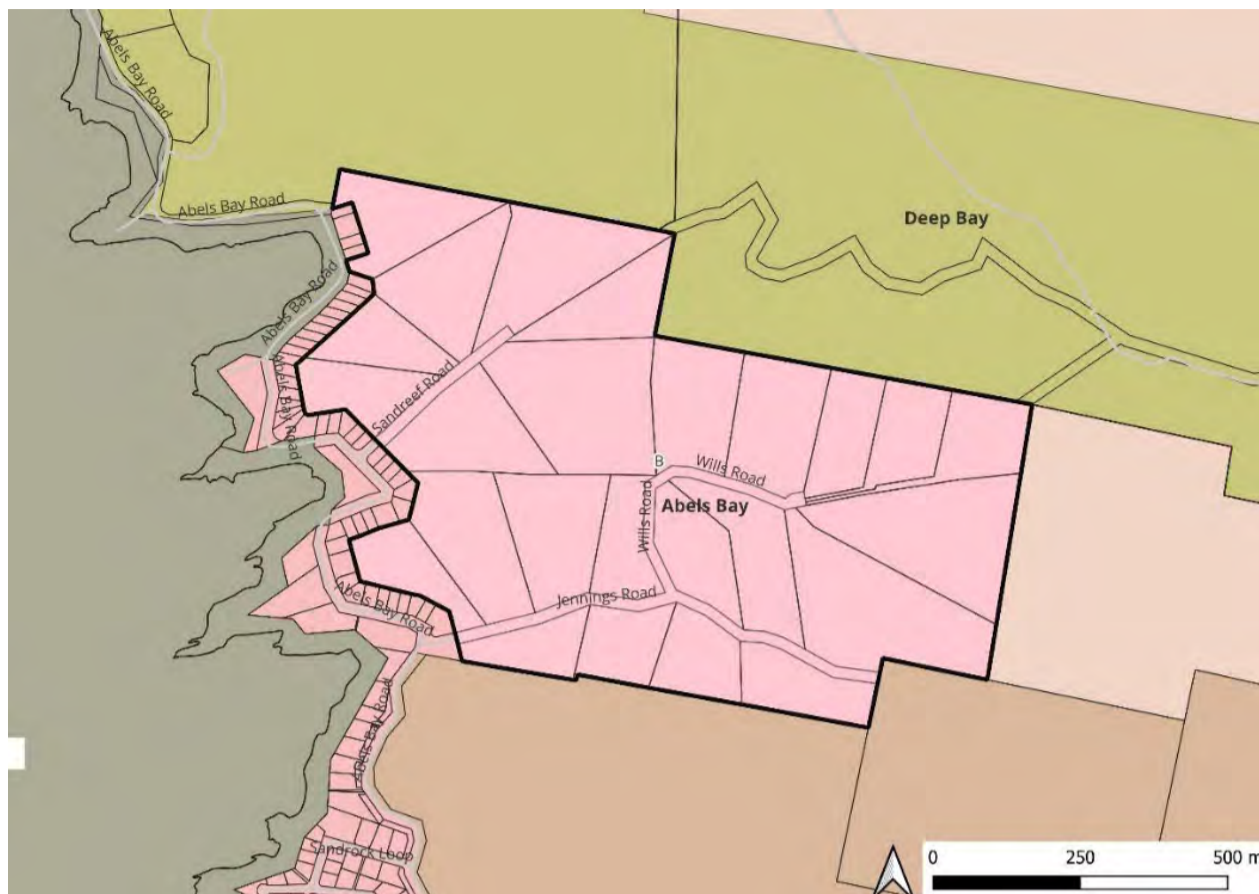


Figure 2: Location Plan with Zones

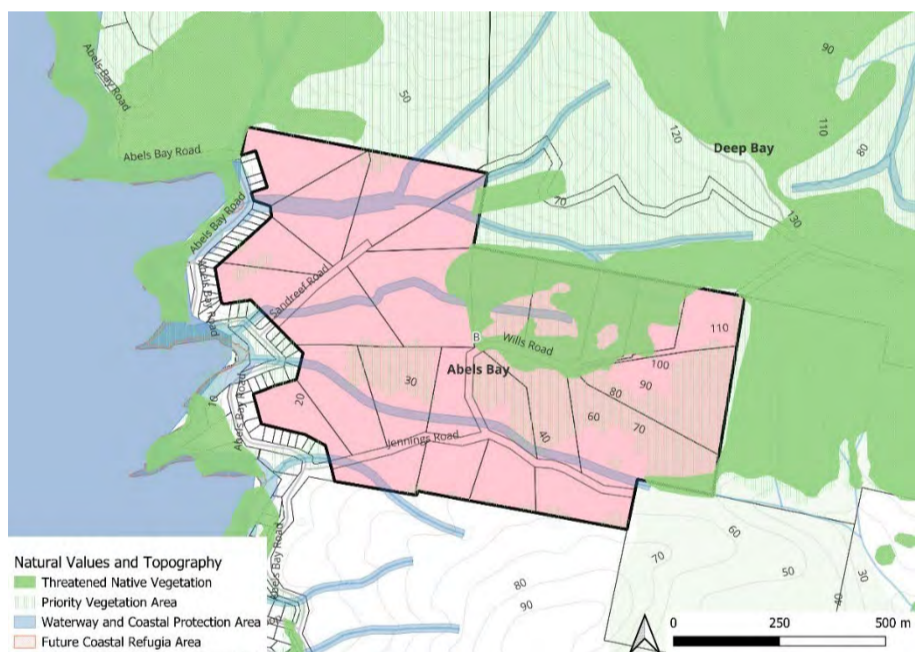


Figure 3: Natural Values and Topography Map

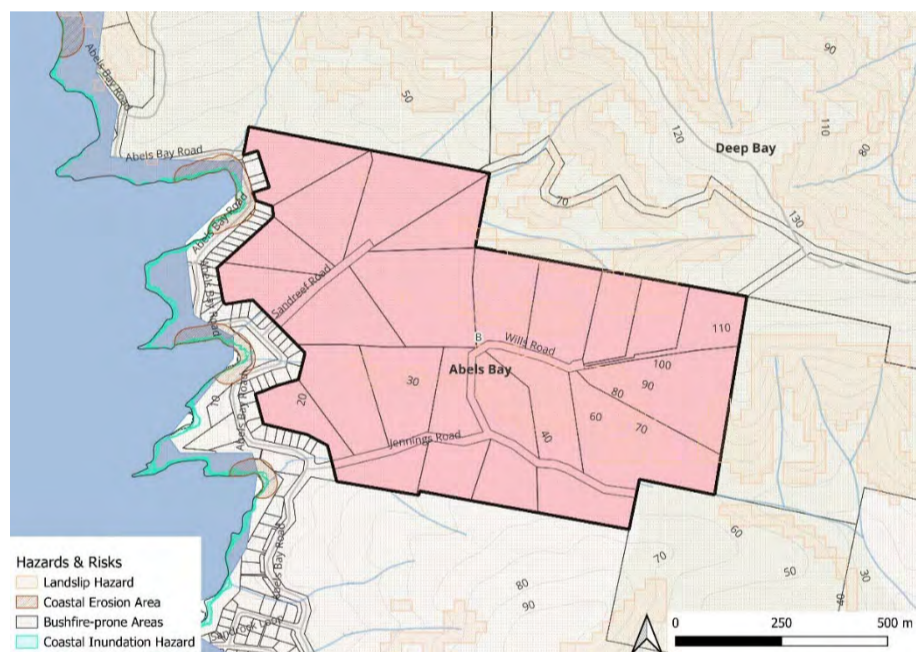


Figure 4: Risks and Hazards Map

6.2 Cluster Map 2 – Crabtree

The locality of Crabtree is approximately 15 kilometres north of Huonville. This map area contains one cluster of Residential Living Zone.

The cluster is zoned Rural Living C and it is surrounded by rural land to the north, east and south and landscape conservation to the west with a pocket to the northeast.

A private timber reserve is located to the east of the cluster. The cluster is impacted by slopes above 25 degrees mainly in the southwest and is Bushfire-prone area.

Parts of the cluster are connected to reticulated water.

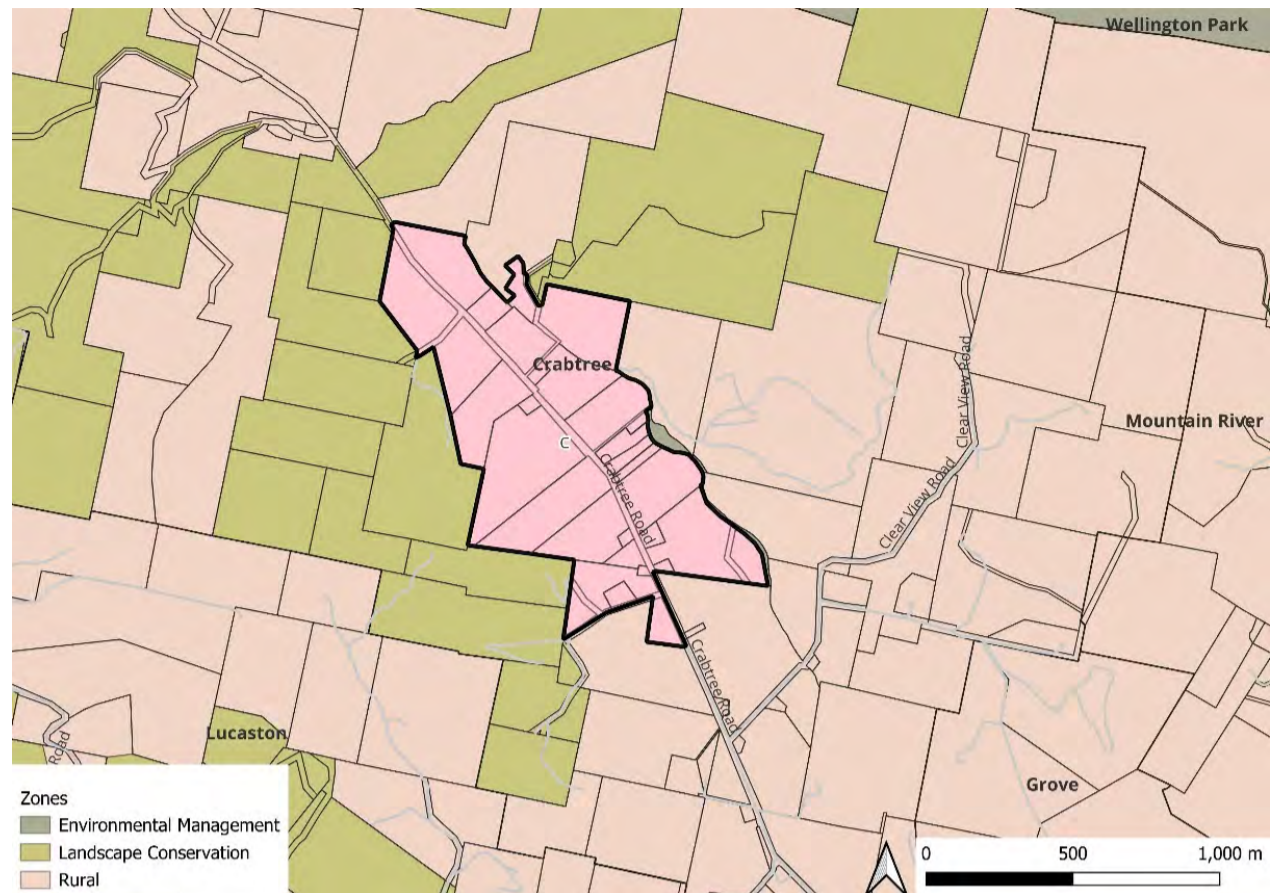


Figure 5: Location Plan with Zones

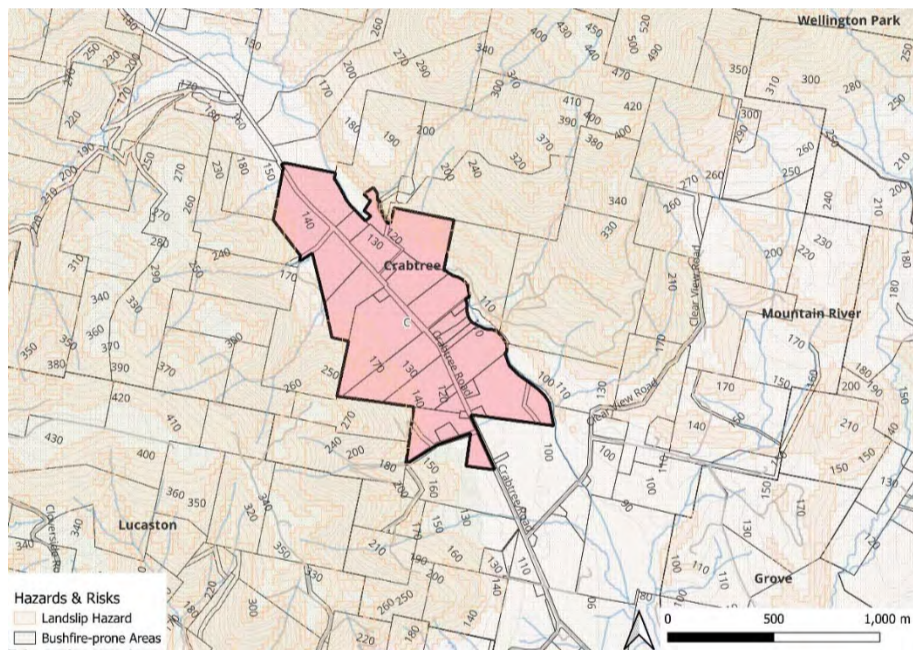


Figure 6: Risks and Hazards Map

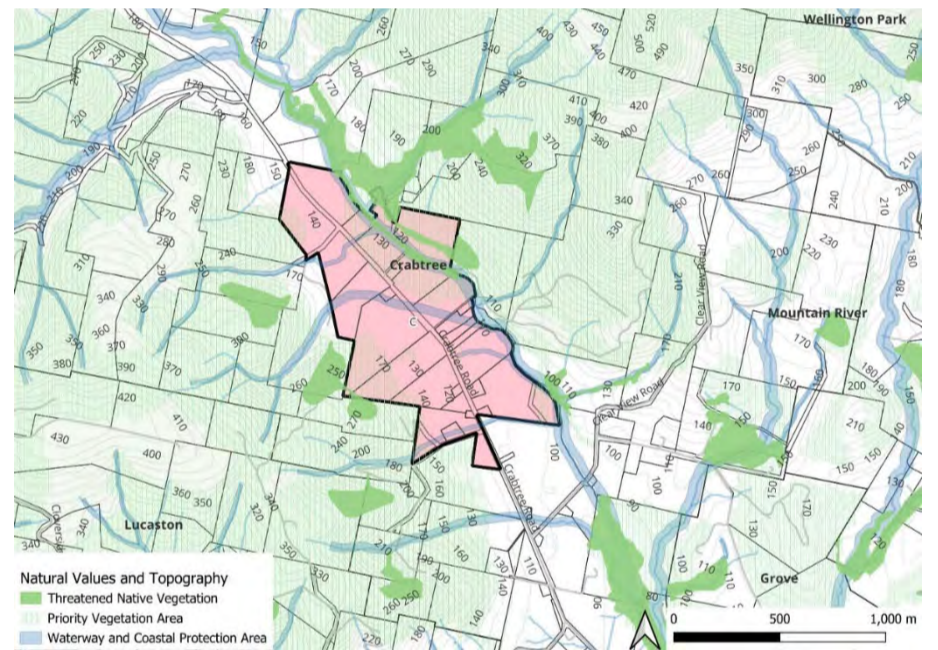


Figure 7: Natural Values and Topography Map

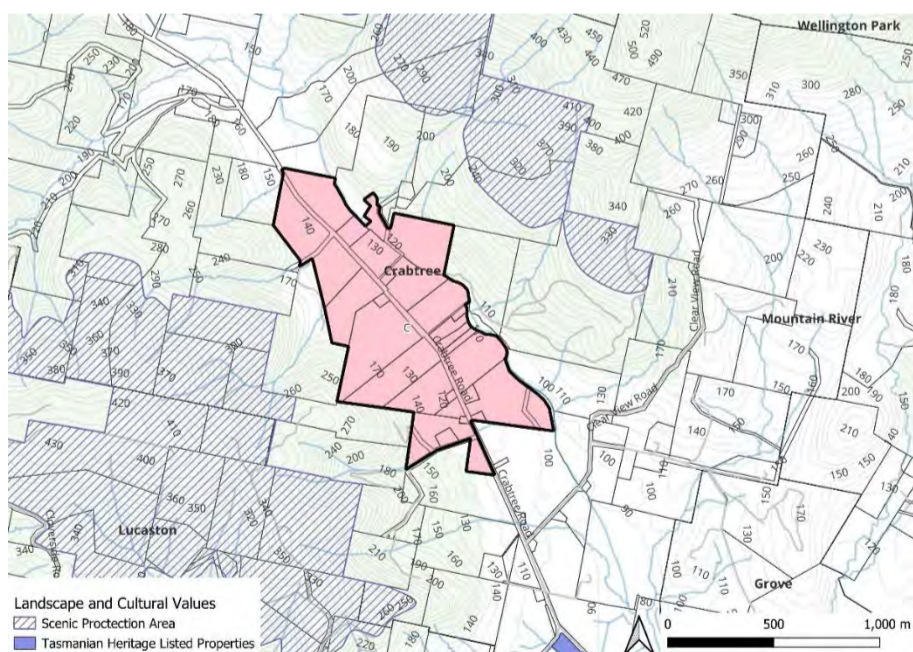


Figure 8: Landscape and Cultural Values Map

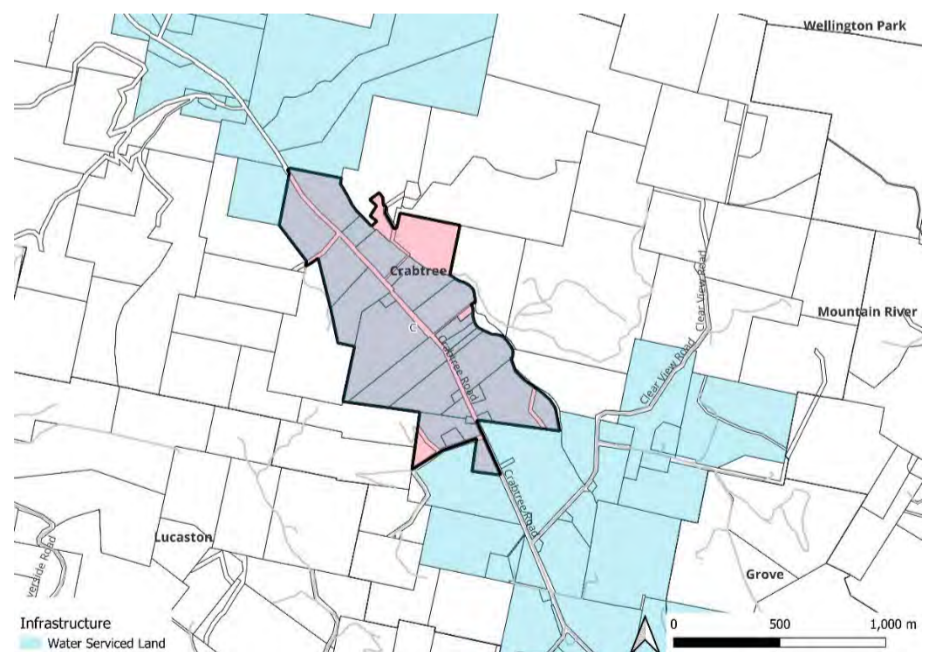


Figure 9: Infrastructure Map

6.3 Cluster Map 3 – Cradoc/ Glaziers Bay

The locality of Cradoc is located approximately 11 kilometres south of Huonville. The Cradoc/Glaziers Bay mapped area contains three clusters of Rural Living Zone, as described below:

Cradoc/Glaziers Bay western cluster

The Cradoc/Glaziers Bay western cluster is zoned Rural Living D. It is adjacent to land zoned Environmental Management to the west, Agriculture to the northeast, rural to east and south and one lot of landscape conservation to the east.

The cluster is Bushfire-prone and the cluster is also partially within the Waterway and Coastal protection areas in the south and a number of smaller watercourses are located within the cluster.

Small areas of the cluster are subject to slope above 25 degrees. Large parts of the cluster are mapped within the Priority vegetation overlay with the potential for threatened native vegetation.

The western edge of the cluster is impacted by the Scenic road corridor overlay.

Cradoc northern cluster

The Cradoc northern cluster is zoned Rural Living A. It is largely surrounded by Agricultural zoned land with some rural to the south. A property zoned Community purpose splits cluster.

The Channel Highway runs through the cluster in a north-south direction. Small areas of the cluster in the northwest are mapped within the Priority vegetation overlay. The southern part of the cluster is within the Waterway and coastal protection areas overlay.

The cluster is also mostly within the Scenic road corridor overlay along the highway.

Cradoc eastern cluster

The Cradoc eastern cluster is zoned Rural Living B. It is surrounded by Rural land to the northwest and east, Agricultural in the southwest and southeast and Landscape Conservation in the south.

The Channel Highway lies to the northeast corner of the cluster. Small areas of the cluster in the north are mapped as Priority vegetation. The cluster is also within the Waterway and coastal protection areas in the north, south and northwest.

Small parts of the northwest of the cluster are within by the Scenic road corridor along the highway.

The cluster is Bushfire-prone.

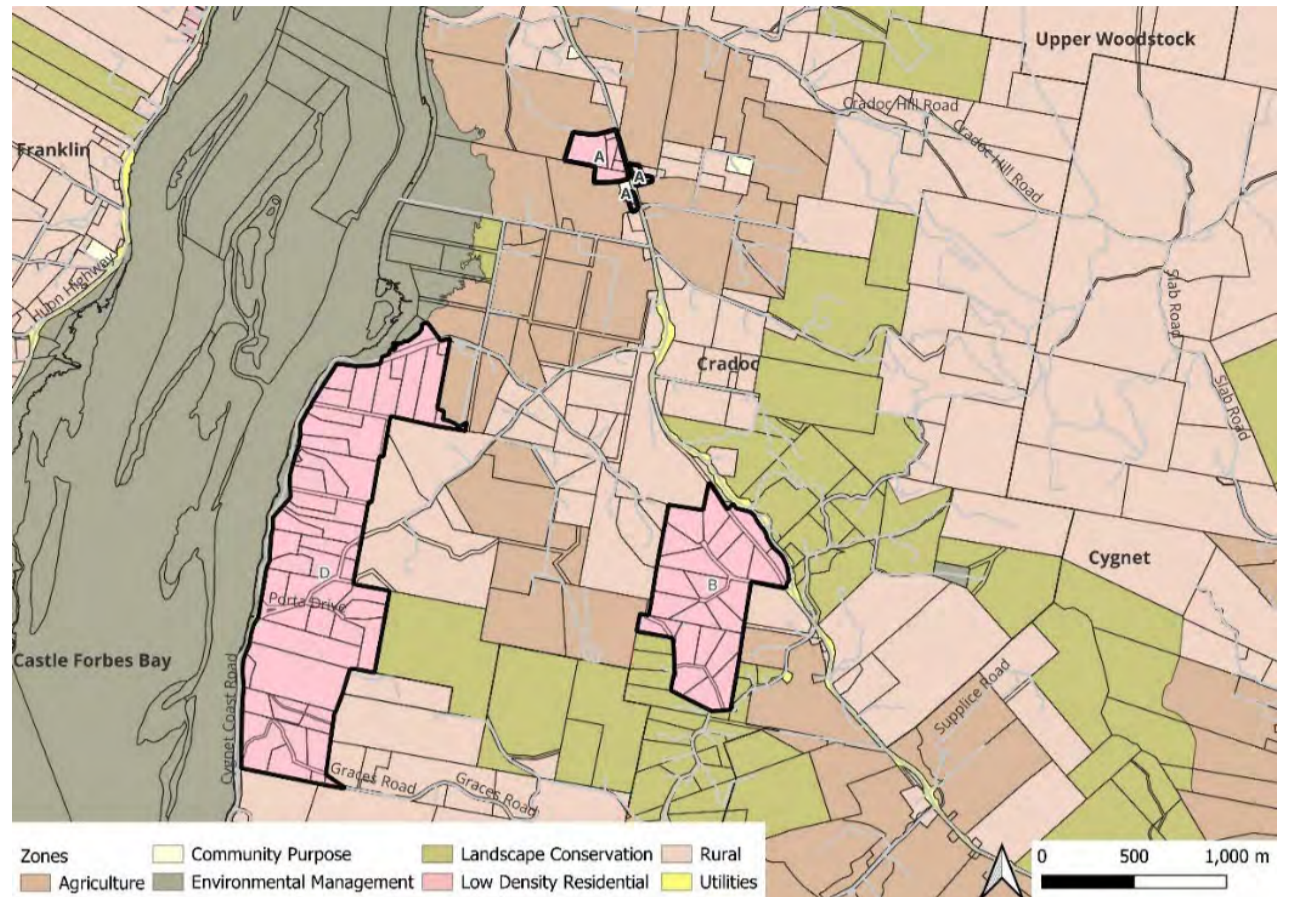


Figure 10: Location Plan with Zones

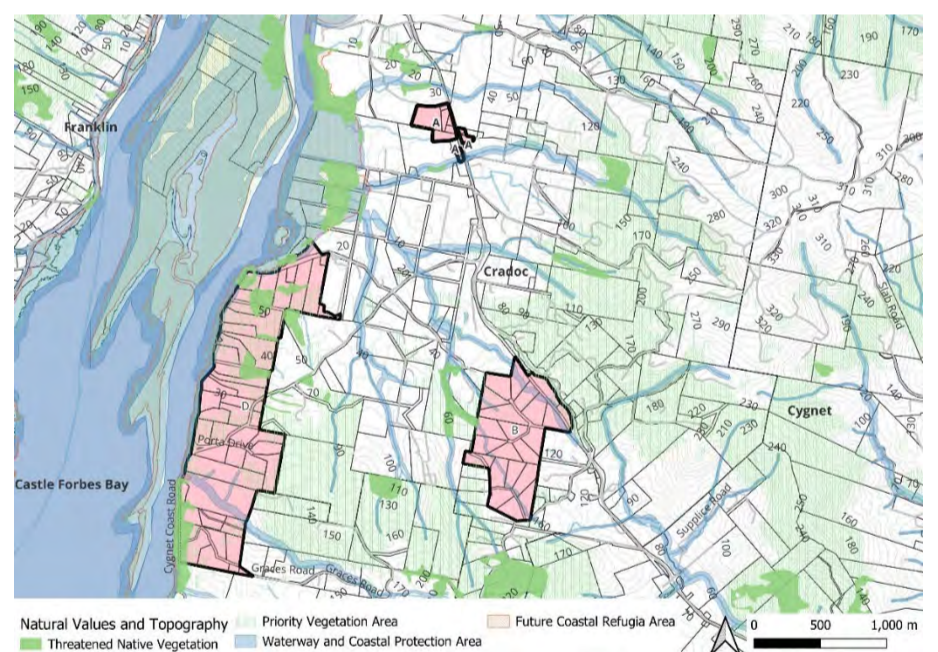


Figure 11: Natural Values and Topography Map

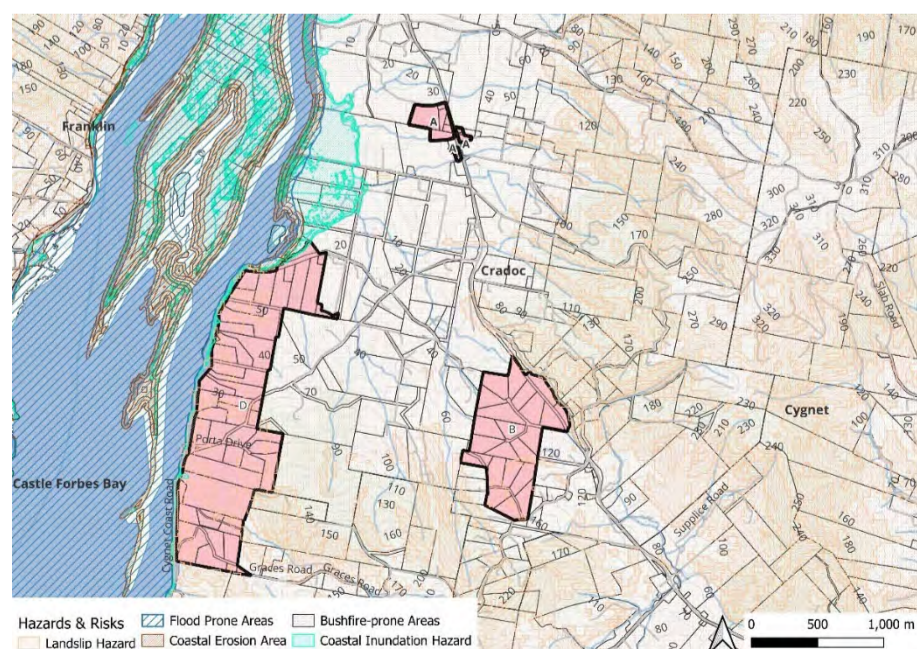


Figure 12: Risks and Hazards map

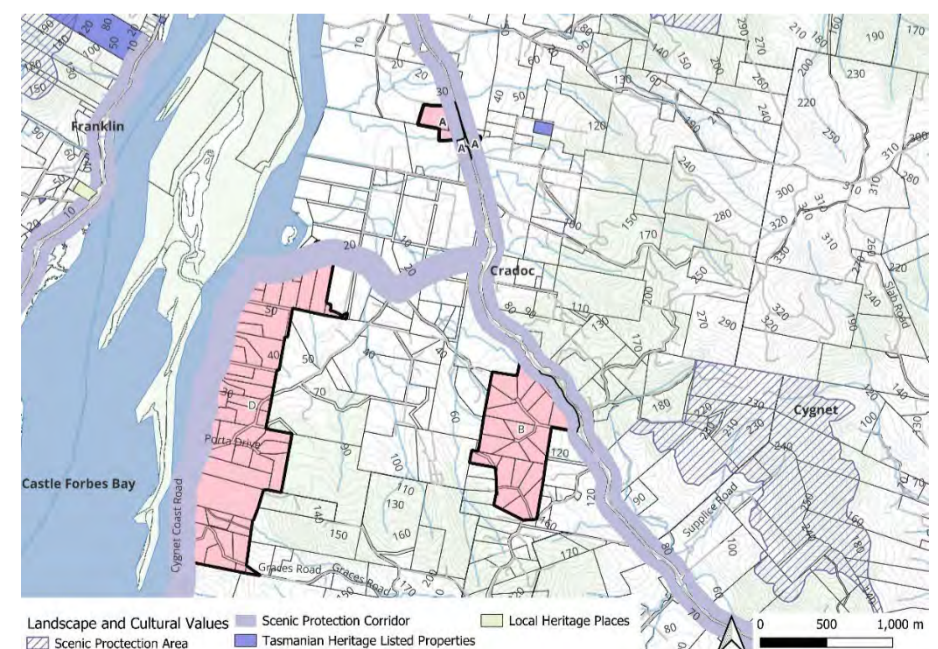


Figure 13: Landscape and Cultural Values Map

6.4 Cluster Map 4 – Cygnet

Cygnet is 17km south of Huonville and contains two clusters of Rural Living Zone, one to the north of the town and one to the south, as described below:

Cygnet north

The Cygnet north cluster is zoned Rural Living A; it is surrounded by General residential to the south, Rural to the east and northeast and Agriculture (improved pasture) in the southwest. All the lots are used for rural residential purposes. The Channel Highway runs along the eastern edge of the cluster. The cluster is Bushfire-prone and is almost completely within the Scenic road corridor overlay for the highway. The cluster is connected to reticulated water. The most southern lot in the cluster is connected to sewerage.

Cygnet south

The Cygnet south cluster is mainly zoned Rural Living A with some Rural Living B in the northwest corner. The surrounding land is zoned Rural. Lymington Road runs along the eastern edge of the cluster. The cluster is Bushfire-prone and the northeast corner of the cluster lies within the Coastal erosion area – investigation area overlay. The eastern edge of the cluster is within the Scenic road corridor overlay for Lymington Road. Most of the cluster is connected to reticulated water and sewerage.

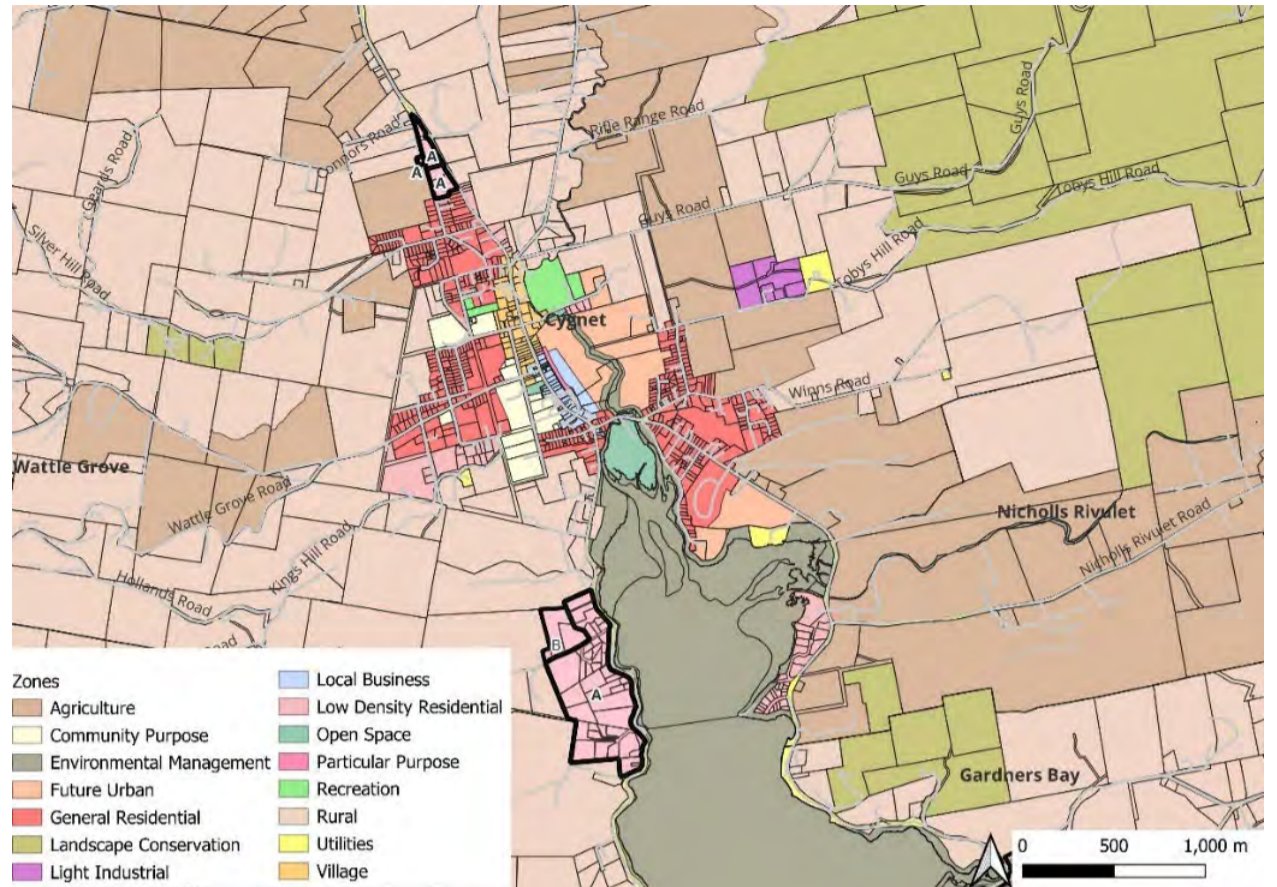


Figure 14: Location Plan with Zones

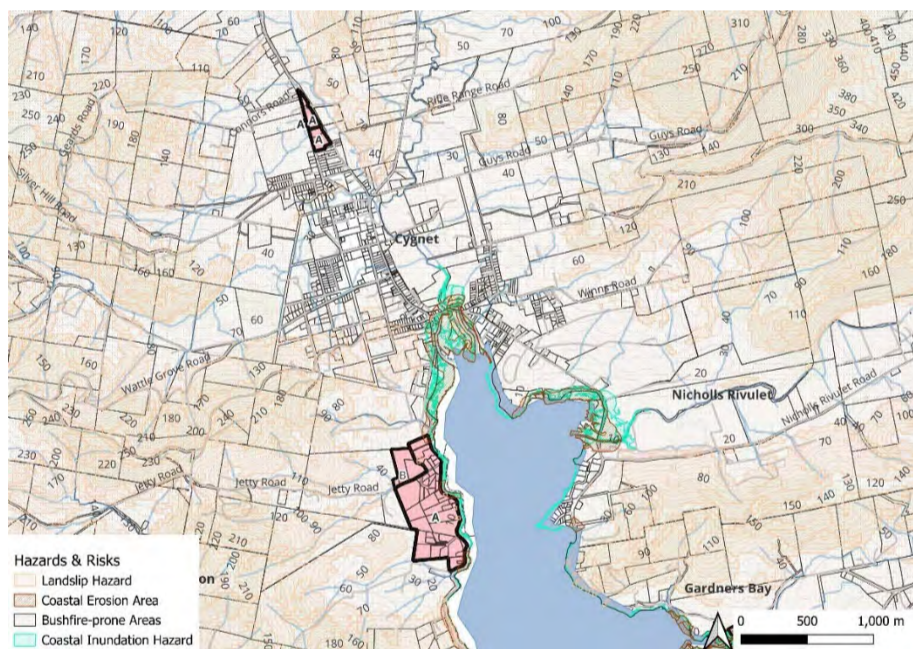


Figure 15: Hazards and Risks Map

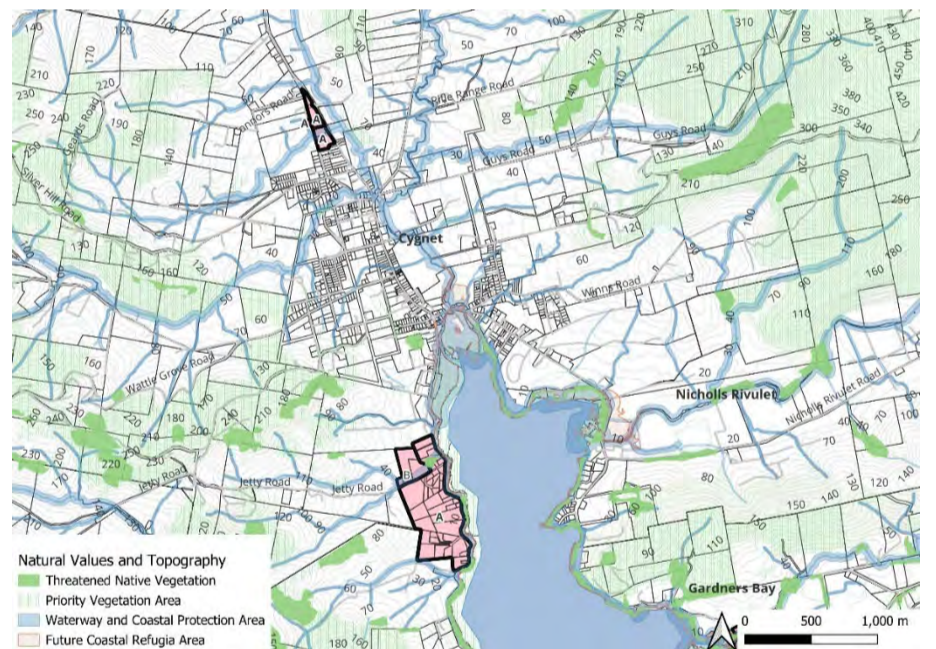


Figure 16: Natural Values and Topography

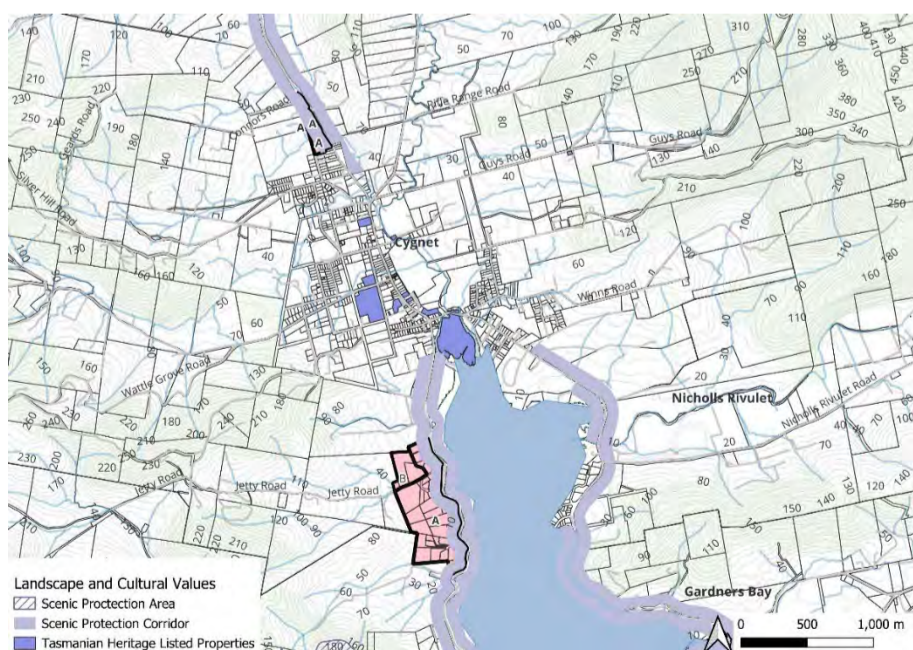


Figure 17: Landscape and Cultural Values Map

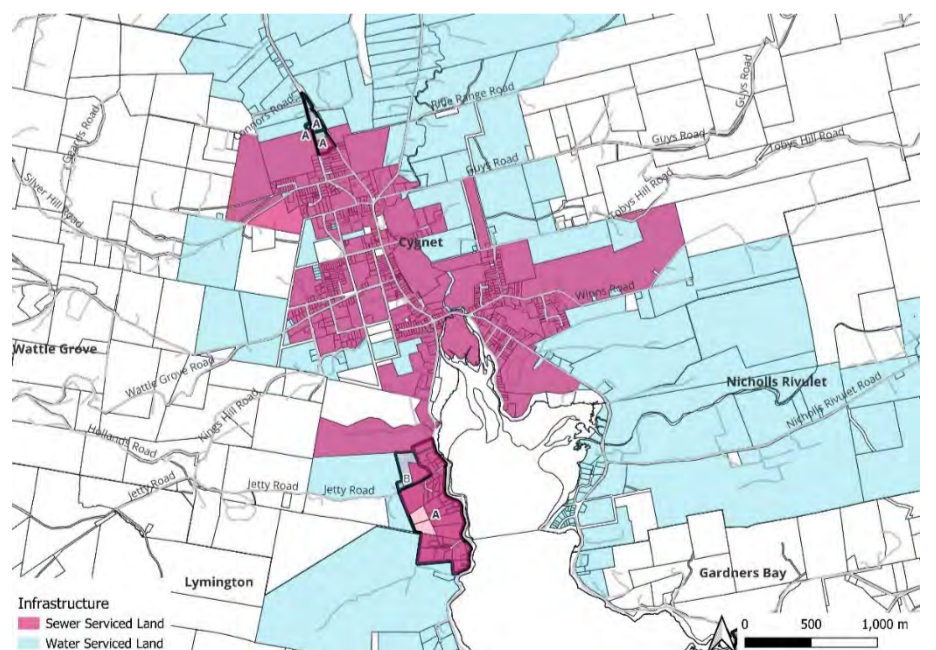


Figure 18: Infrastructure Map

6.5 Cluster Map 5 – Dover

Dover contains several clusters of Rural Living Zone, including areas to the north, east and west of the town, as described below:

Dover north

The cluster includes two areas north of Dover zoned Rural Living C, the long cluster located around Dover Rivulet and the Huon Highway are separated by the township. Small areas have slopes above 25 degrees. The north of the cluster is mapped within the Priority vegetation overlay with the eastern edge of the cluster mapped within the Landslip Hazard Area overlay. The cluster is also partially within the Waterway and coastal protection area and is mapped as a Bushfire-prone areas.

Dover east

This area includes two clusters east of Dover, centred around Kent Beach, zoned Rural Living B. The areas are surrounded by Rural land to the east, Landscape Conservation to the north, east and northwest and low density residential in the west. The two areas are separated by Low Density Residential zoning. A significant area within the cluster is within the Priority vegetation overlay. The two western most lots are mapped within the hazard areas for coastal erosion and coastal inundation. The clusters are Bushfire-prone and the north of the cluster is also within the Waterway and coastal protection area overlay.

Dover west

The area consists of three areas west of Dover, two along Francistown Road and one along the Huon Highway, all zoned Rural Living A. The three areas are separated by Agriculture zoned land much of which is perennial horticulture. To the west of the cluster is Rural zoned land. Small areas in the west are within the Priority vegetation overlay. The western part of the cluster is mapped within the Waterway and coastal protection area and the area is Bushfire-prone.

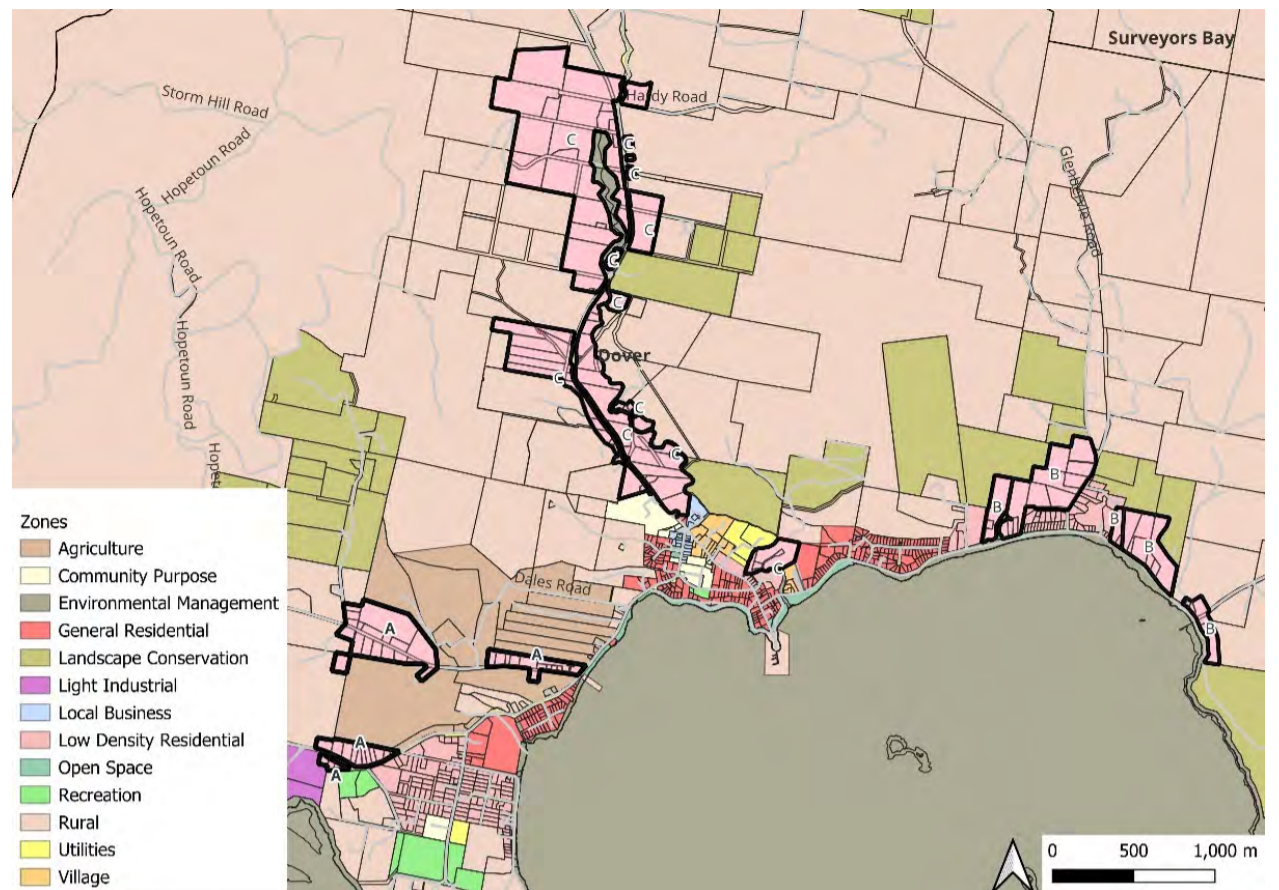


Figure 19: Location Plan with Zones

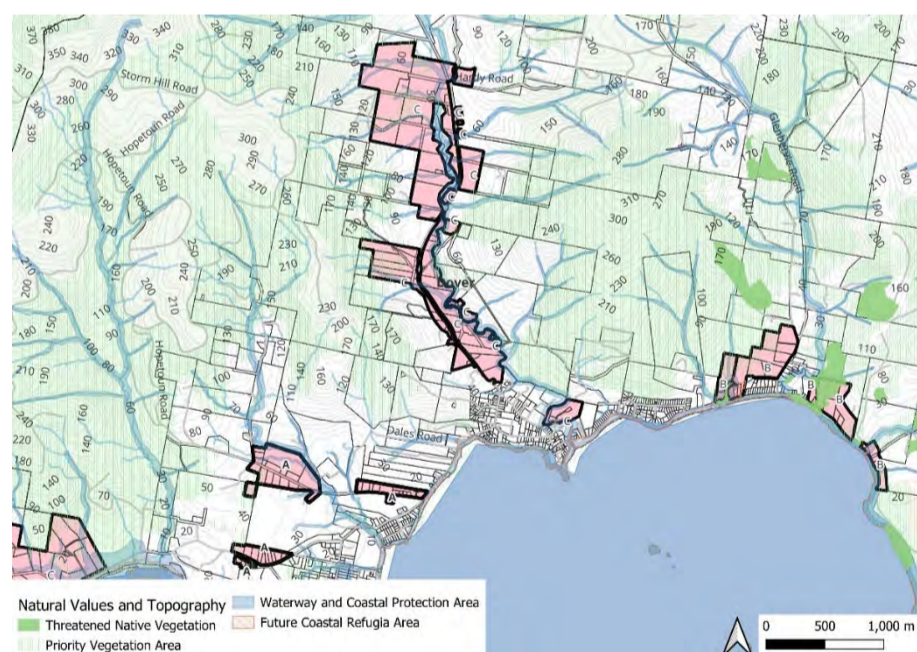


Figure 20: Hazards and Risks Map

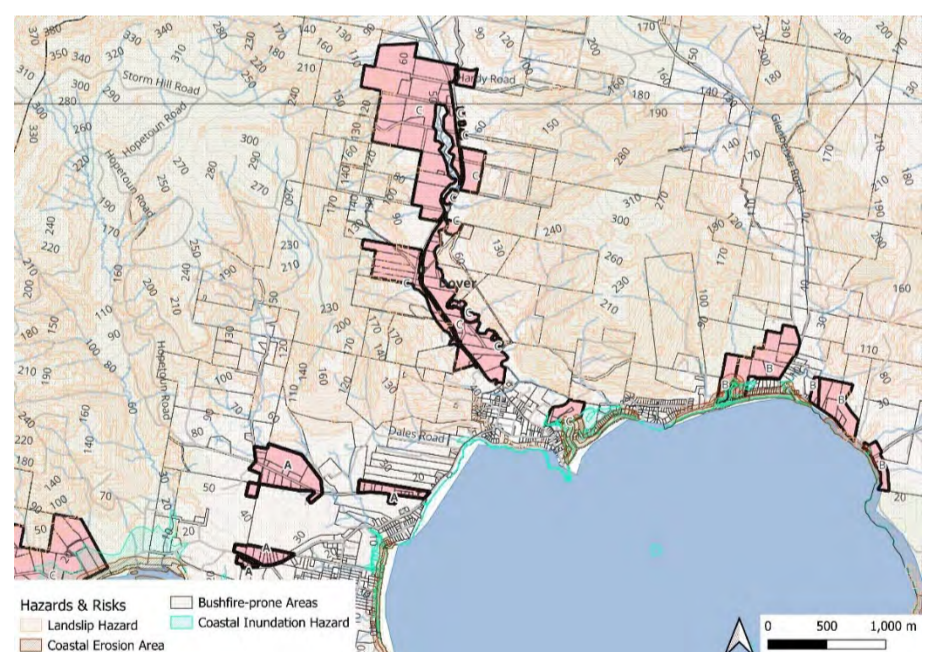


Figure 21: Natural Values and Topography Map

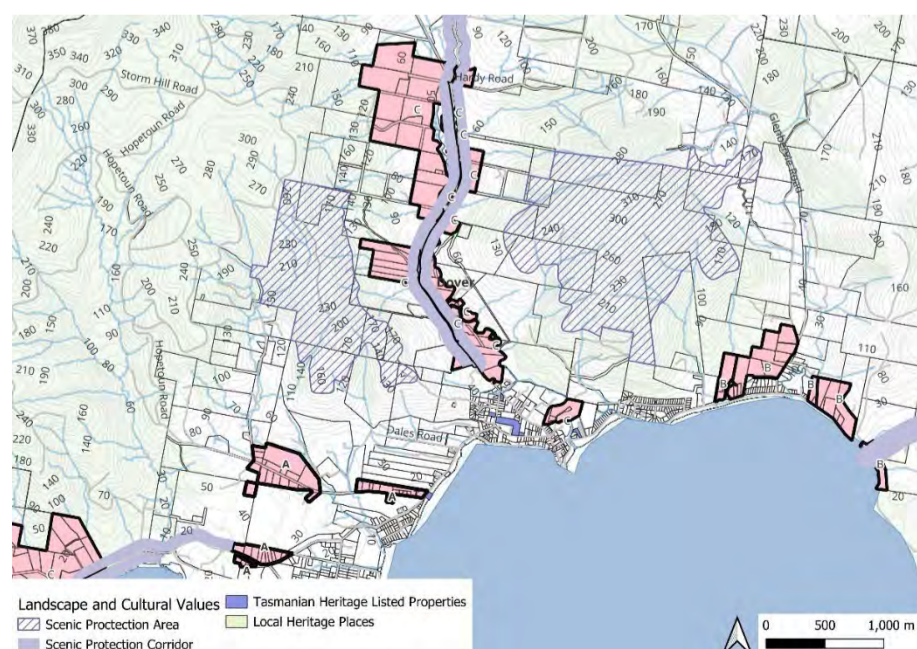


Figure 22: Landscape and Cultural Values Map

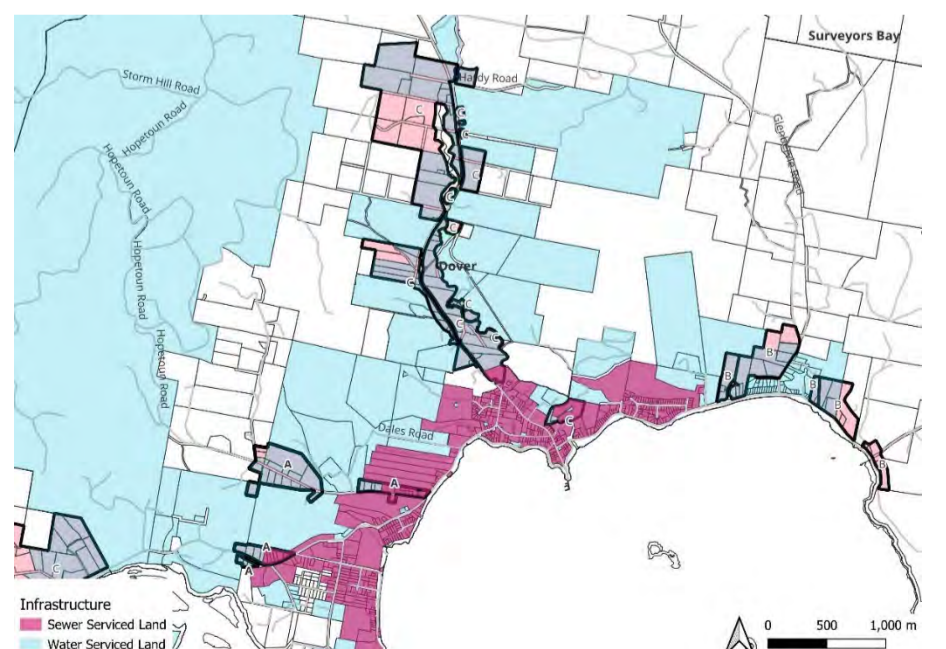


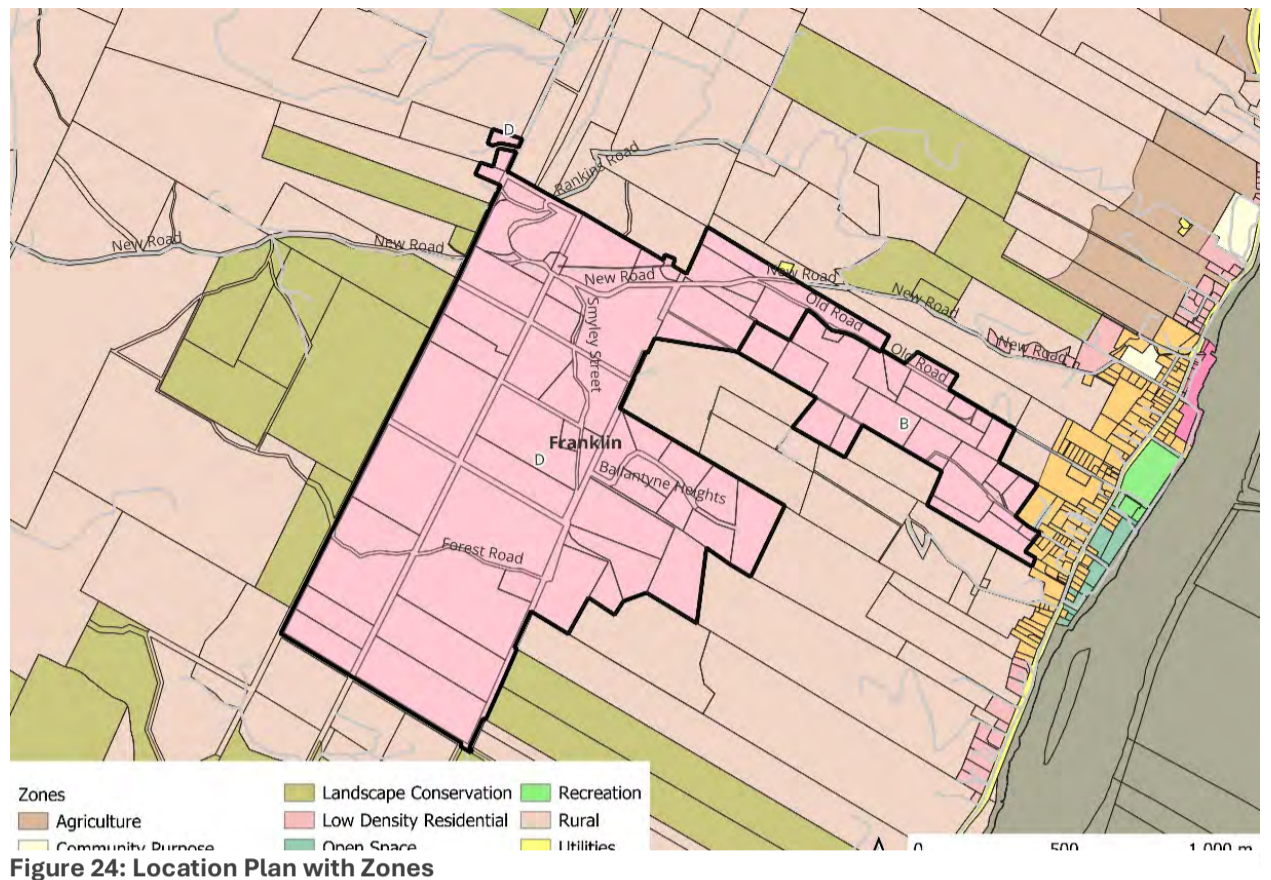
Figure 23: Infrastructure Map

6.6 Cluster Map 6 – Franklin

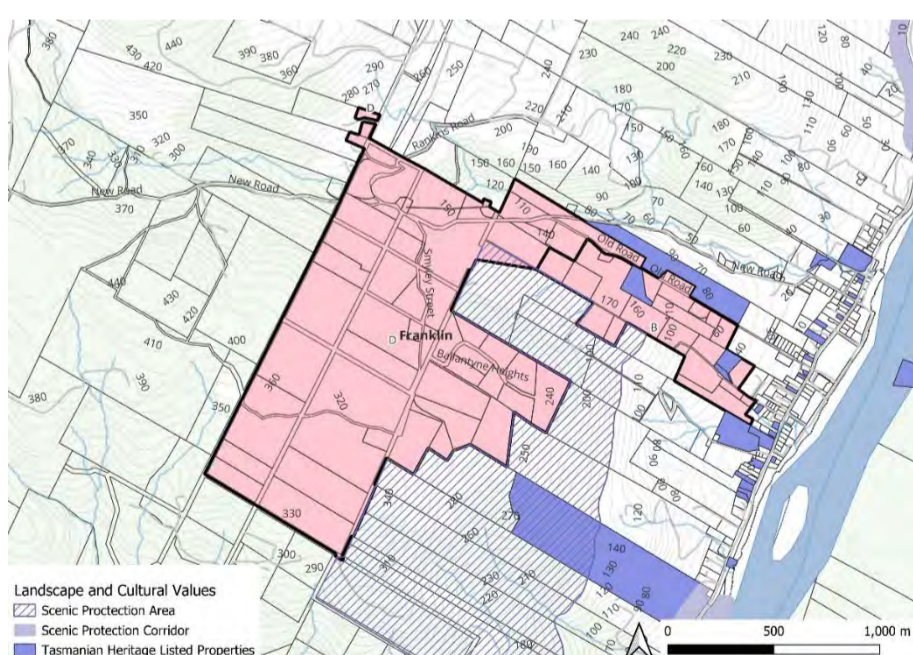
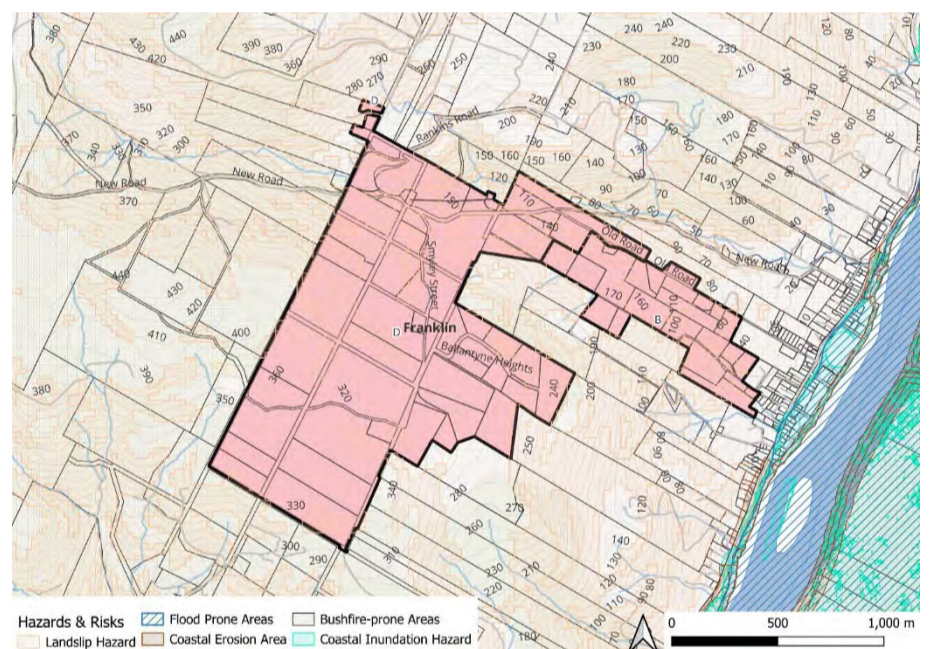
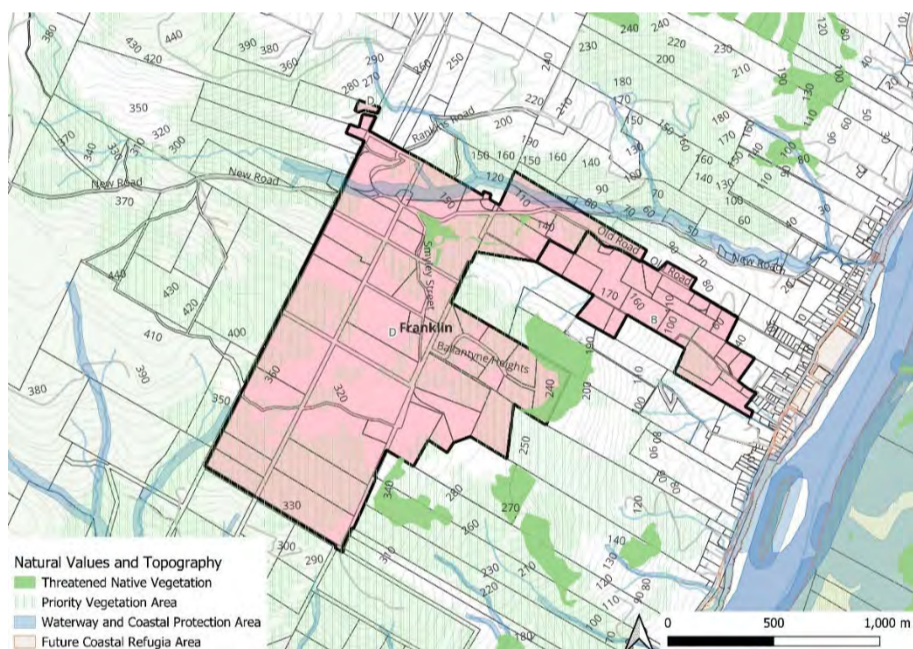
Franklin is located 7km south of Huonville and is part Rural Living D in the west, and Rural Living B area in the northeast. The Cluster is surrounded by Rural land to the north and east and landscape conservation (forested) to the west and southeast.

Areas to the north of the cluster are subject to slope above 25 degrees. Large parts of the cluster subject to Priority vegetation overlay. The north of the corridor is subject to the Waterway and coastal protection area around Prices Creek. The cluster is mapped as a Bushfire prone area. Franklin is subject to the Franklin Heritage Specific Area Plan which seeks to:

- Recognise heritage and character values
- Provide for sympathetic subdivision design
- Recognise and protect vistas to and from Franklin foreshore



Five lots in the east are connected to reticulated water, four lots have access to sewerage.



6.7 Cluster Map 7 – Garden Island Creek

Garden Island Creek is approximately 15km south of Cygnet. This area contains three clusters of Rural Living Zone, of which none are water and sewer serviced. The following describes the clusters

Garden Island Creek East

Located east of Garden Island Creek, this cluster is zoned Rural Living D. It is impacted by both overland and riverine flooding. There are significant areas of threatened vegetation communities, and the entirety of the cluster is protected under the Priority Vegetation Overlay. Consequently, it is also bushfire-prone. The area is subject to both low and medium landslip hazard risks. The edge of the cluster abutting the Channel Highway is mapped within the scenic corridor and is also located within a coastal erosion investigation area.

Lowes Road Cluster, Garden Island Creek West

This cluster comprises areas zoned Rural Living C, B, and D, and is accessed via Lowes Road from the Channel Highway. It is in close proximity to Garden Island Creek’s Low Density Zone, but is surrounded by Landscape Conservation, Environmental Management, and the Utilities Zone that applies to the Channel Highway.

The Rural Living B area is the most constrained, with risks of riverine flooding, erosion, and coastal inundation.

The Rural Living D and C areas are predominantly gently to strongly sloping, with a tributary running through the site that connects to Garden Island Creek and is subject to overland flooding.

There are some remnant patches of threatened vegetation communities throughout the cluster, and the Priority Vegetation Overlay mapping is consistent with this. However, the entire site is bushfire-prone. Additionally, the edge abutting the Channel Highway falls within the Scenic Corridor Overlay.

Scars Road Cluster (south)

Located south of Garden Island Creek, the cluster is zoned Rural Living C. It is surrounded by Rural and Landscape Conservation Zones and is accessed via Scars Road. The entire cluster is bushfire-prone and covered by the Priority Vegetation Overlay, but it is largely not mapped with any threatened vegetation communities other than a small portion adjoining the Landscape Conservation Zone. There is some localised overland flooding associated with the tributary that affects two titles in the cluster, and the steeper areas are impacted by a low landslip hazard risk. Much of the western half of the cluster, as well as parts of the east, consists of moderately steep areas with slopes exceeding 16 degrees. The cluster is not serviced and does not contain any listed landscape or cultural values.

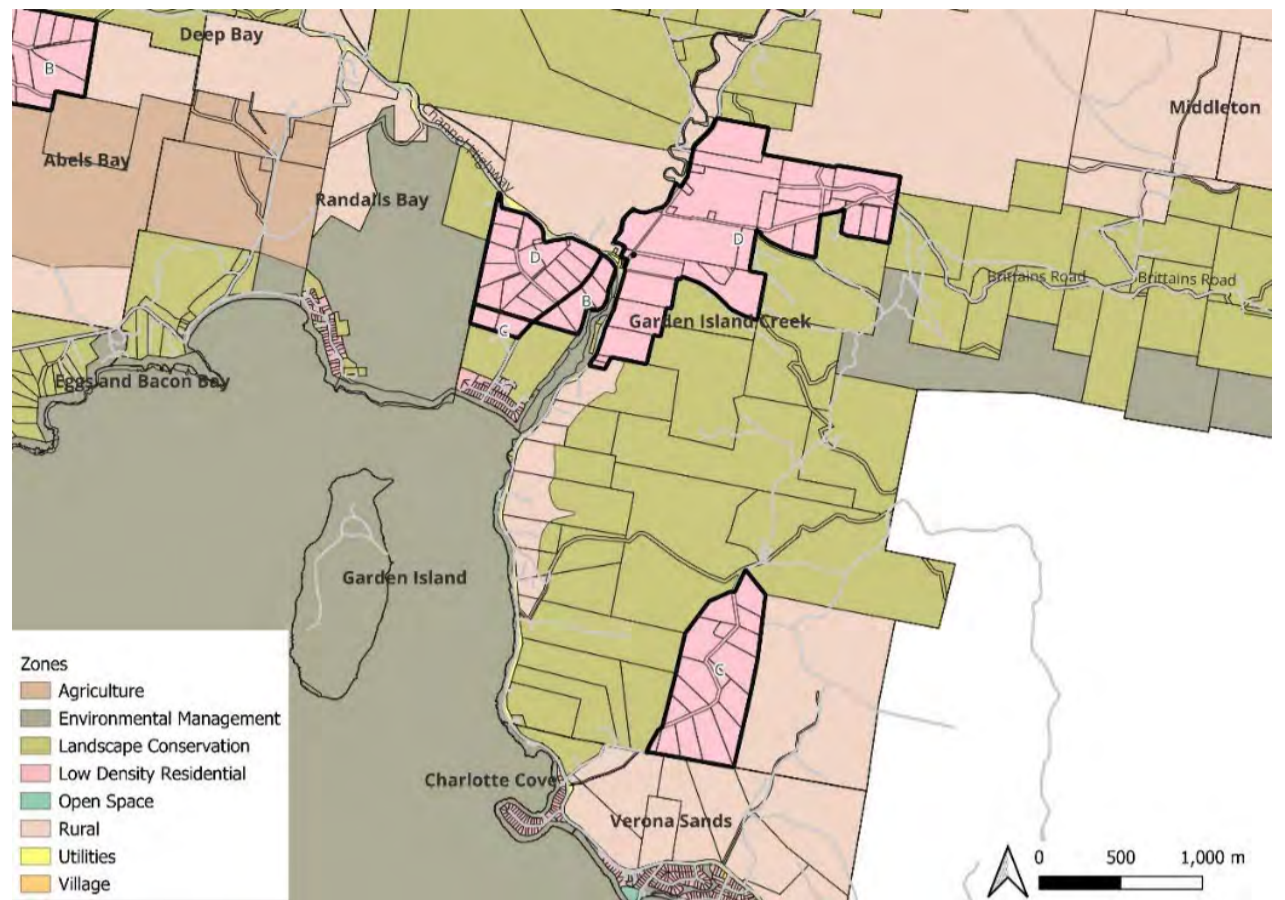


Figure 29: Location Plan with Zones

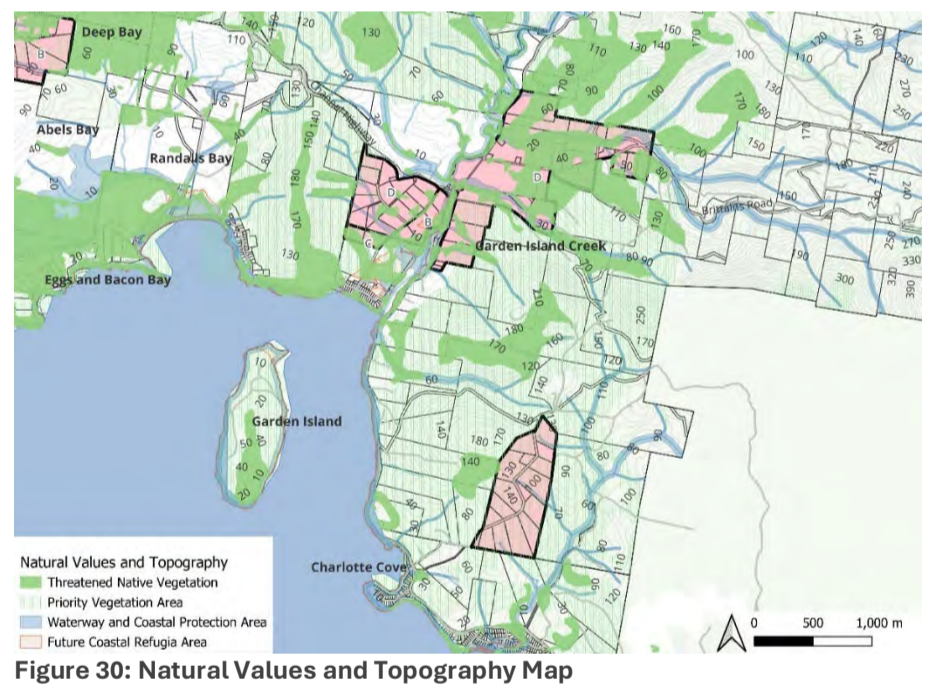


Figure 30: Natural Values and Topography Map

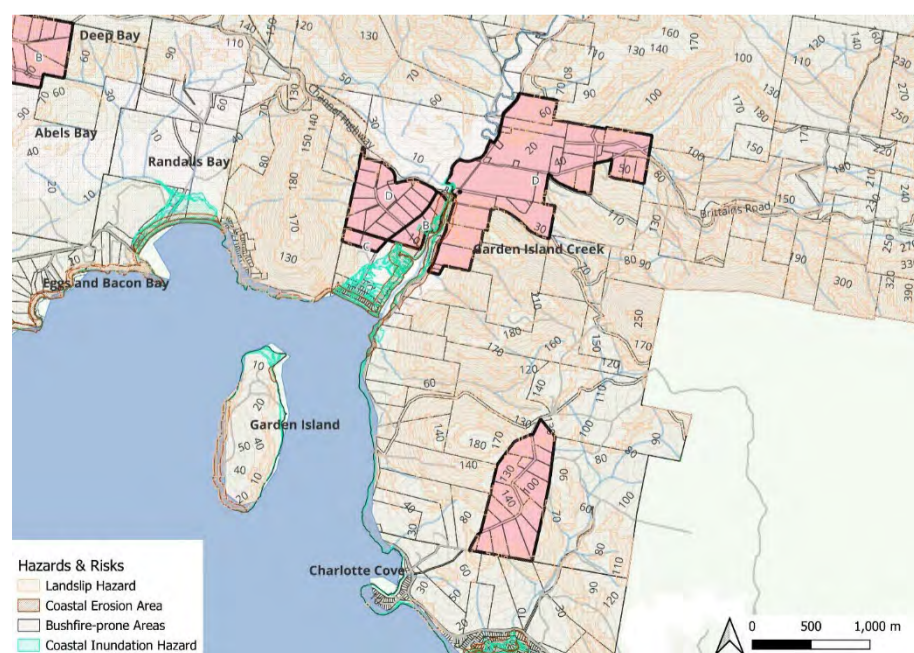


Figure 31: Hazards and Risks Map

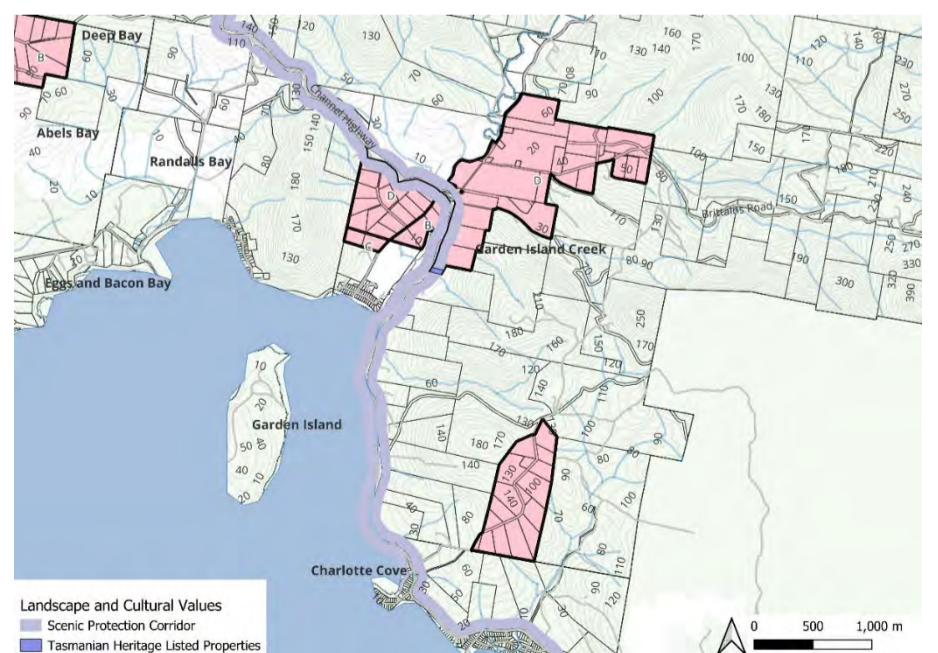


Figure 32: Landscape and Cultural Values Map

6.8 Cluster Map 8 – Gardners Bay / Deep Bay

Gardners Bay is located approximately 24 kilometers south of Huonville. The cluster includes one property in Deep Bay and covers an extensive cluster consisting of land Zoned Rural Living B, located on both sides of the Channel Highway. The surrounding land is zoned Rural, Environmental Management and Landscape Conservation

The cluster is significantly covered by the Priority vegetation overlay; some areas have the potential for threatened native vegetation. Areas adjacent to Gardners Bay are subject to the Waterway and coastal protection overlay.

Most of the cluster is Bushfire-prone and areas within the centre of the cluster are within the Landslip hazard overlay. Small areas in the north and northwest of the cluster lie within the Coastal erosion hazard area overlay some are identified as having the potential for Coastal inundation.

Areas adjacent to the Channel Highway are within the Scenic protection area overlay.

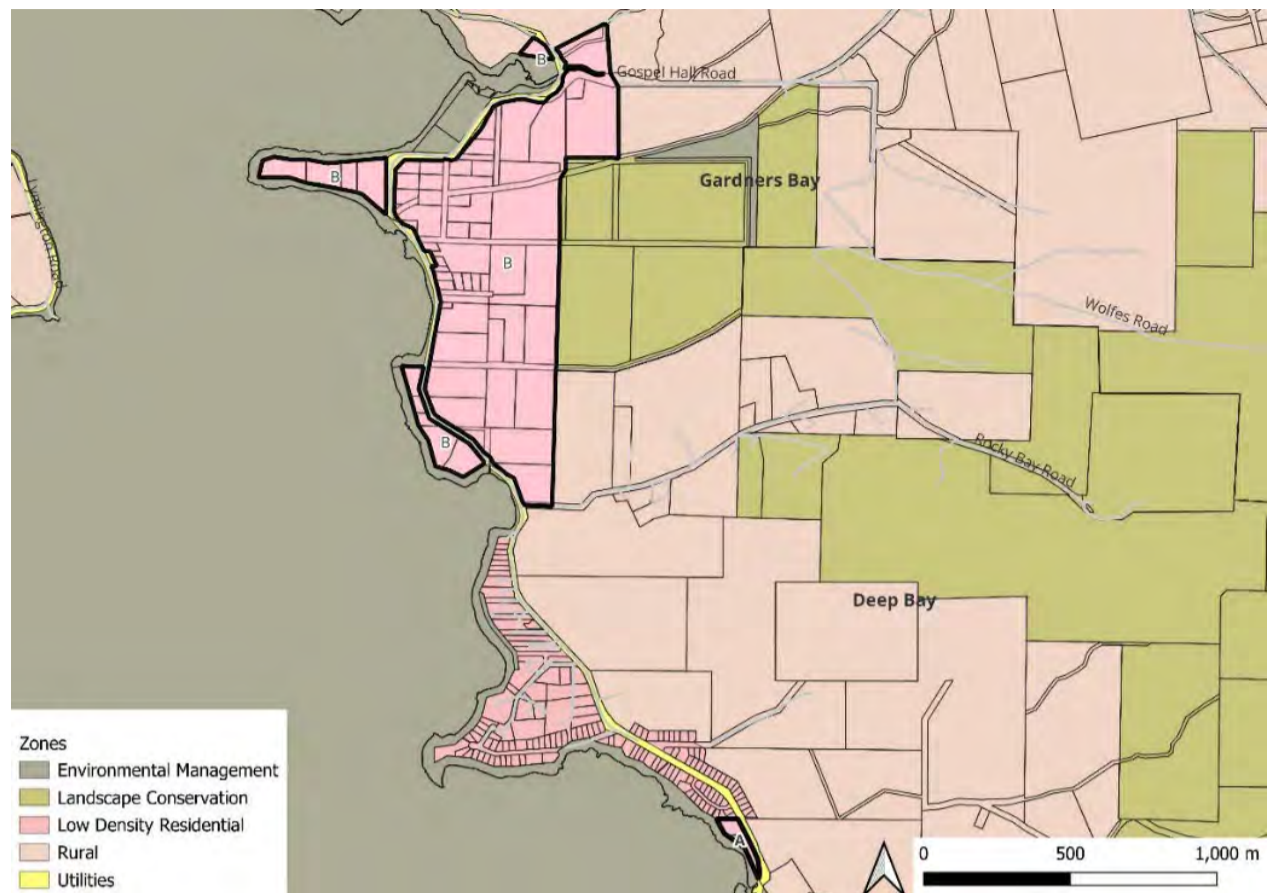


Figure 33: Location Plan with Zones

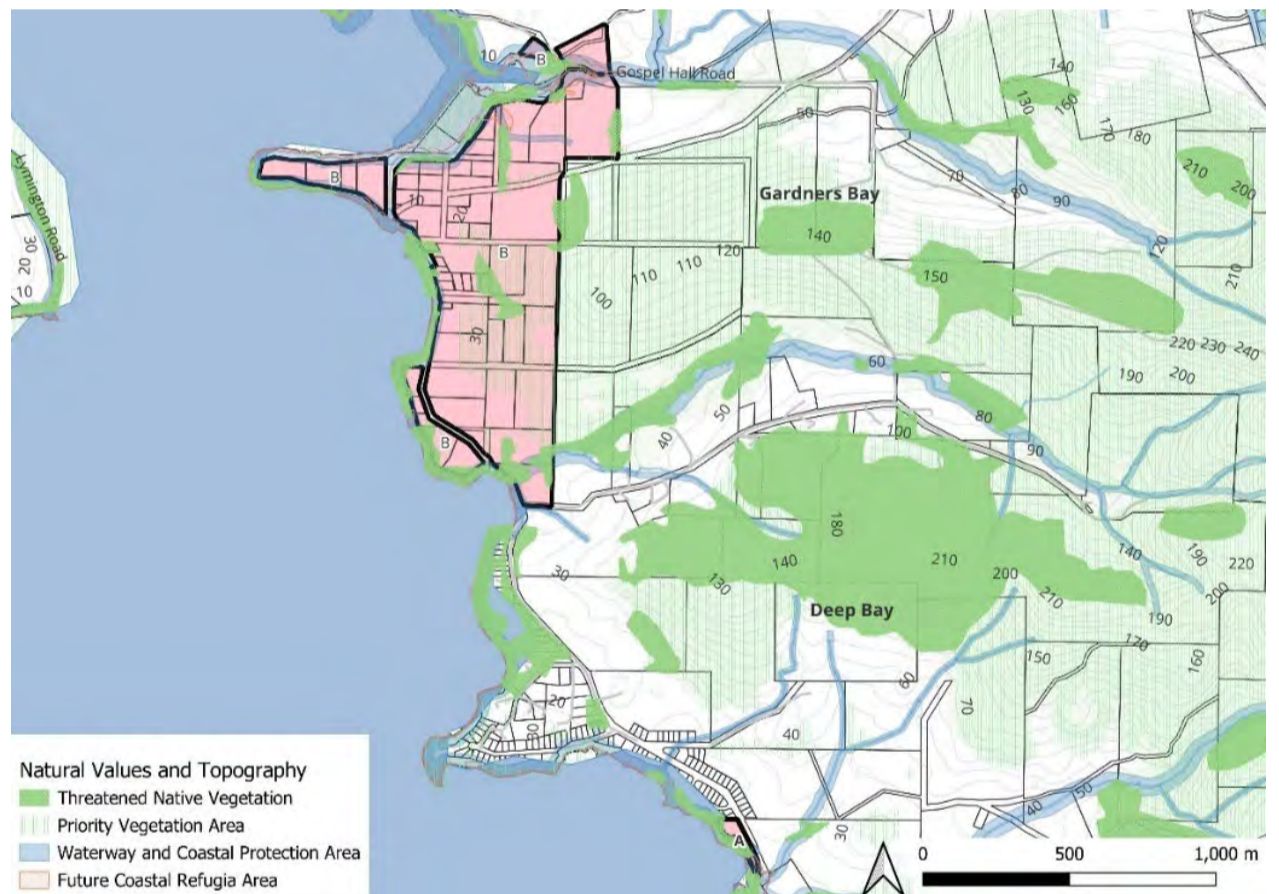


Figure 34: Natural Values and Topographic Map

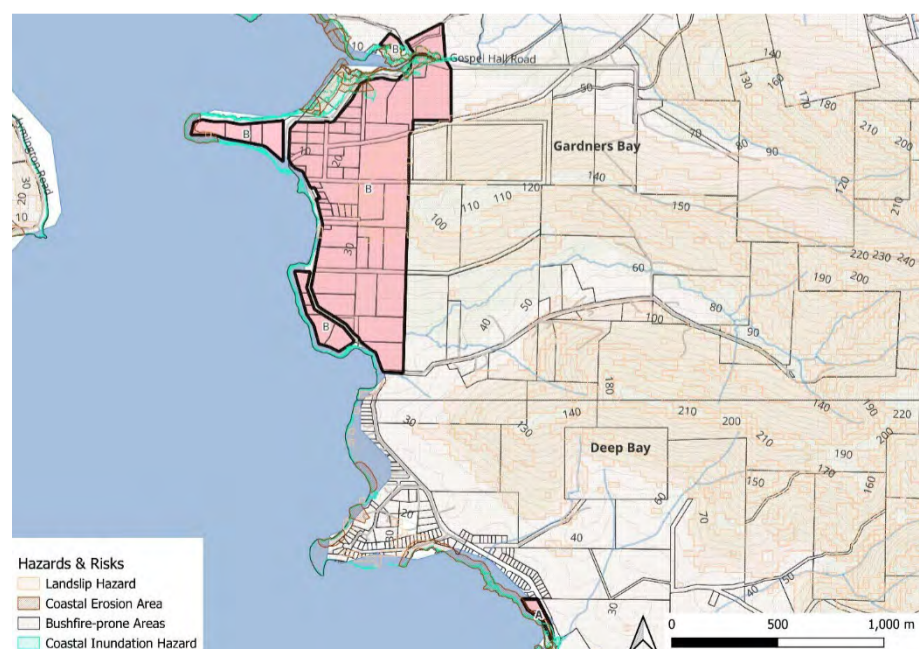


Figure 35: Hazards and Risks Map

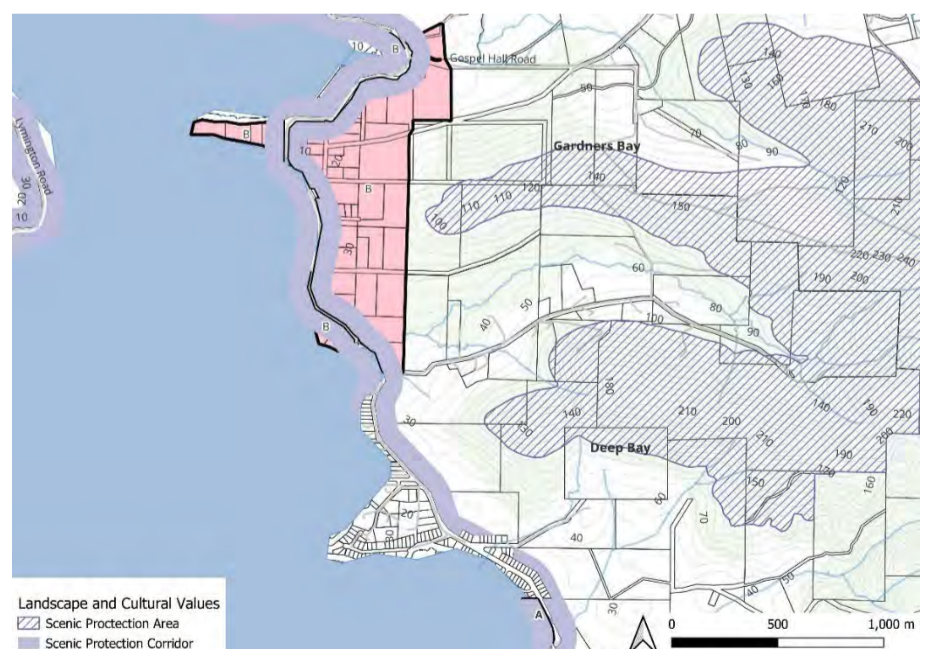


Figure 36: Landscape and Cultural Values Map

6.9 Cluster Map 9 - Geeveston

This area contains three clusters of Rural Living Zone, as described below:

Geeveston South

The southern cluster is zoned Rural Living B and largely surrounded by rural land with some general residential to the north and landscape conservation to the east. The cluster is dissected by the Kermandie River and Rileys Creek. Parts of the cluster are within the Priority vegetation overlay and the Landslip Hazard Areas overlay. The area is also partially within the Scenic road corridor along the Huon Highway. Parts of the cluster are connected to reticulated water.

Geeveston West

This cluster is zoned Rural Living A and largely surrounded by rural land with agriculture in the west. The eastern edge of the cluster abuts general residential land and community purpose land, Geeveston Primary School. The LUDS identifies an investigation area for residential opportunities north-west of the cluster. The cluster is connected to reticulated water.

Geeveston Far West

The third cluster begins approximately 2.3 km from the western edge of the township. Zoned Rural Living C it is largely surrounded by rural land with agriculture to the east. The cluster abuts a timber production zone in the west. The western part of the cluster has small areas with slope above 25 degrees. Crookes Rivulet dissects the cluster to the west of Costains road with other minor tributaries and waterways in the region. Parts of the cluster are mapped within the priority vegetation overlay. The cluster is also in parts within mapped areas of Landslip Hazard Area. Parts of the cluster are connected to reticulated water.

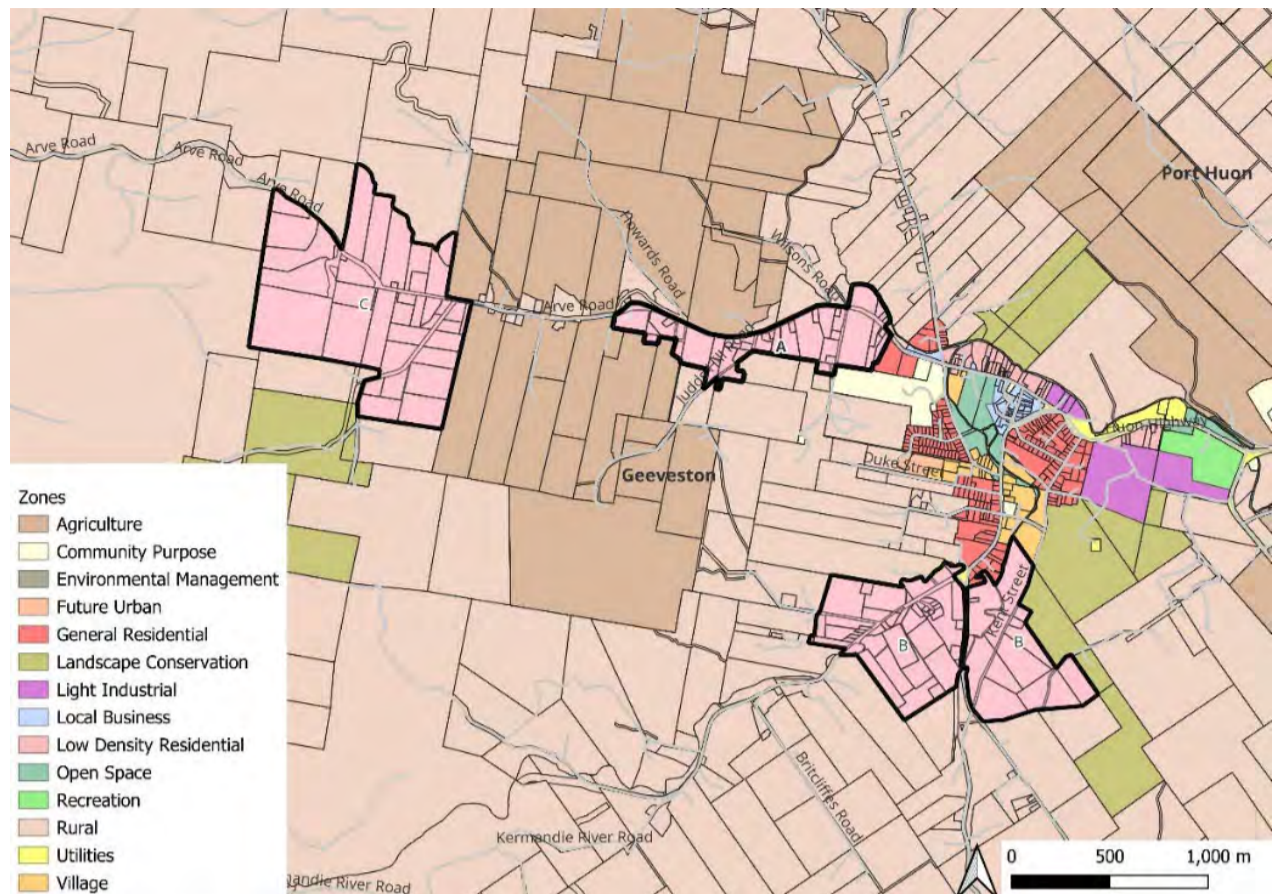


Figure 37: Location Plan with TPS zones

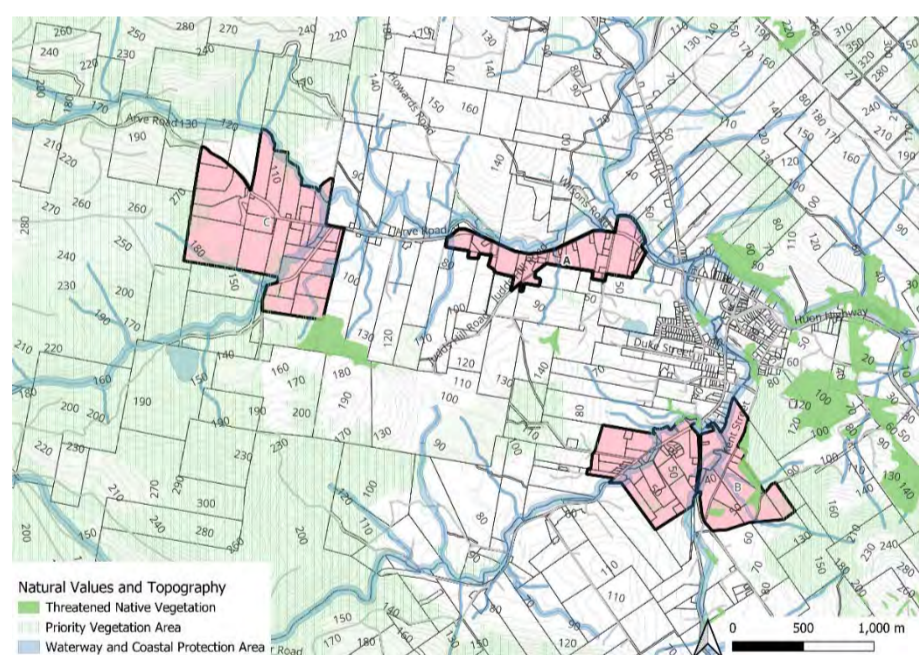


Figure 38: Natural Values

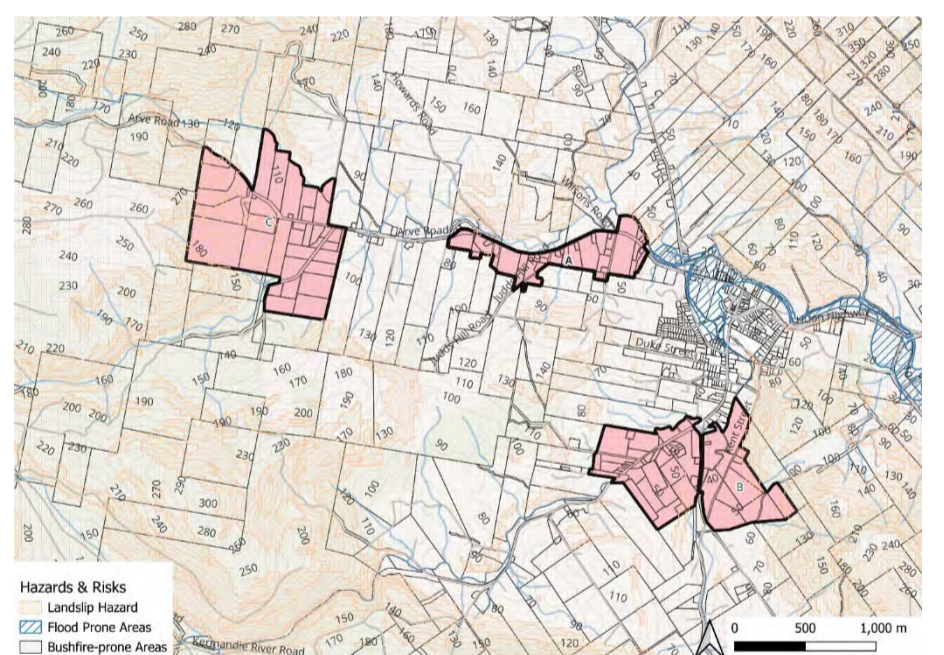


Figure 39: Hazards and Risks

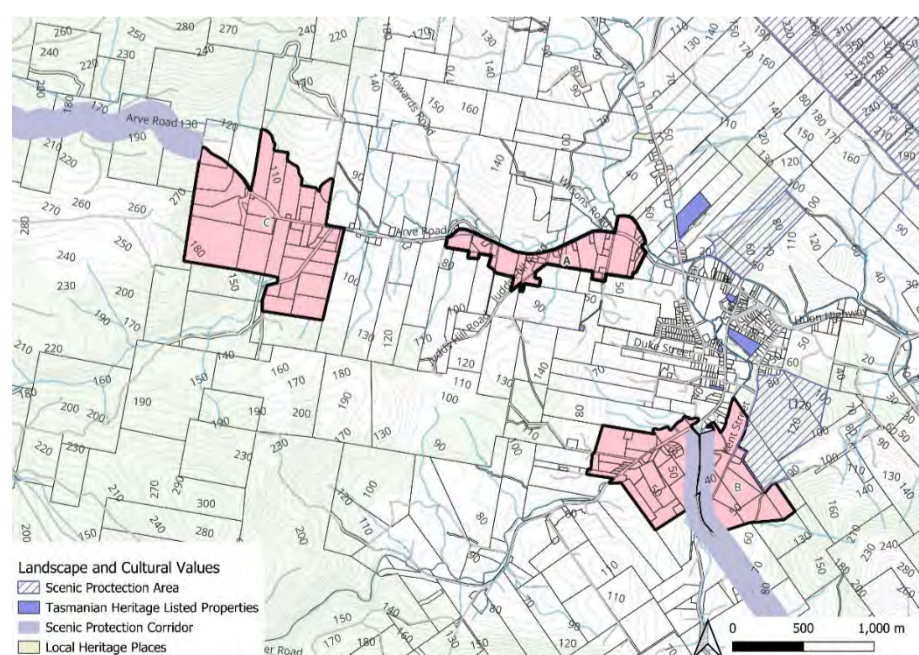


Figure 40: Landscape and Cultural Values

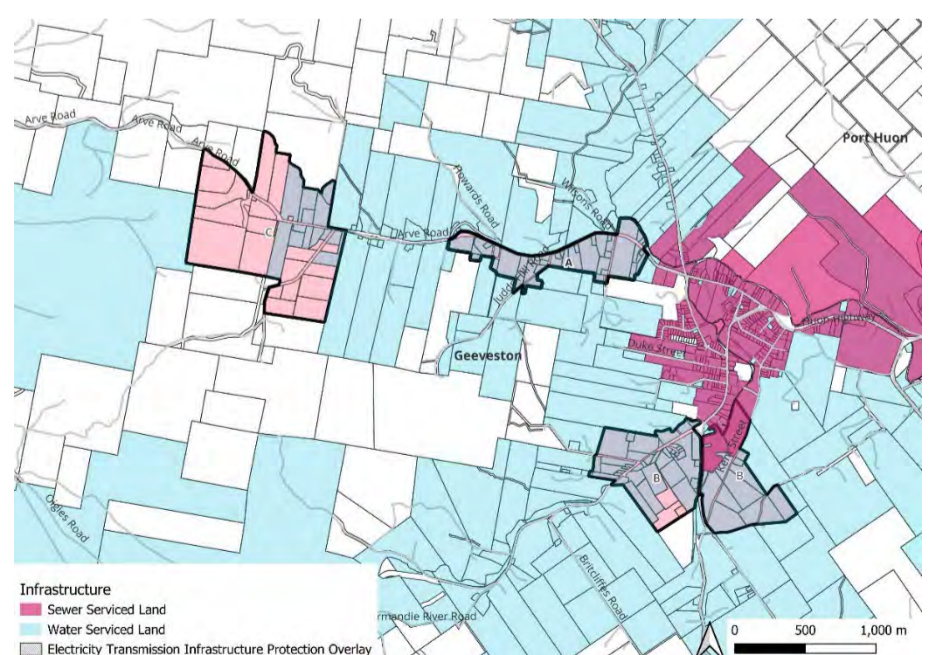


Figure 41: Infrastructure

6.10 Cluster Map 10 – Glen Huon

Glen Huon is located approximately 10 kilometres west of Huonville. This area contains two clusters of Rural Living described below:

Glen Huon east

The Glen Huon east cluster is dissected by Glen Huon Road in the north, with Lanes Road running through or adjacent to much of the cluster. The cluster is zoned a mix of Rural Living A and C. Agriculture zoned land lies to the north of the cluster, with the rest of the land surrounded by Rural zoning with the exception of Landscape Conservation zoning in the southeast.

Some areas of the cluster are impacted by the Priority Vegetation overlay with the potential for threatened native vegetation. The cluster is dissected by several watercourses which lie within the mapped Waterways and coastal erosion area overlay. The cluster is Bushfire-prone and the northern part of the cluster is significantly within the Landslip hazard overlay with some areas also identified in the south.

Glen Huon west

Glen Huon west cluster is zoned Rural Living B. Land surrounding the cluster is primarily zoned Rural. Small areas within the cluster are impacted by slopes above 25 degrees. Most of the cluster is subject to the Priority vegetation overlay with the potential for threatened native vegetation in some locations. The cluster is dissected by several watercourses mapped Waterways and coastal erosion area overlay. The cluster is Bushfire-prone and approximately 50% of the cluster is mapped within the Landslip hazard overlay. The northern tip of the cluster is subject to the Flood-prone areas overlay.

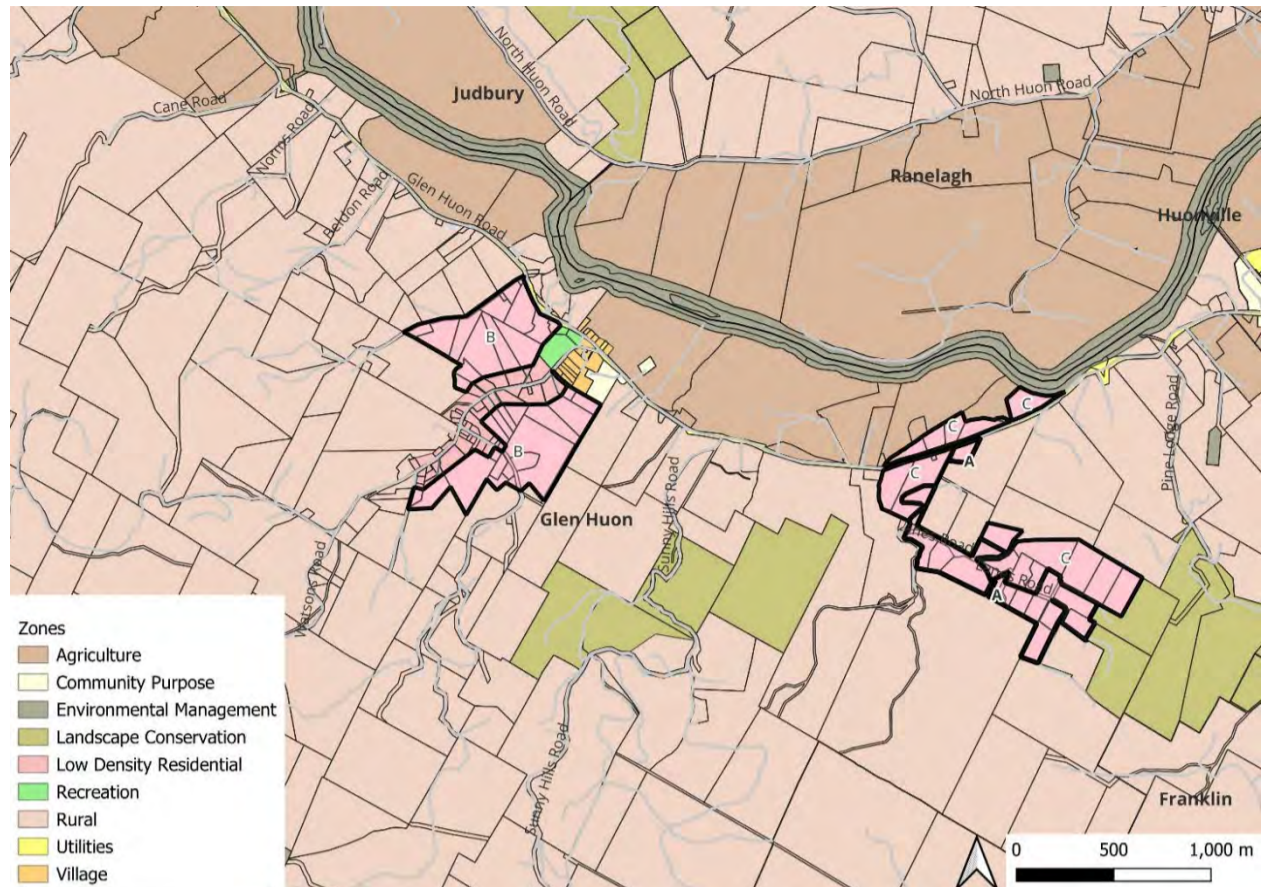


Figure 42: Location Plan with Zones

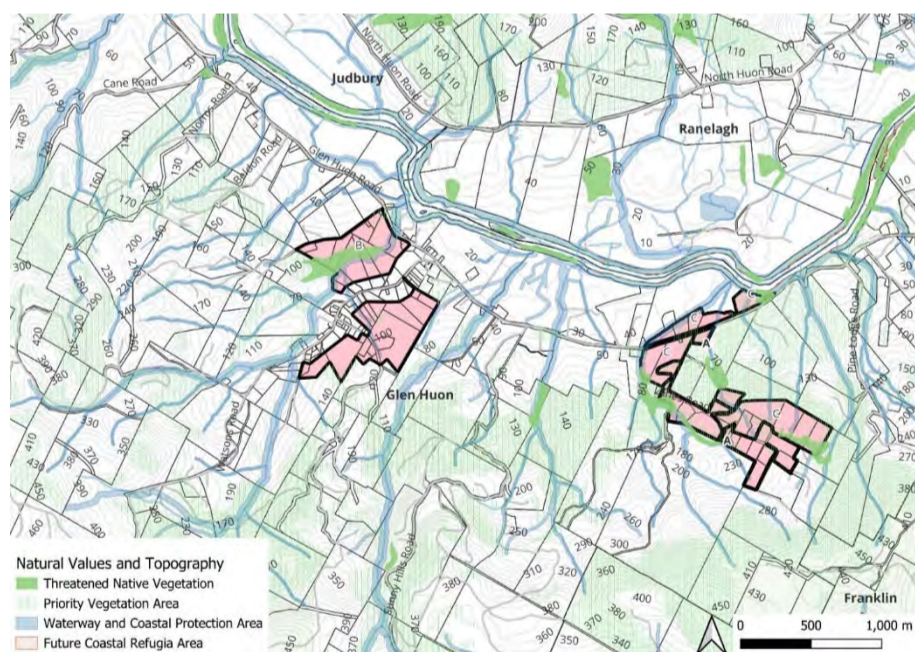


Figure 43: Natural Values and Topography Map

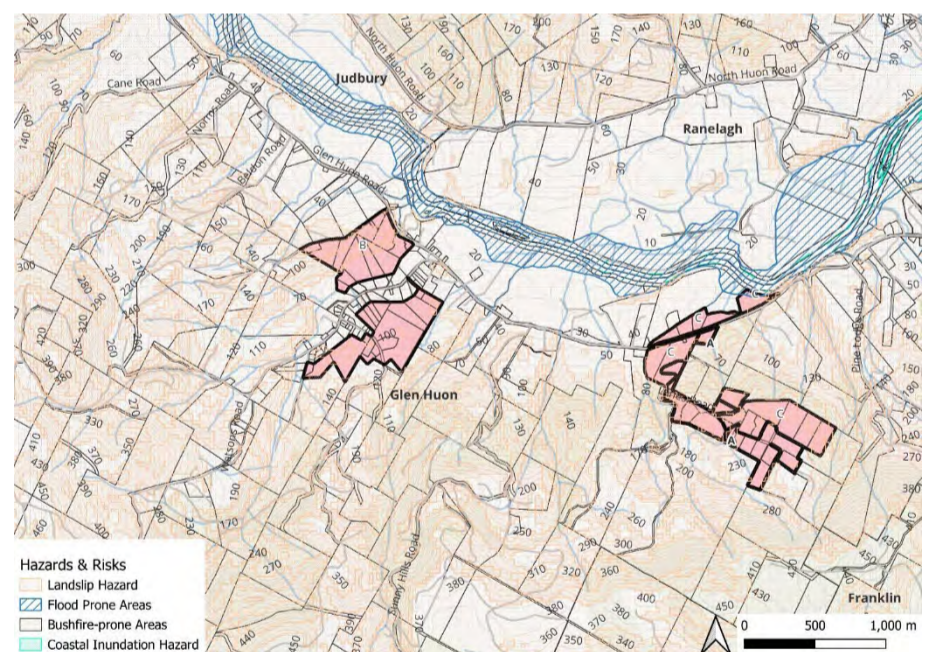


Figure 44: Hazards and Risks Map

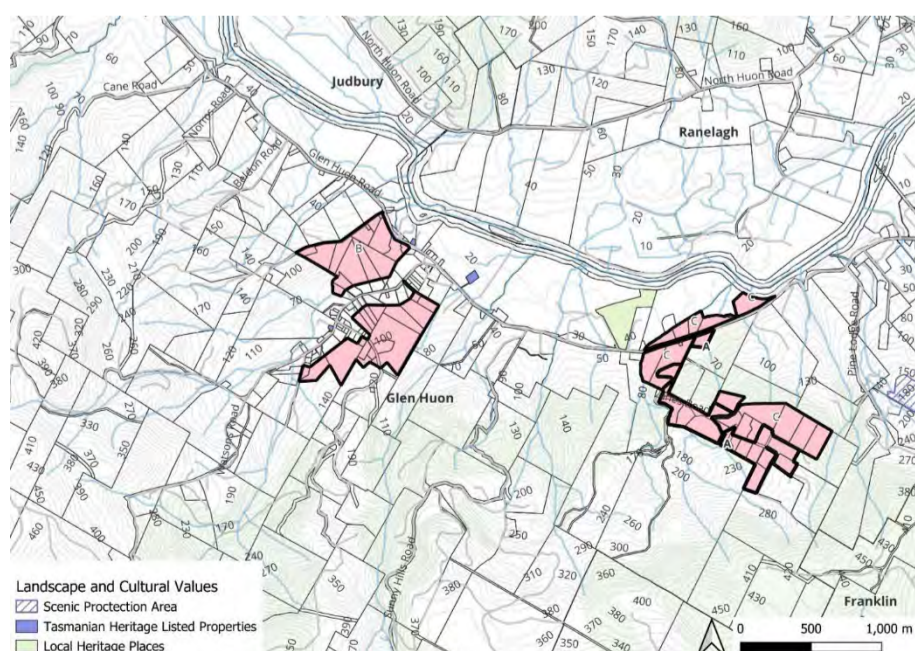


Figure 45: Landscape and Cultural Values Map

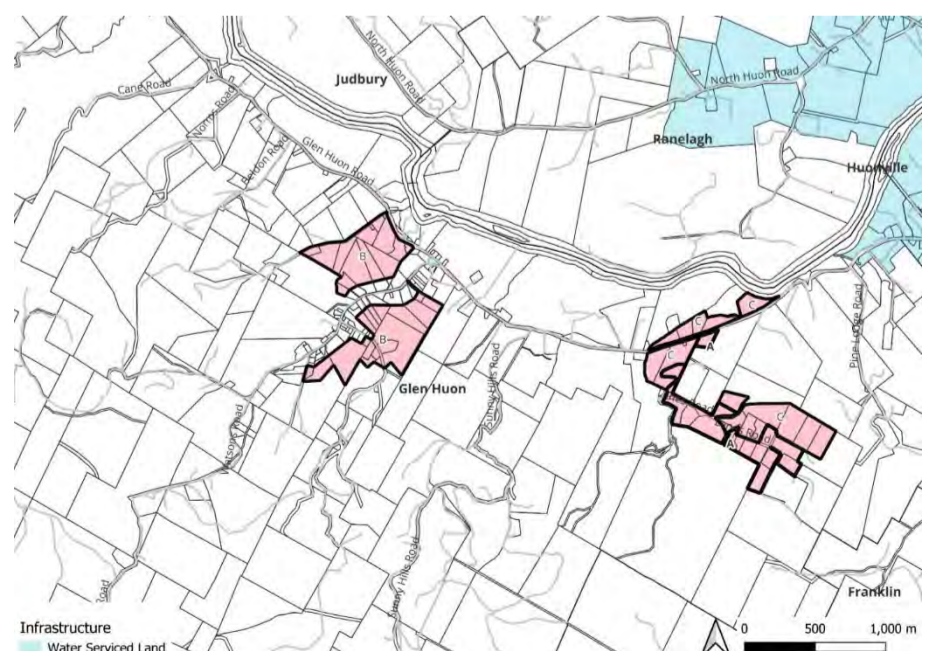


Figure 46: Infrastructure Map

6.11 Cluster Map 11 – Grove

Grove is located approximately 7 kilometres north of Huonville. The cluster is dissected by the Huon Highway with land to the north zoned Rural Living A and land to the south Rural Living C. Agriculture zoned land lies to the north and southwest of the cluster, Rural to the east and Landscape Conservation in the southeast. An area of Low Density Residential zoned land lies to the north of the Huon Highway adjacent to the area of the cluster zoned Rural Living A.

Parts of the cluster are subject to slopes above 25 degrees. Most of the cluster is subject to the Priority vegetation overlay code with areas identified as having the potential for threatened native vegetation. A number of watercourses run through the site with some mapped within the Waterway and coastal protection overlay.

The cluster is Bushfire-prone with much of the cluster also within the Landslip hazard overlay.

Areas adjacent to the Huon Highway are within the mapped Scenic protection corridor for the Highway.

Three lots in the northwest corner of the cluster are connected to reticulated water.

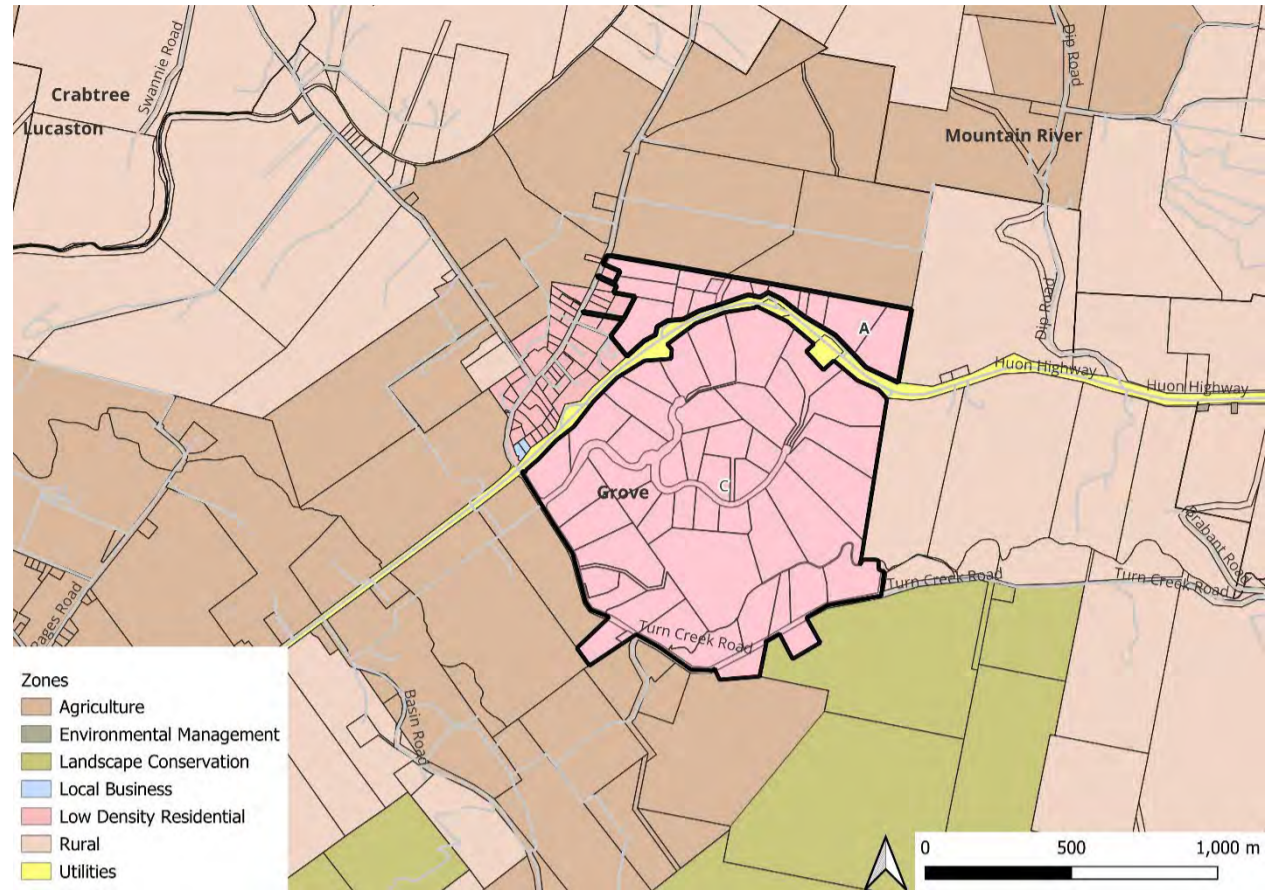


Figure 47: Location Plan with Zones

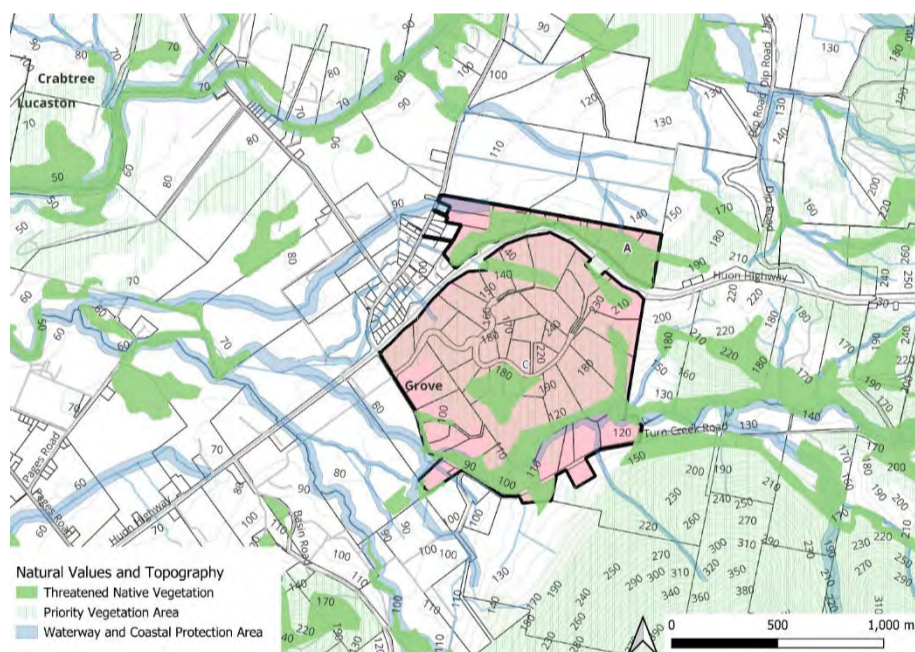


Figure 48: Natural Values and Topography Map

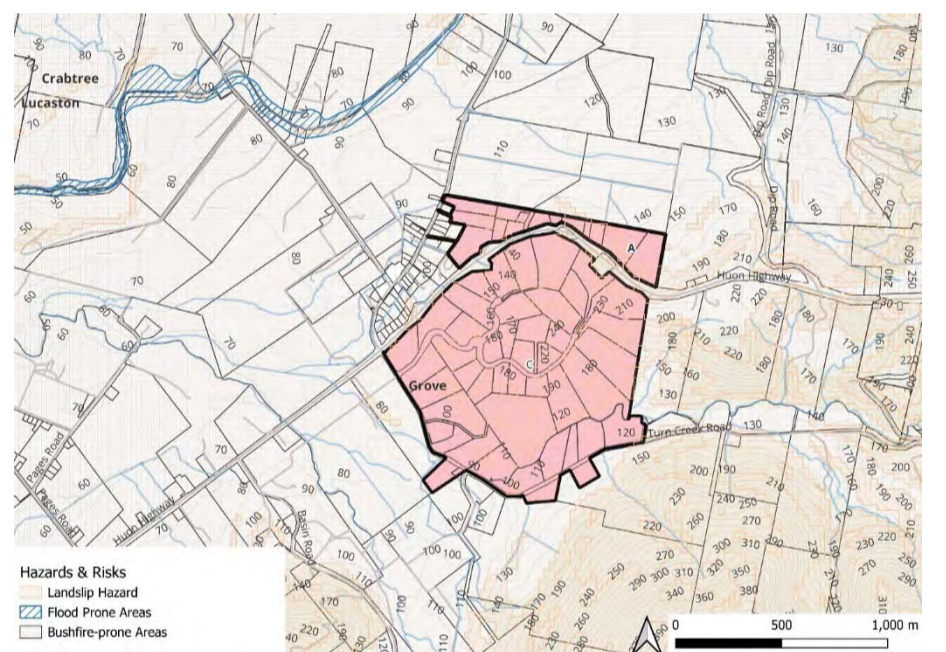


Figure 49: Hazards and Risks Map

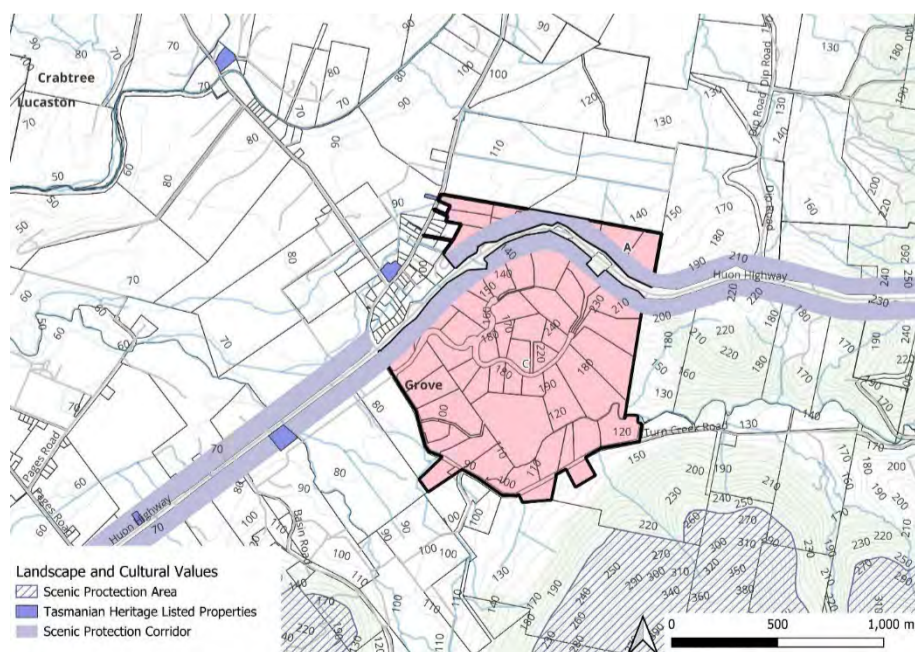


Figure 50: Landscape and Cultural Values Map

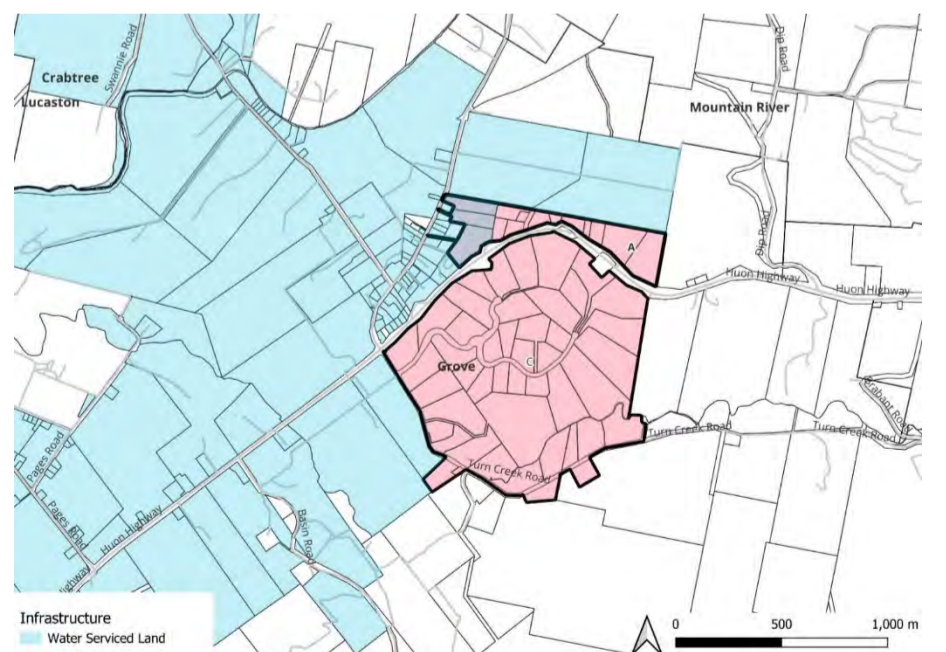


Figure 51: Infrastructure Map

6.12 Cluster Map 12 – Hastings / Southport / Loon River

The localities of Hastings and Lune River lie approximately 60 kilometres south of Huonville. There are three clusters of Rural Living described below including the northern part of Southport:

Lune River

The Lune River area, is zoned Rural Living D. The area is abutted by the Lune River to the east and is near timber production zone. There is Priority vegetation including potential threatened native vegetation is identified on part of the area. Land around the numerous watercourses is impacted by the Waterway and coastal protection area overlay. The cluster is Bushfire-prone and the majority of the area lies within the coastal inundation hazard overlay.

Hastings west

Hastings west cluster is zoned Rural Living D; it abuts Hastings Bay to the west and is dissected by Hastings Cave Road. Surrounding land is zoned Environmental management and Rural.

The Rural land identified as a permanent timber production zone with areas of production forest. An area of community purpose land lies within the cluster. The Rural land identified as a permanent timber production zone with areas of production forest.

Parts of the cluster have slopes above 25 degrees. The cluster is traversed by numerous watercourses and is impacted by the Waterway and coastal protection overlay.

The cluster is Bushfire-prone and the west of the cluster has the potential for coastal inundation.

Land along Hastings Caves Road is impacted by the scenic protection corridor overlay.

Hastings east /Southport

This cluster is zoned Rural Living D. It is dissected by the Huon Highway which also marks the extent of the cluster in the southeast, while Hastings Caves Road runs along the southern boundary in the west of the area. The Rural land identified as a permanent timber production zone with areas of production forest.

Parts of the cluster in the east have slopes above 25 degrees and the cluster is traversed by numerous watercourses. The cluster is identified as containing priority vegetation with the potential for threatened native vegetation. The cluster is Bushfire-prone and a small area of the northwest of the cluster is impacted by the Landslip overlay. Land along Hastings Caves Road and the Huon Highway is impacted by the scenic protection corridor overlay.

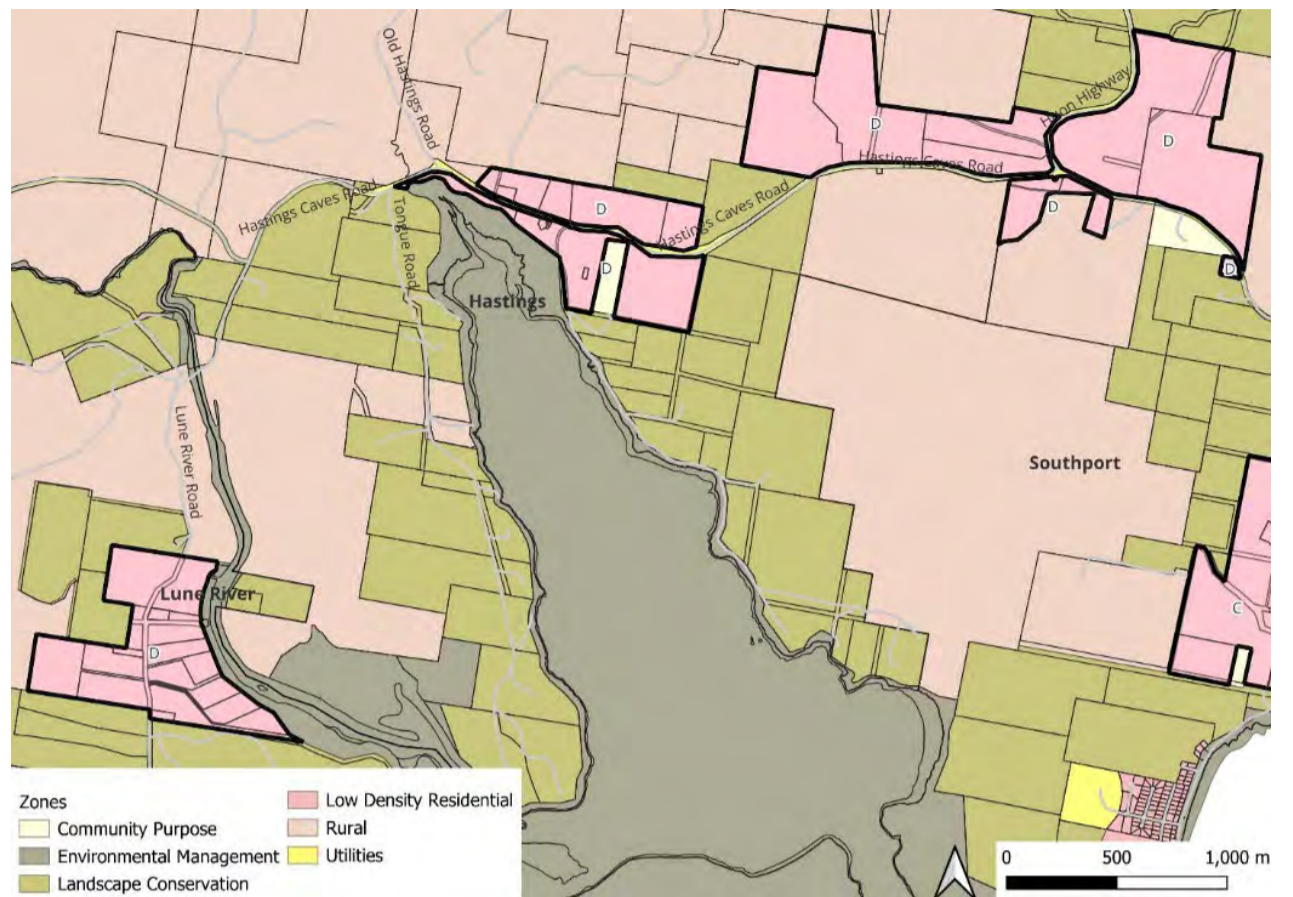


Figure 52: Location plan with Zones

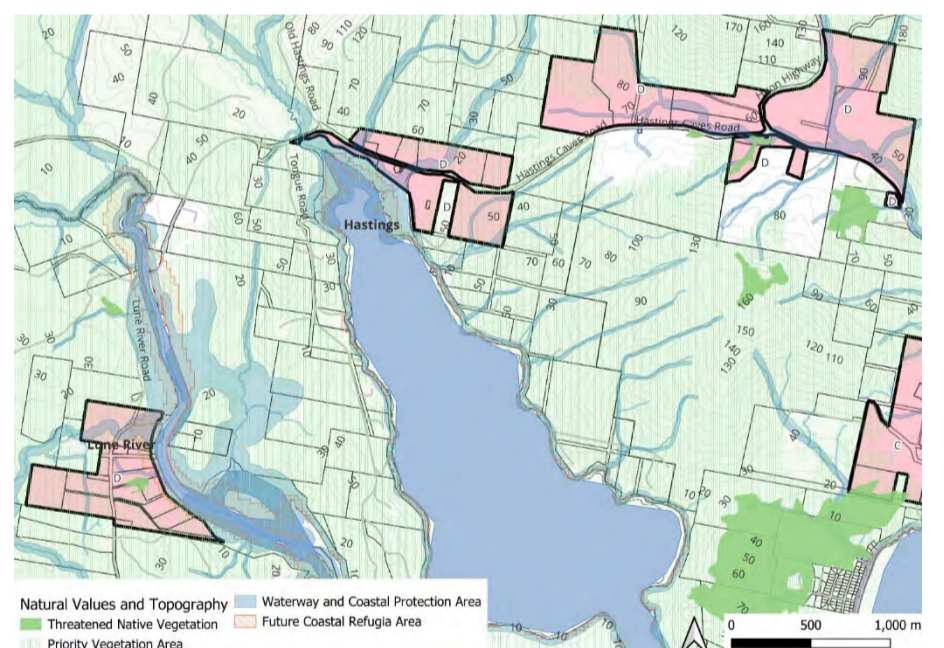


Figure 5655: Natural Values and Topography Map

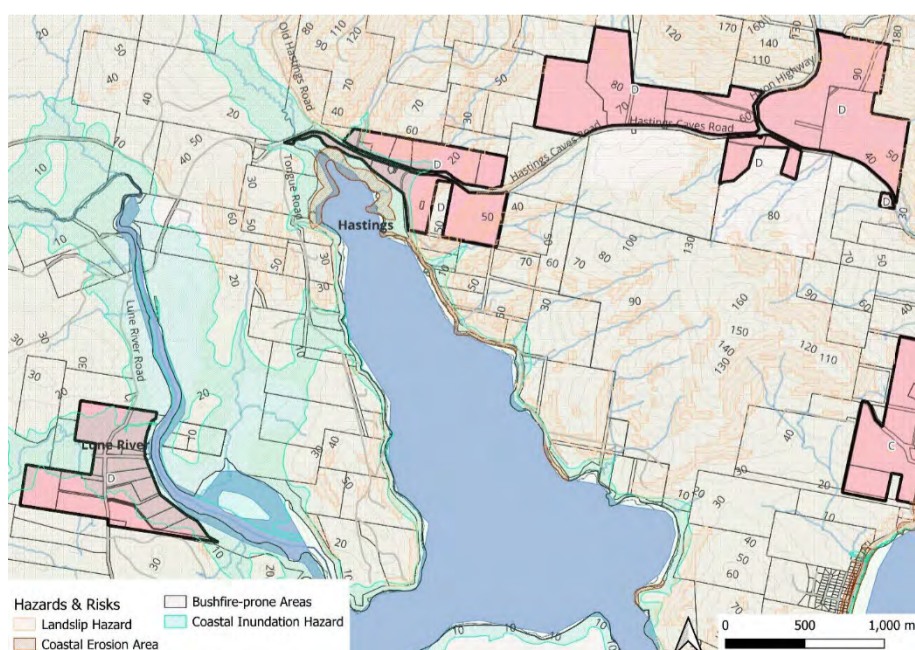


Figure 53: Hazards and Risks Map

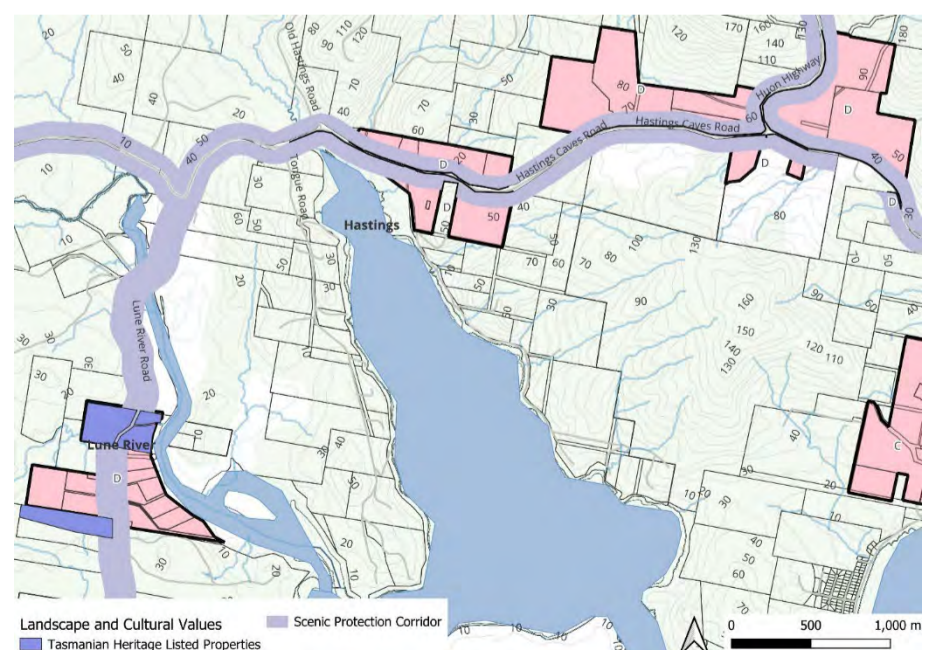


Figure 54: Landscape and Cultural Values Map

6.13 Cluster Map 13 – Huonville

Huonville contains three clusters described below.

Huonville east

The Huonville east cluster is bounded by Voss Road. Most of the land is zoned Rural Living A with a single lot of Rural Living D. The cluster is surrounded by land zoned Landscape Conservation, Rural, Agriculture and General Residential. A small area of the cluster is identified in the LUDS as an investigation area. Areas of the cluster are within the Priority vegetation area, areas adjacent to watercourses have also been identified as having the potential for threatened native vegetation. Several watercourses lie within the cluster; some are subject to the Waterway and coastal protection area overlay. The cluster is Bushfire-prone and much of the northern part and some areas in the south subject to the Landslip hazard overlay. A small number of lots in the southwest are connected to reticulated water; three lots in are connected to sewerage.

Huonville south

The Huonville south cluster lies either side of Flood Road and bounded by Skinners Creek in the north. Most of the cluster is zoned Rural Living A, with a single lot zoned Rural Living D. Surrounding land is zoned Rural and Landscape Conservation. North of Skinners Creek land is zoned General Residential. The south of the cluster lies within the Priority vegetation overlay with potential for threatened native vegetation. Several watercourses dissect the northern area of the cluster and the cluster is also Bushfire-prone. Much of the land in the southeast corner is subject to the Landslip hazard overlay. The western edge of the cluster is subject to the Coastal inundation hazard overlay. The southern part of the cluster is impacted by the Scenic protection corridor overlay associated with The Esplanade and Channel Highway. This area also contains a Tasmanian Heritage Property, the Ferry Inn. Most of the cluster is connected to reticulated water and sewerage.

Huonville west

The Huonville west cluster lies is zoned Rural Living A and is surrounded by Rural, Environmental Management, Agriculture and Recreation (Huon Valley Golf Club). Much of the cluster lies within the Priority vegetation overlay, some areas with potential for threatened native vegetation. The southeast corner contains a number of watercourses. The cluster is Bushfire-prone and some areas are subject to the Landslip hazard overlay. Areas adjacent to the Huon River has the potential for flooding. A small number of lots within the cluster are connected to reticulated water.

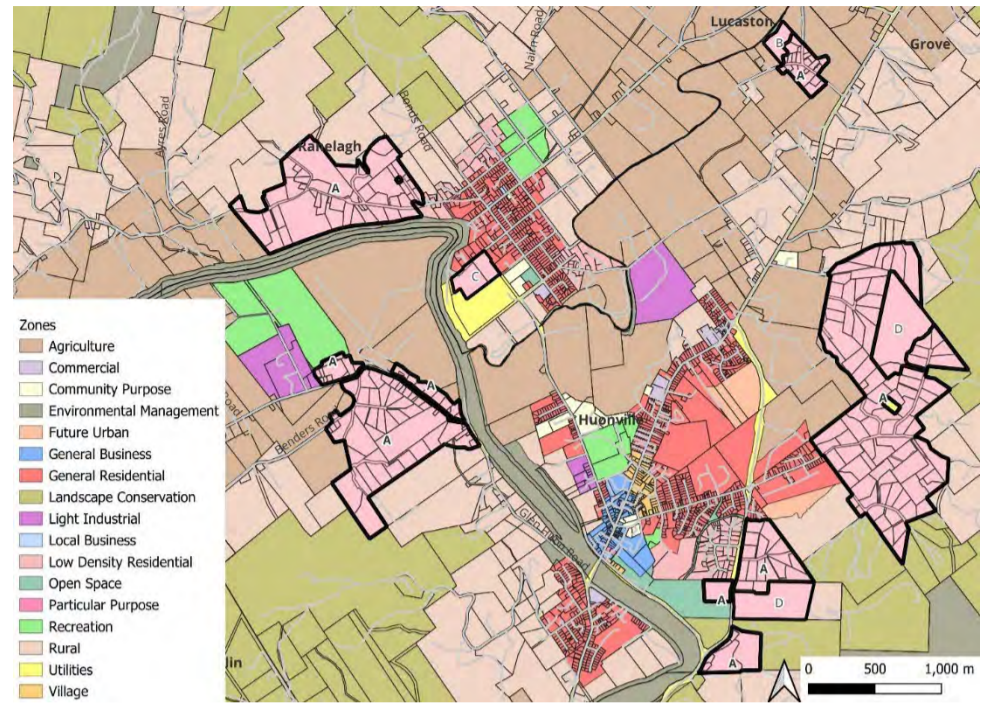


Figure 55: Location Plan with Zones

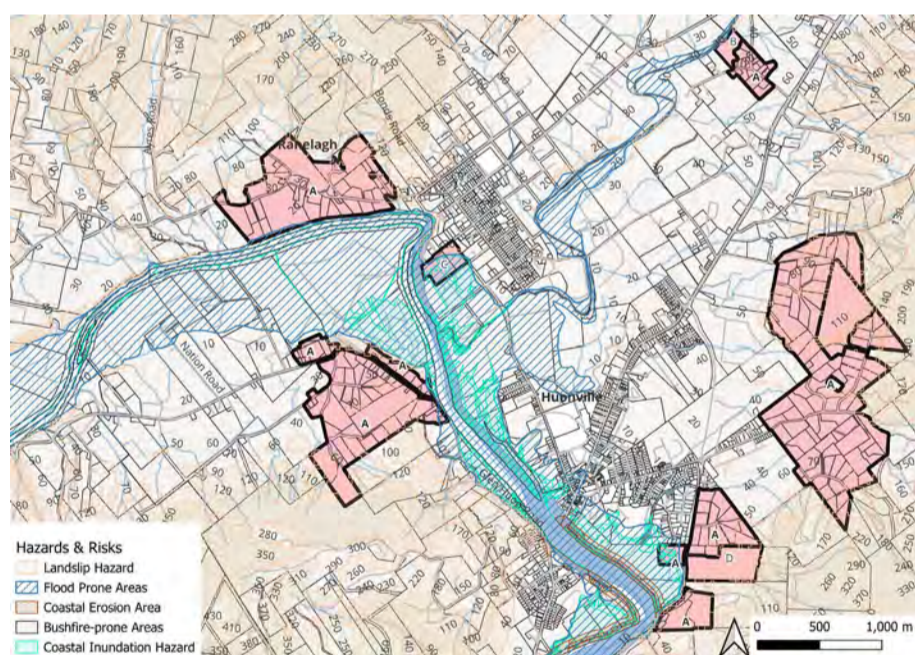


Figure 56: Hazards and Risks Map

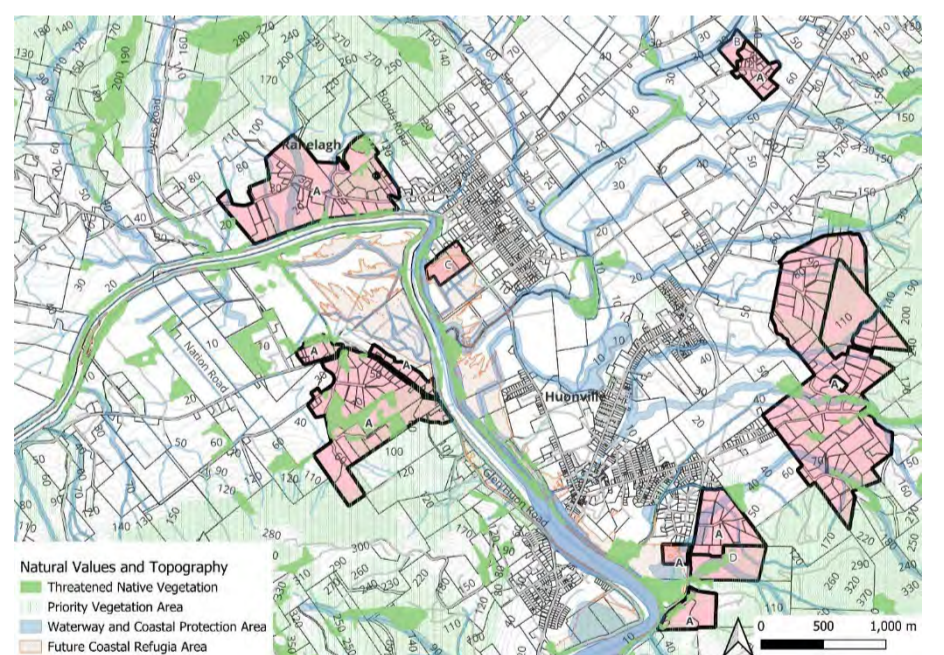


Figure 57: Natural Values and Topography Map

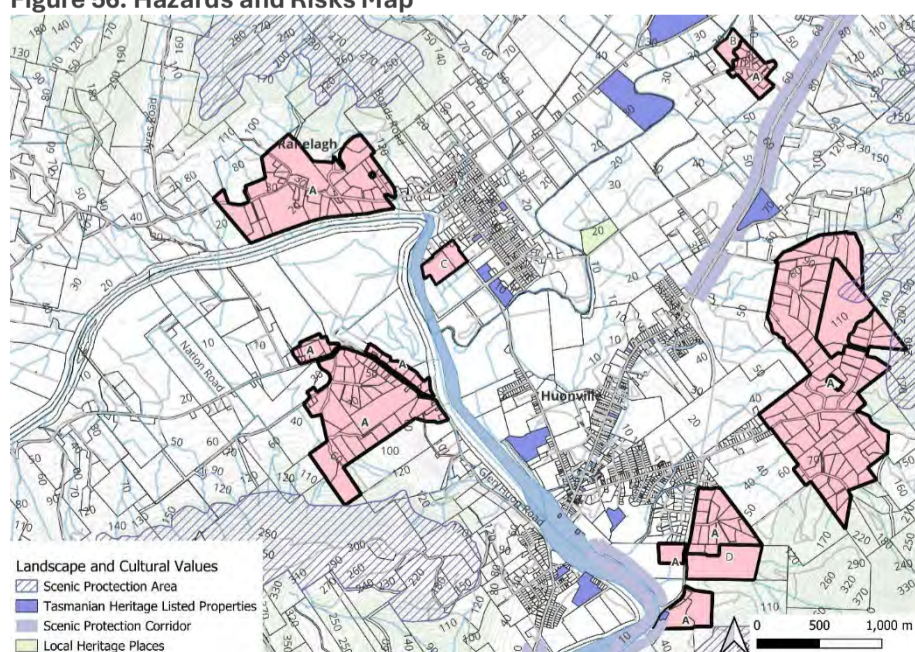


Figure 58: Landscape and Cultural Values Map

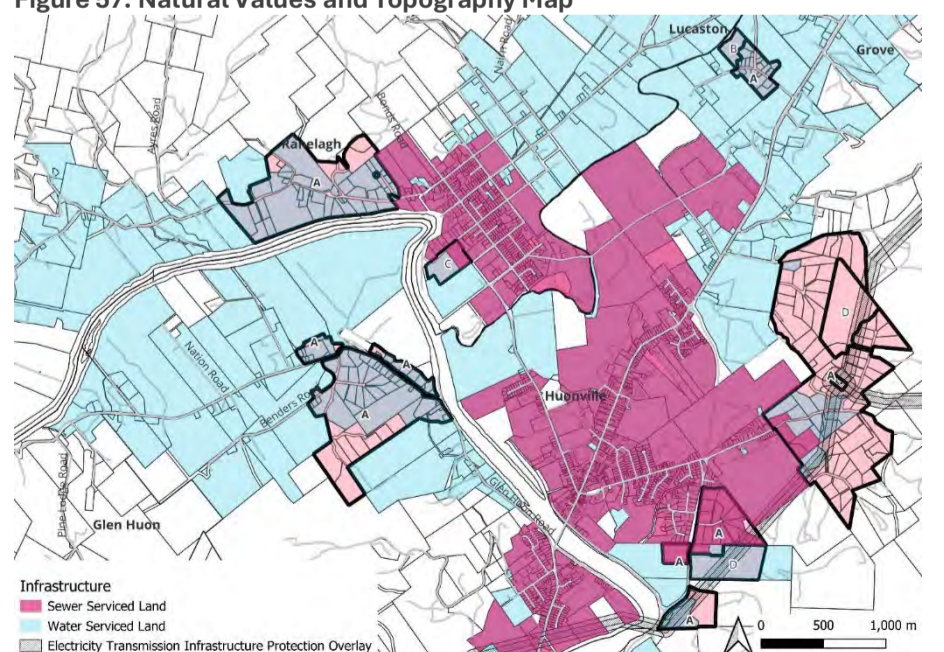


Figure 59: Infrastructure Map

6.14 Cluster Map 14 – Judbury

Judbury is located approximately 16 kilometres west of Huonville. The cluster is zoned Rural Living C.

The cluster is bounded by an informal reserve and the Huon River to the south with surrounding land is zoned Agriculture, Rural, Landscape Conservation and Community Purpose.

Small areas of the cluster have slope above 25 degrees. The southern portion of the cluster is within the mapped Priority vegetation overlay with one area identified as having the potential for threatened environmental vegetation.

Several watercourses dissect the cluster and are mapped within the Waterway and coastal protection area overlay. The cluster is bushfire-prone and some areas are subject to the Landslip Hazard overlay.

Most of the cluster is connected to reticulated water.

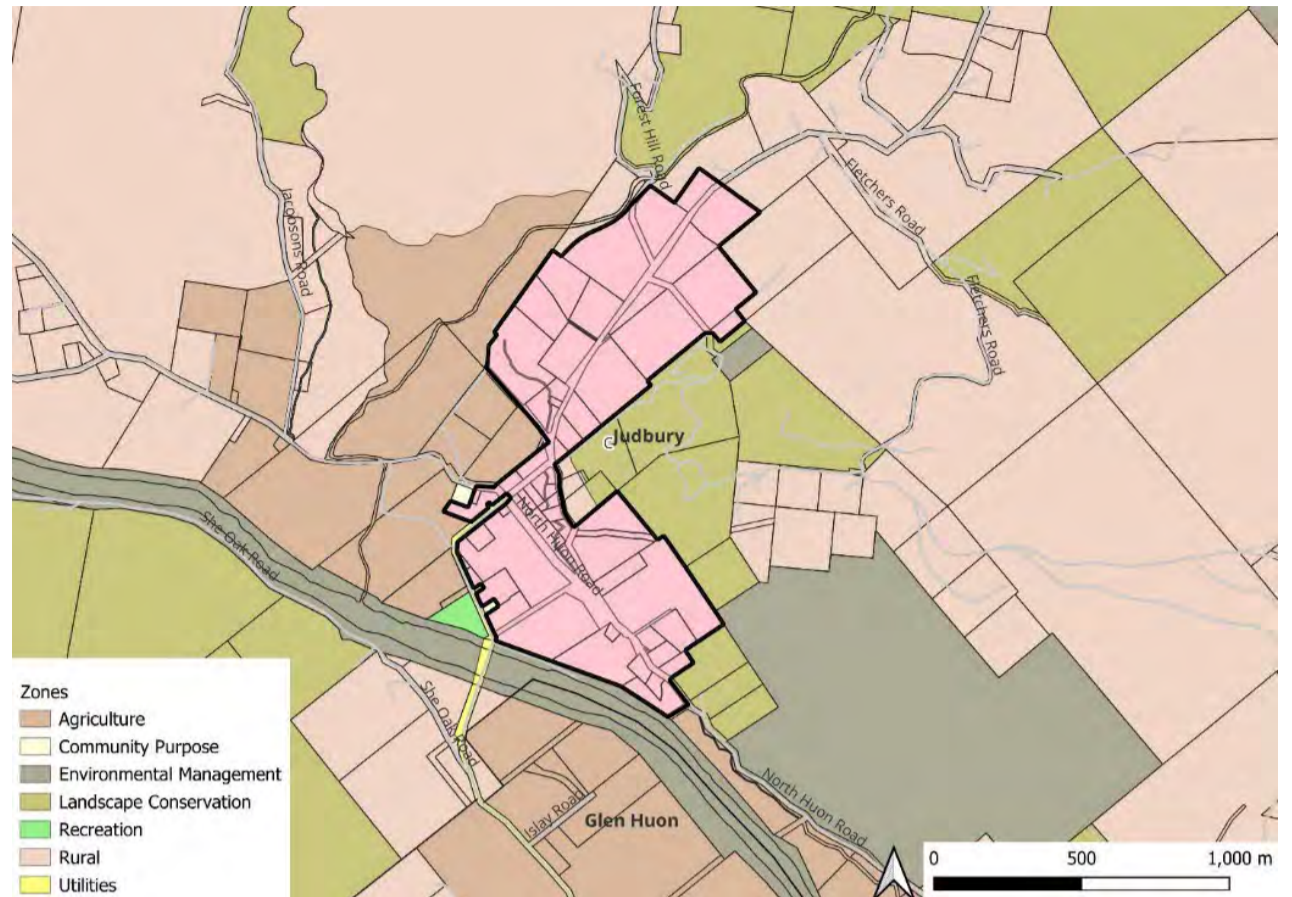


Figure 60: Location Plan with Zones

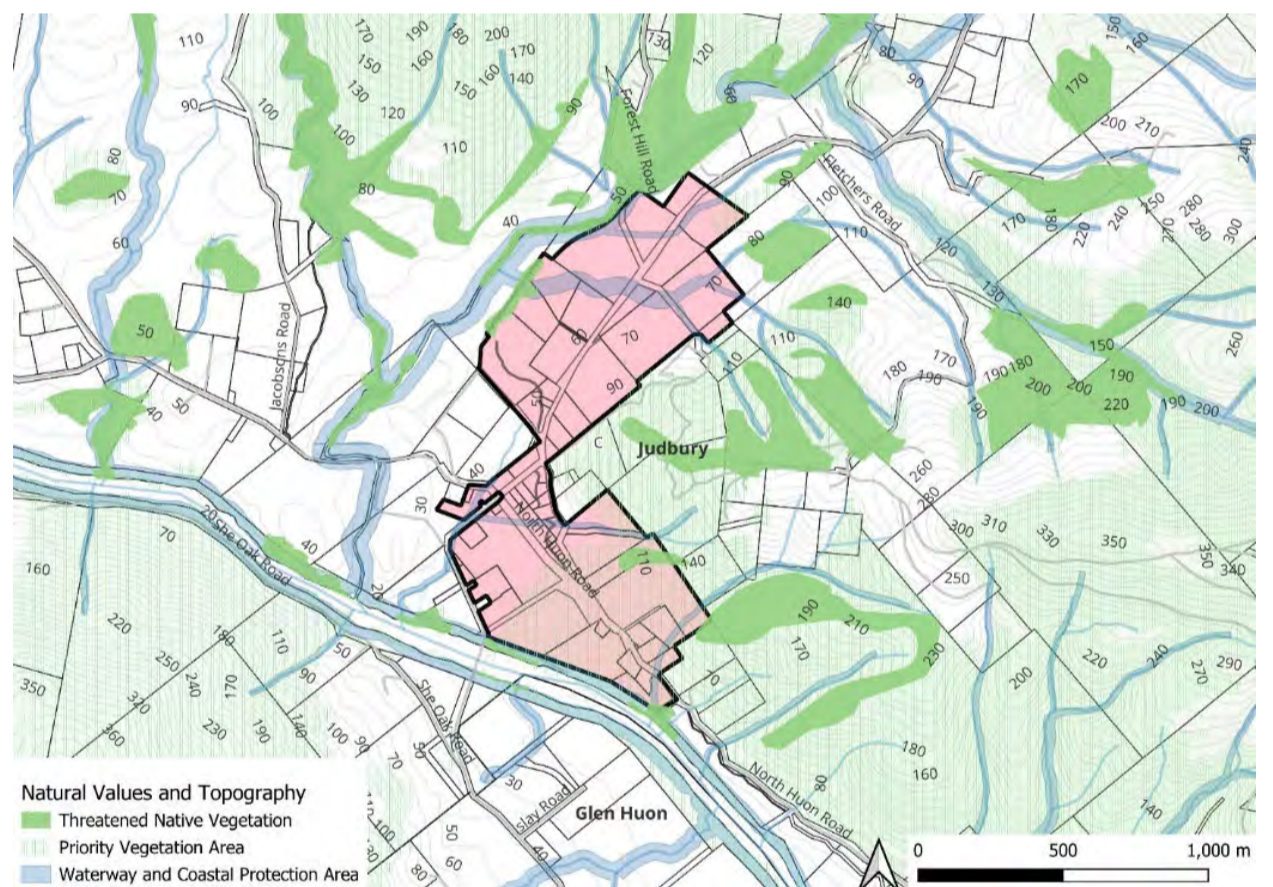


Figure 61: Natural Values and Topography Map

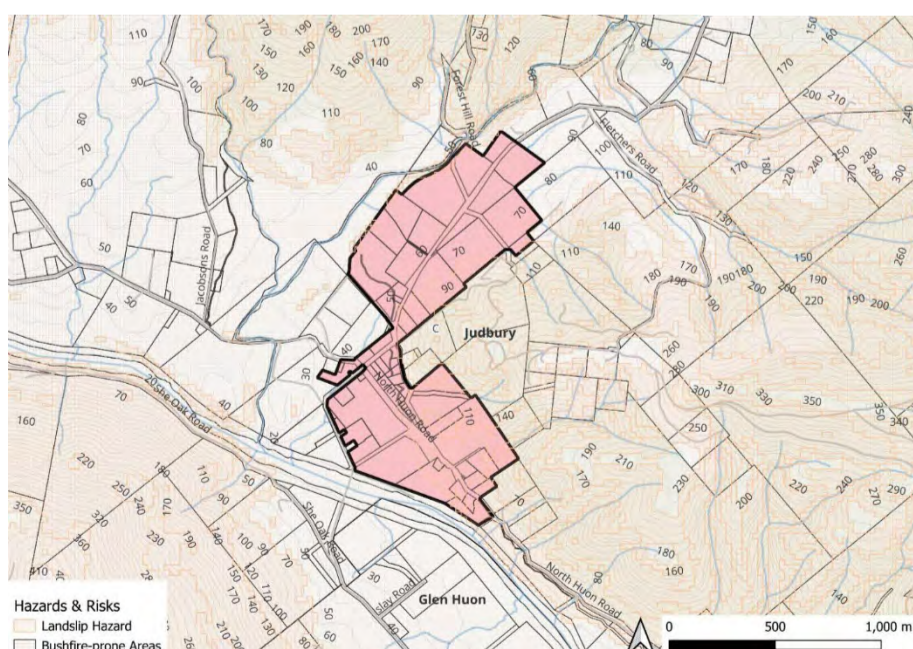


Figure 62: Hazards and Risks Map

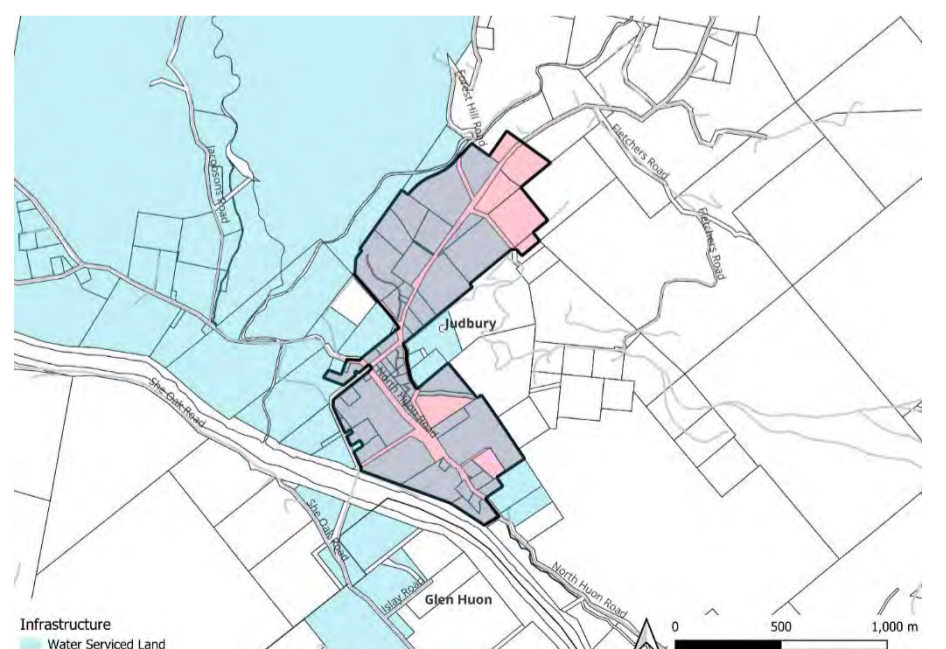


Figure 63: Infrastructure Map

6.15 Cluster Map 15 – Lower Longley

Lower Longley is approximately 13 kilometres north of Huonville. The cluster is located on the Huon Highway which runs across its southern boundary.

The cluster is zoned Rural Living B and surrounding land is zoned Rural.

Significant areas in northern half of the cluster have slopes above 25 degrees and much of the land lies within the Priority vegetation area overlay with some areas having the potential for threatened native vegetation. The north of the area is also impacted by the Waterway and coastal erosion protection overlay.

The cluster is Bushfire-prone and the north of the cluster is within the Landslip hazard overlay.

The southern edge of the cluster is within the Scenic protection corridor overlay associated with the Huon Highway.

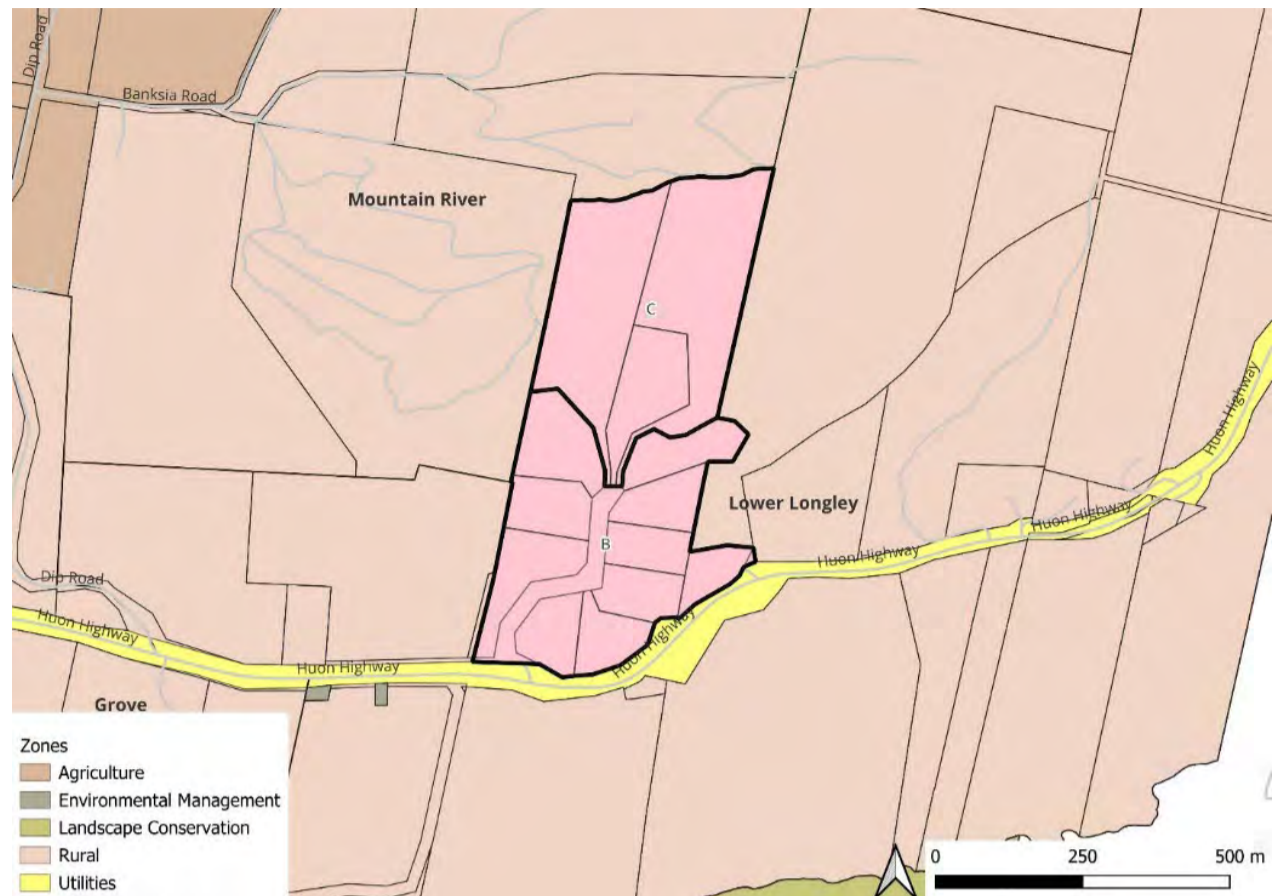


Figure 64: Location Plan with Zones

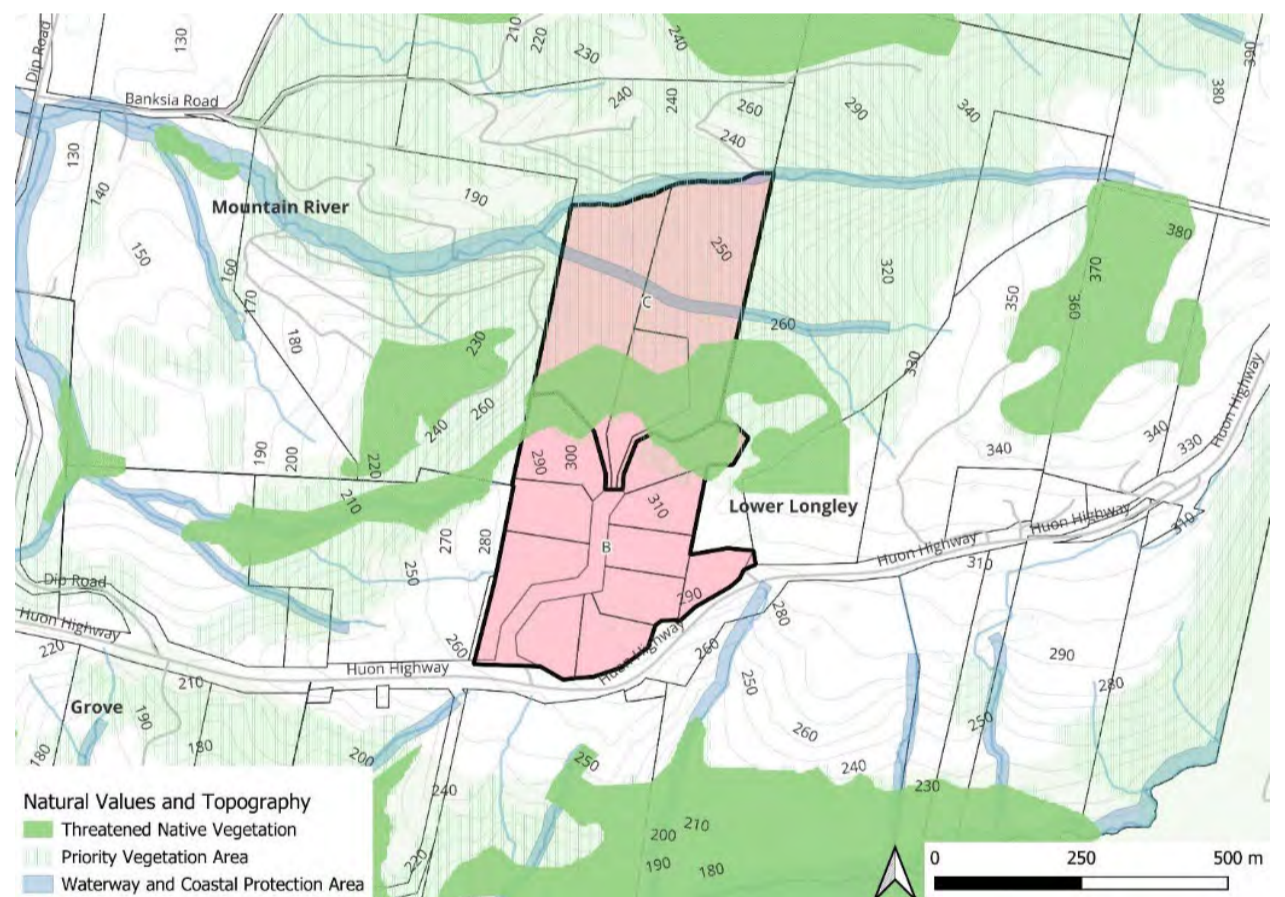


Figure 65: Natural Values and Topography Map

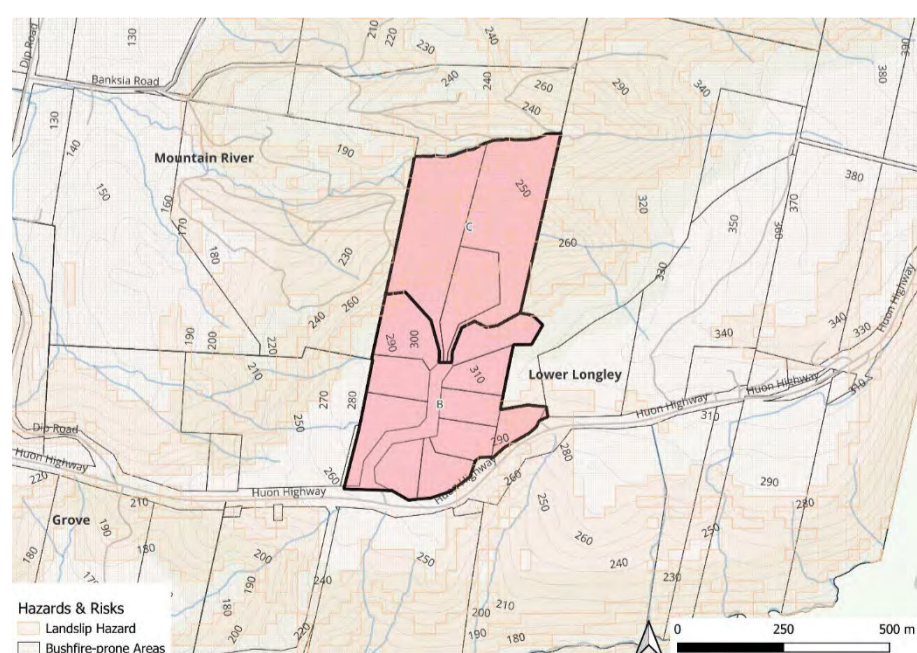


Figure 66: Hazards and Risks Map

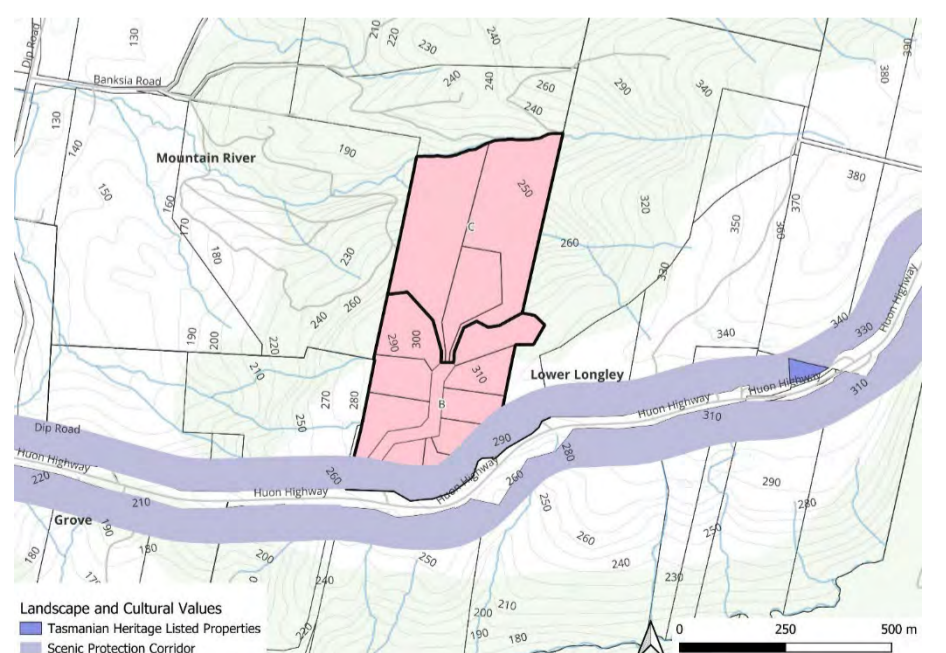


Figure 67: Landscape and Cultural Values Map

6.16 Cluster Map 16 – Lower Wattle Grove

Lower Wattle Grove is located approximately 20 kilometres south of Huonville. The cluster is bounded by Cygnet Coast Road an informal reserve and the Huon River to the west and Silver Hill Road to the north.

The cluster is zoned Rural Living B; surrounding land is zoned Agriculture, with some areas utilised for perennial horticulture.

The western edge of the cluster and small areas in the north and northeast are subject to the Priority vegetation overlay and have the potential for threatened environmental vegetation. The western, southern and northern edges of the cluster are within the mapped Waterway and coastal protection overlay.

The cluster is Bushfire-prone and parts of the western edge of the cluster are within the Coastal inundation hazard overlay. Parts of the cluster are also within the Landslip overlay.

The western edge of the cluster is within the mapped Scenic protection corridor overlay associated with Cygnet Coast Road.

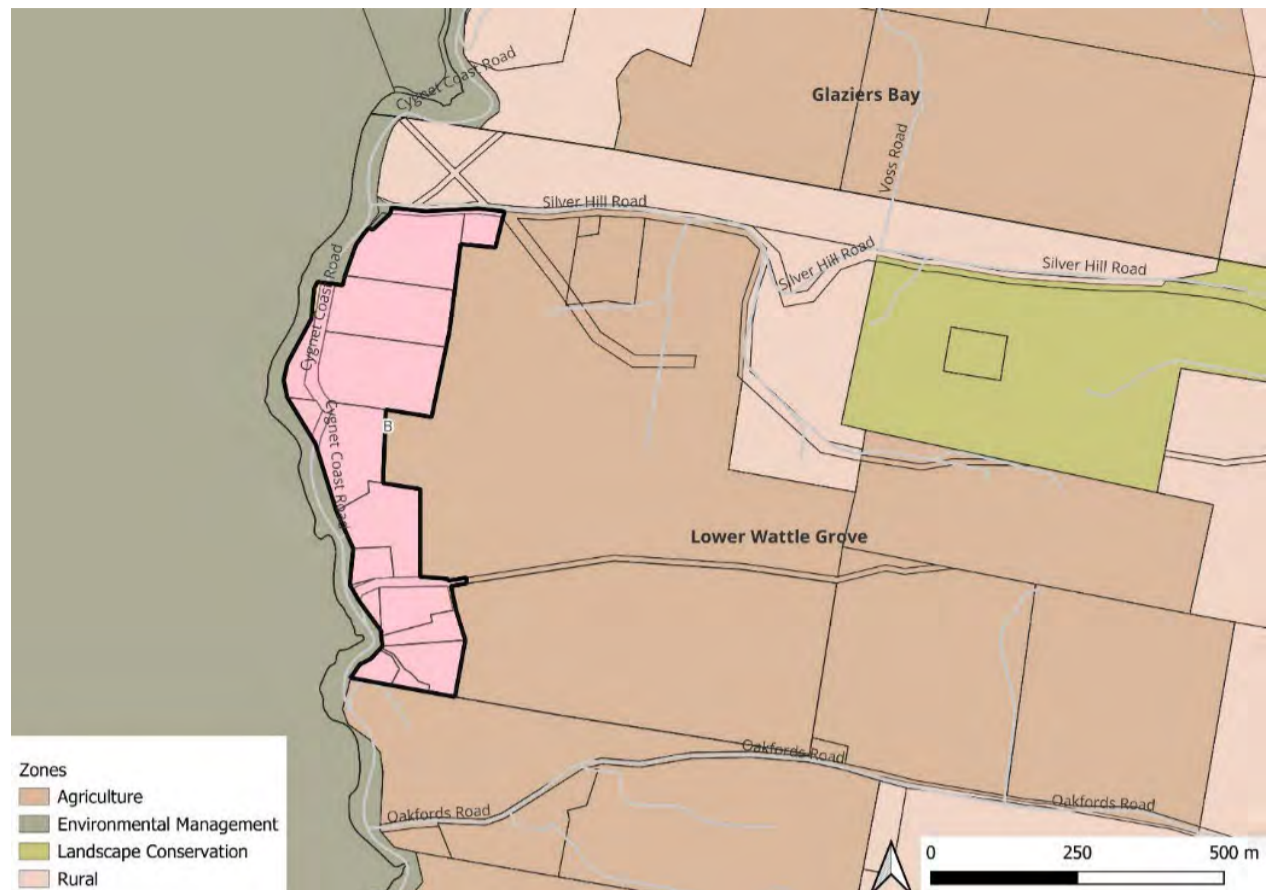


Figure 68: Location Plan with Zones

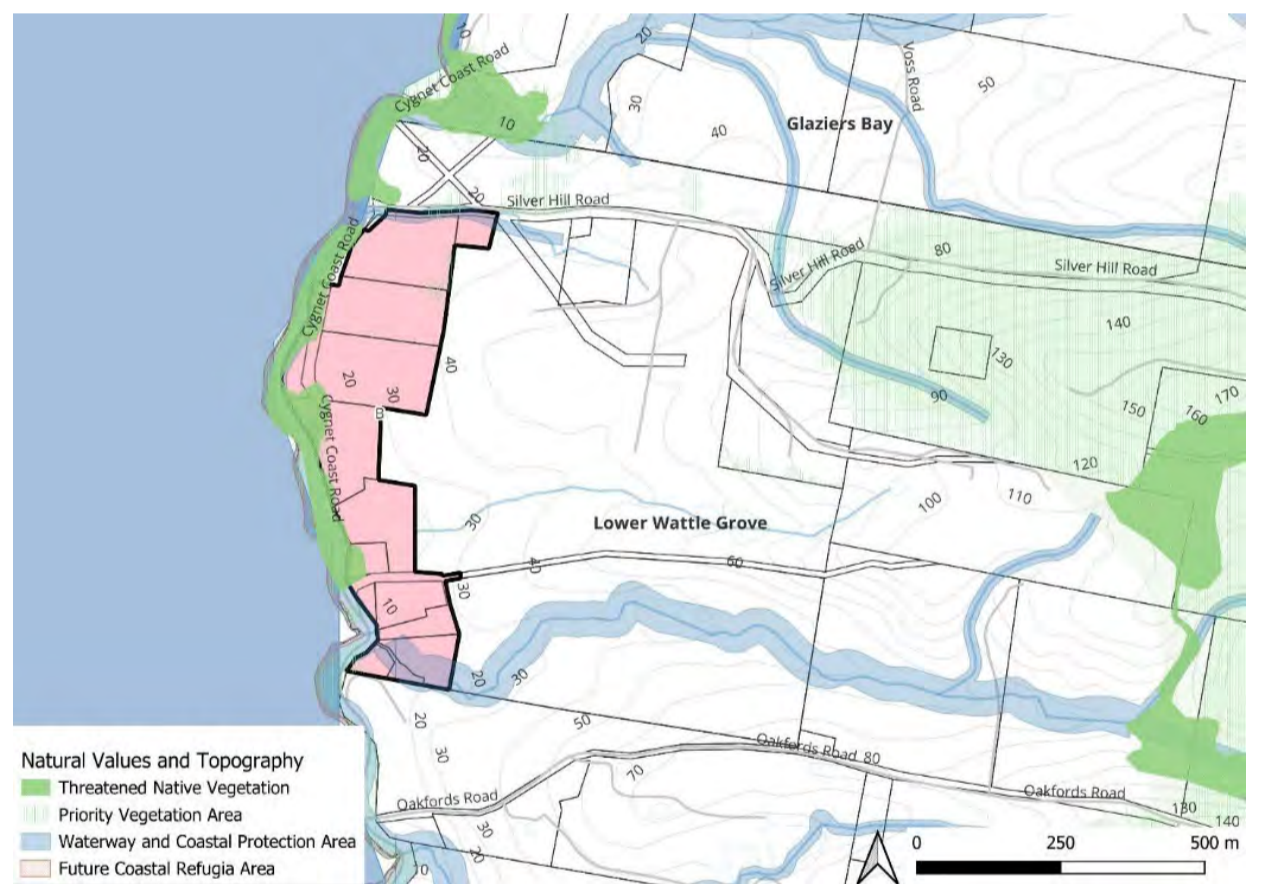


Figure 69: Natural Values and Topography Map

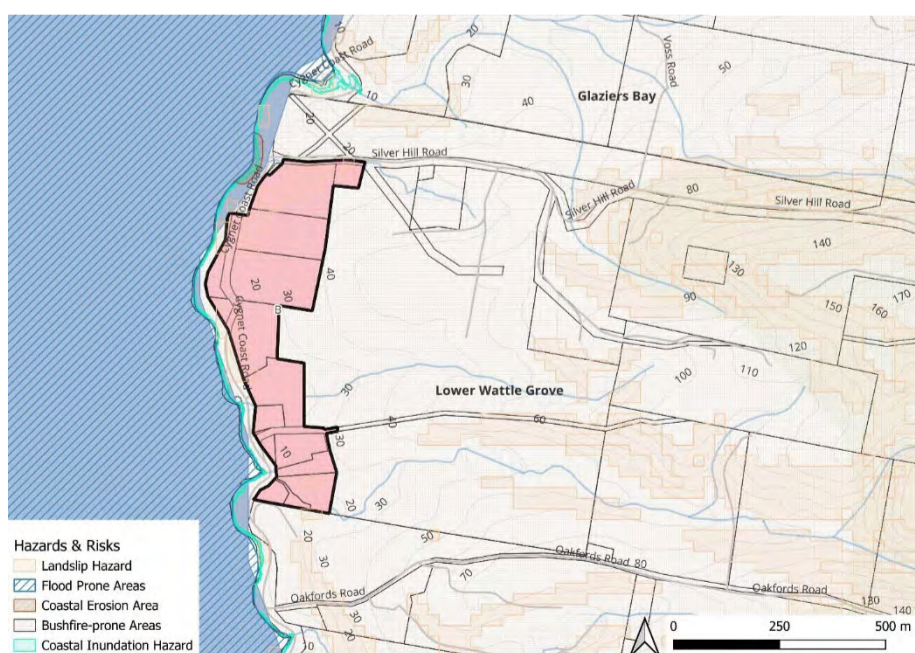


Figure 70: Hazards and Risks Map

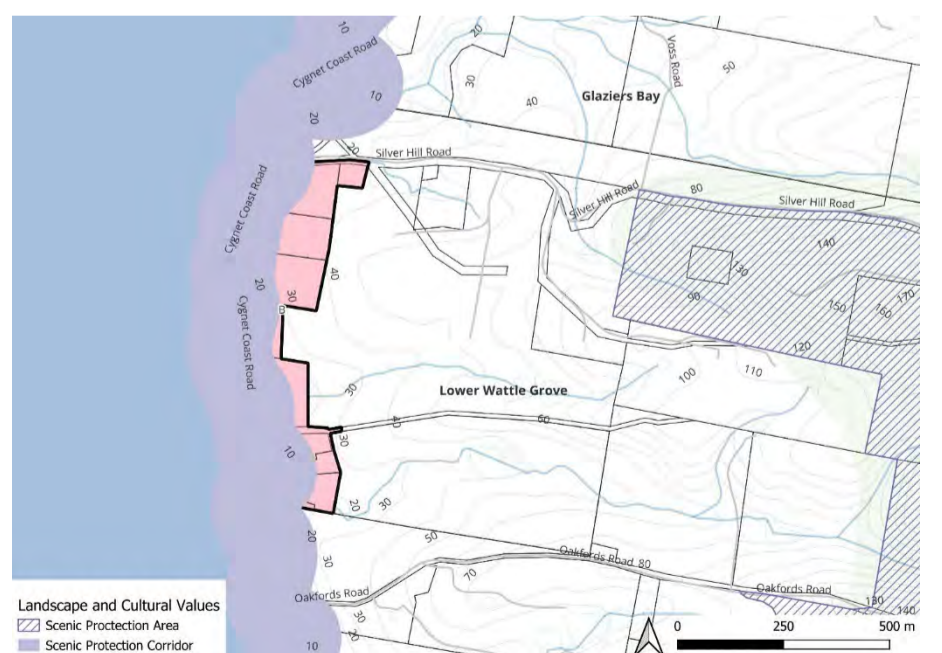


Figure 71: Landscape and Cultural Values Map

6.17 Cluster Map 17 – Lucaston

Lucaston is located approximately 8 kilometres north of Huonville. Lucaston contains two clusters described below:

Lucaston west (Rural Living D)

This cluster is zoned rural Living D. It is located on and dissected by Bakers Creek Road. It is surrounded by Agriculture zoning in the northwest and west and Landscape conservation in the north and south. Land south of the cluster is covered by a conservation covenant.

The south of the cluster has areas of slope greater than 25 degrees. Parts of the cluster are subject to the Priority vegetation overlay, with the potential for threatened native vegetation. The cluster is also dissected by several watercourses some of which are mapped within the Waterway and coastal protection overlay.

The cluster is Bushfire-prone and areas within the cluster are within the mapped Landslip hazard overlay.

There is one Tasmanian Heritage property, 360 Bakers Creek Road (House) within the cluster.

Lucaston east (Rural Living C)

Lucaston east is a small cluster of Rural Living C dissected by Lucaston Road.

It is surrounded by Agriculture zoned land in the northwest and southeast and Rural zoned land in the northwest and southwest.

Areas in the north and south of the cluster are impacted by the Waterway and coastal protection overlay.

The cluster is Bushfire-prone.

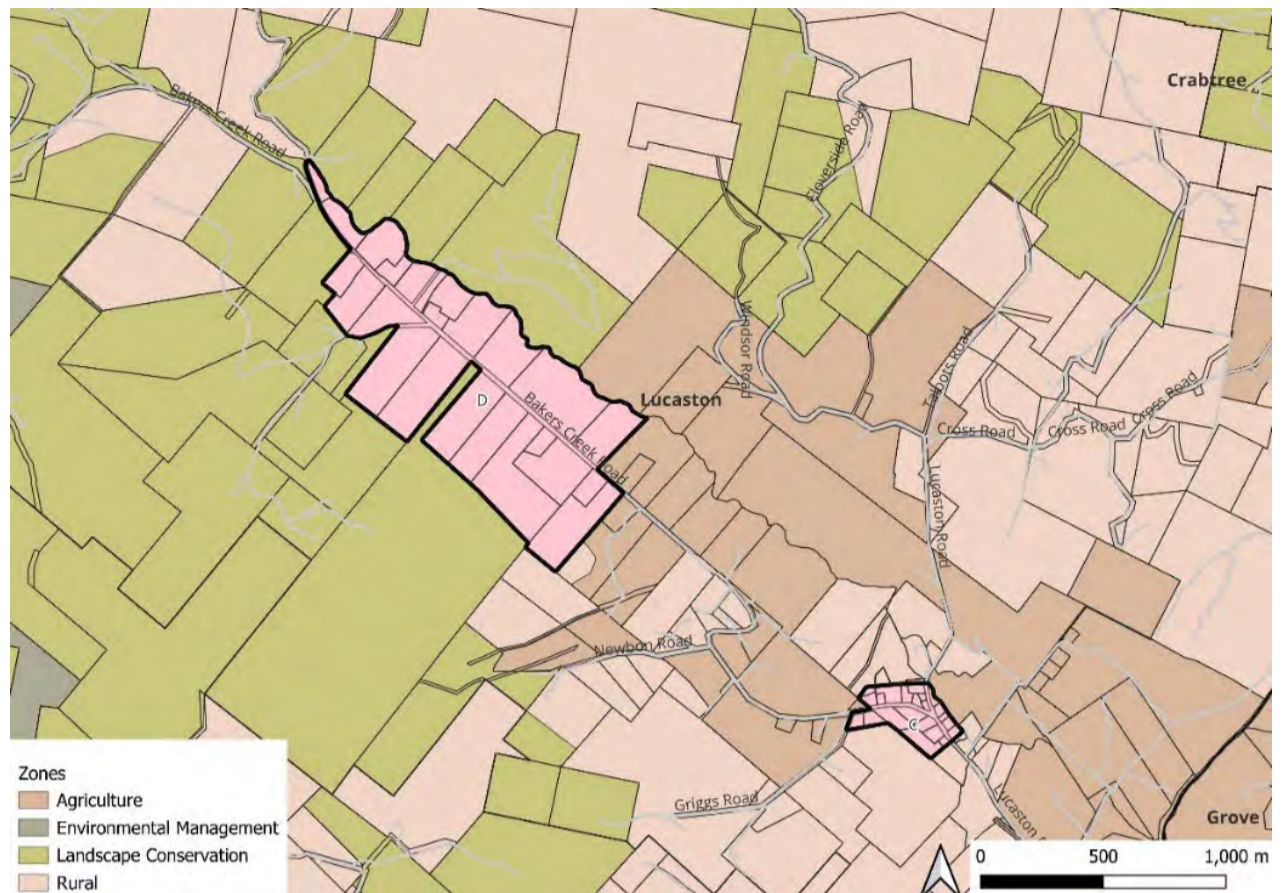


Figure 72: Location Plan with Zones

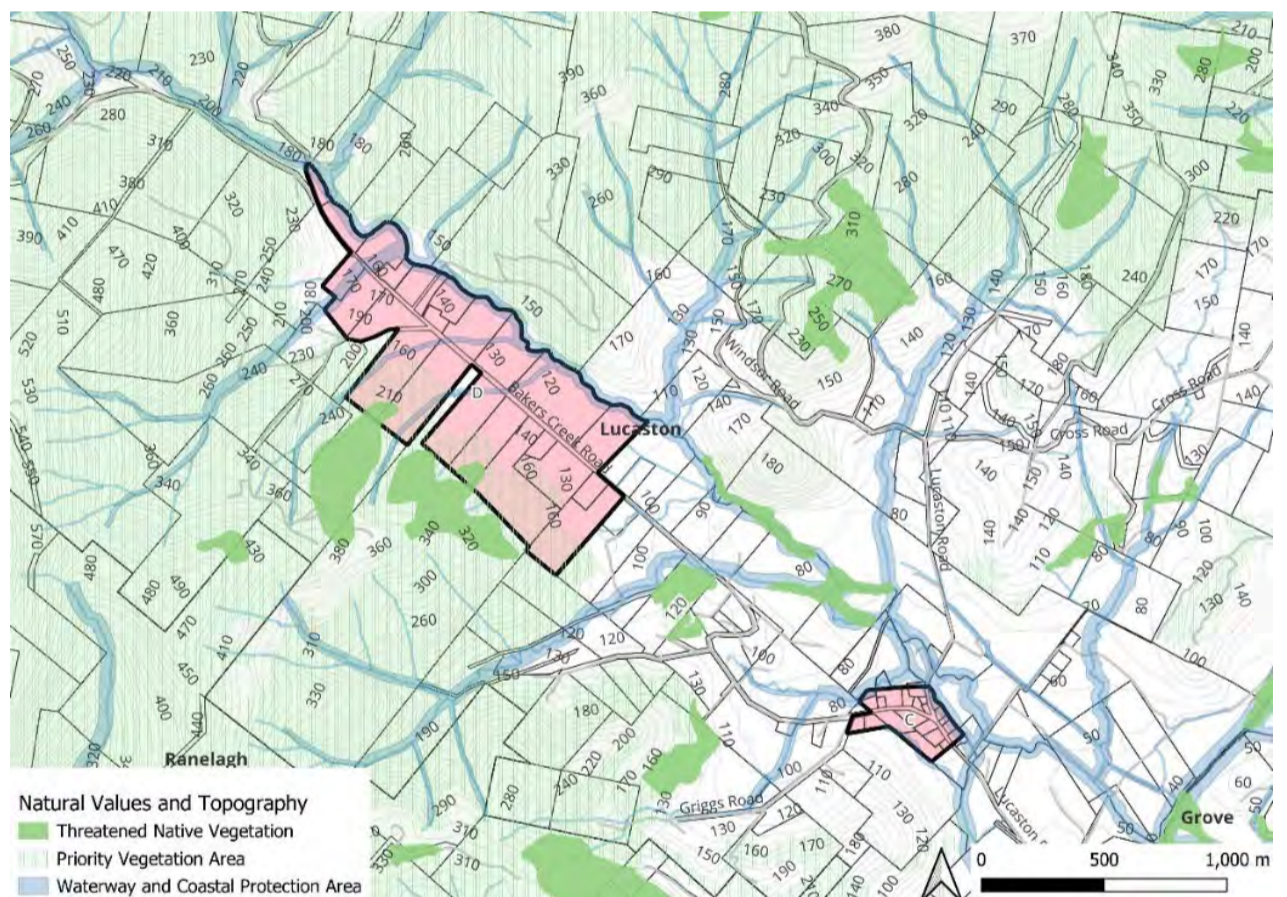


Figure 73: Natural Values and Topography Map

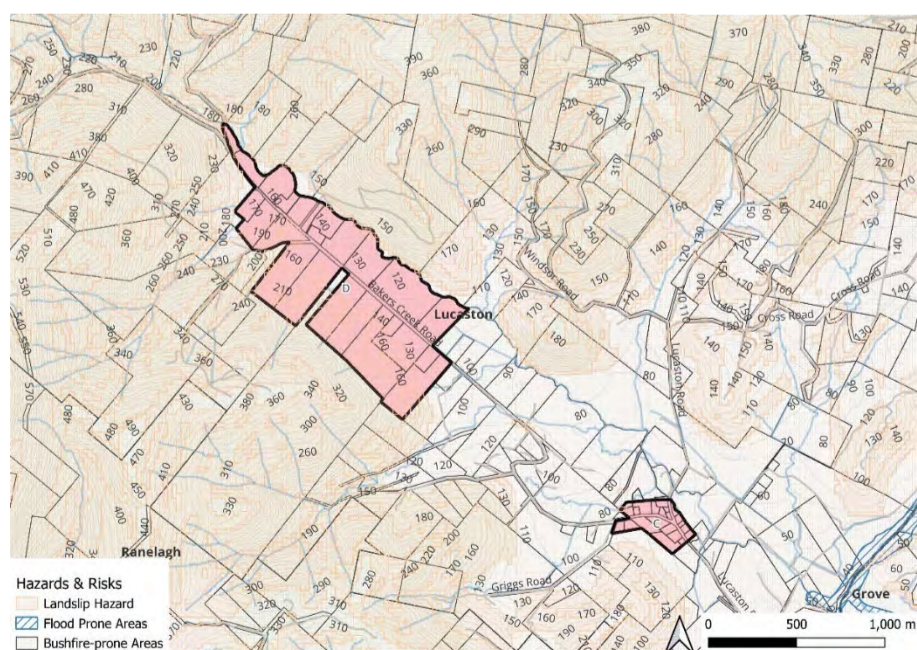


Figure 74: Risks and Hazards Map

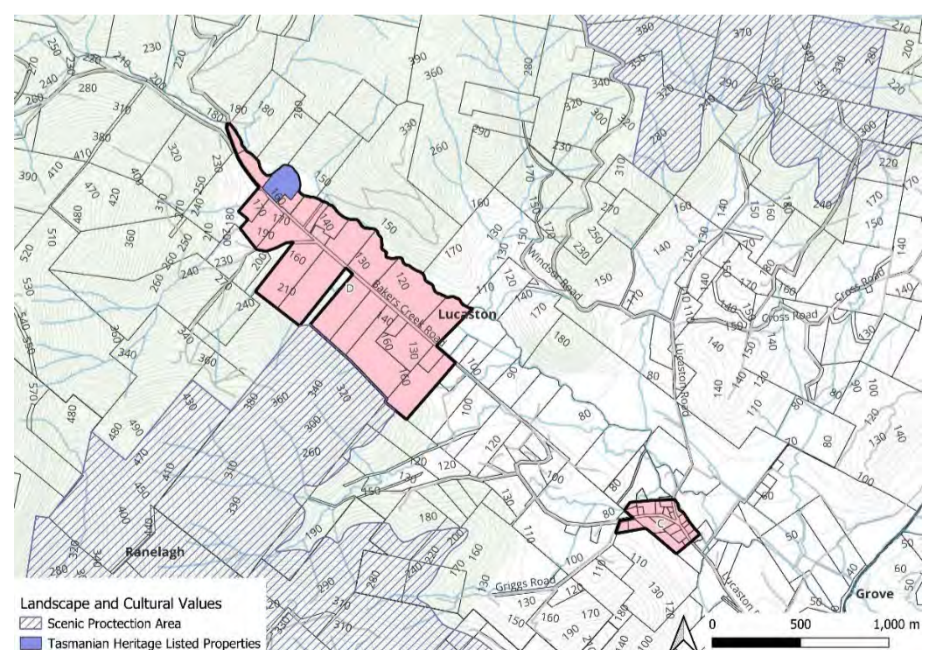


Figure 75: Landscape and Cultural Values Map

6.18 Cluster Map 18 – Lymington

Lymington is located approximately 25 kilometres south of Huonville.

The Lymington cluster is small group of properties zoned Rural Living C.

It is bounded by Innes Road and Cooper Alley Bay foreshore areas and other surrounding land is zoned Rural.

Parts of the cluster are subject to the Priority Vegetation overlay.

The cluster is Bushfire-prone with the northeast of the cluster within the Landslip hazard overlay.

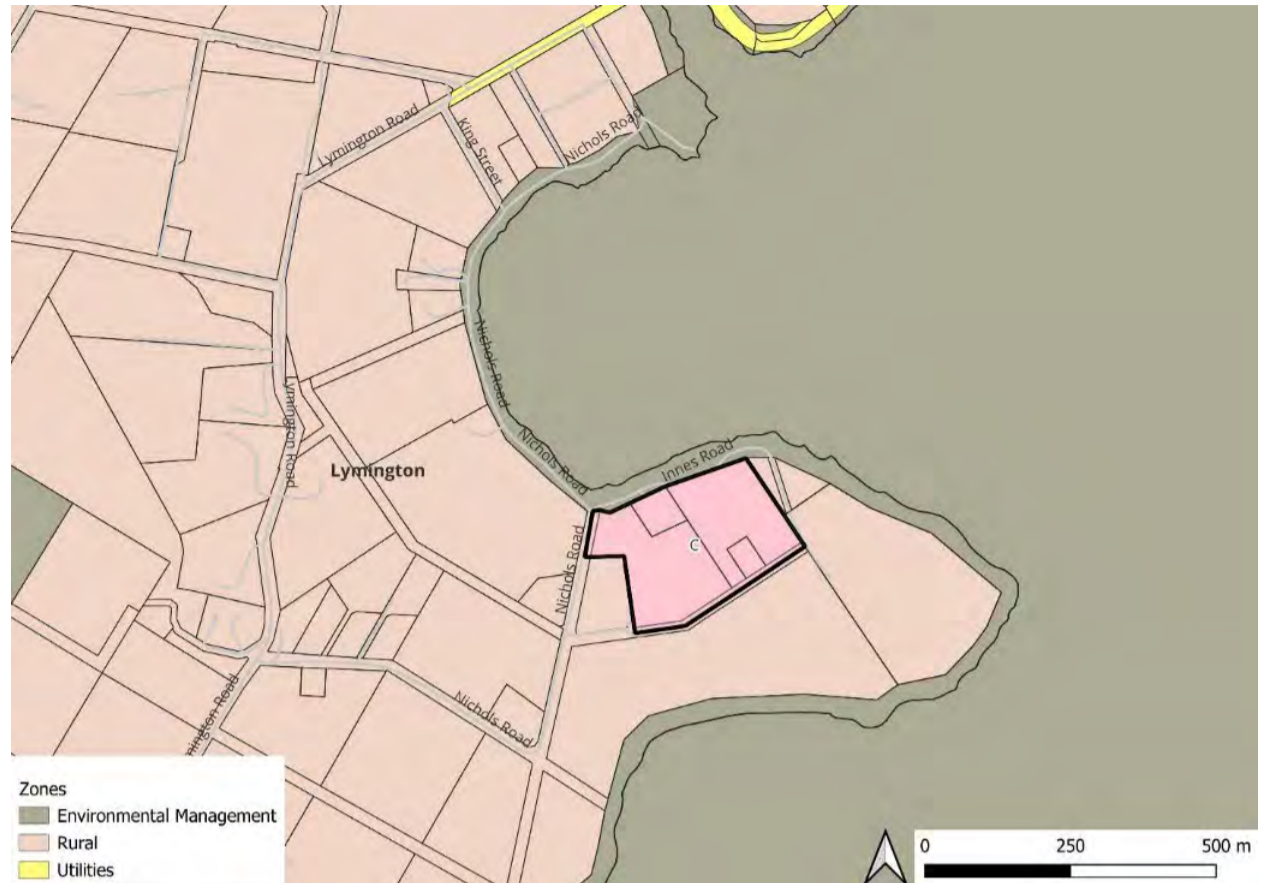


Figure 76: Location Plan with Zones



Figure 77: Natural Values and Topography Map

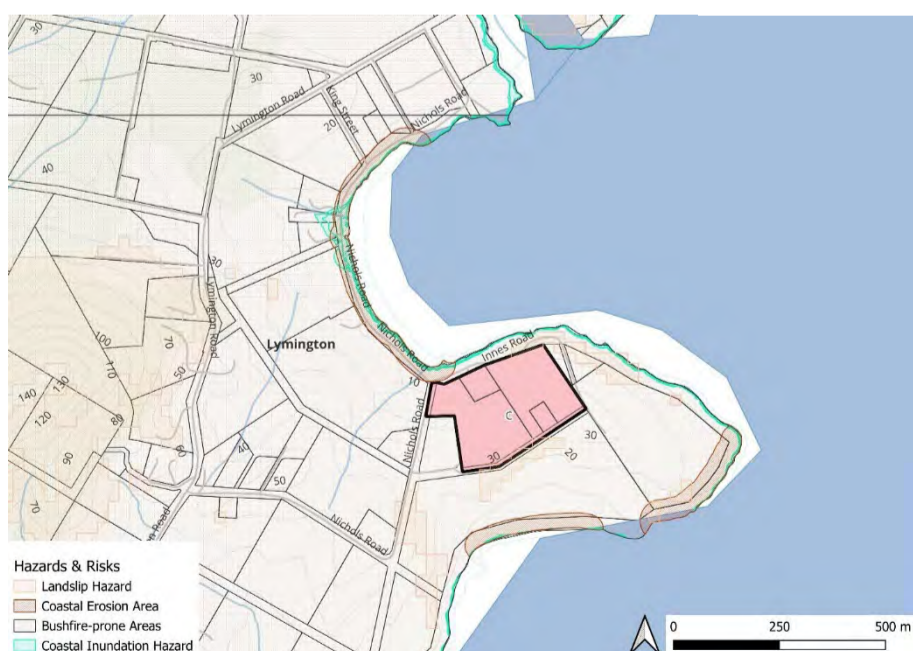


Figure 78: Hazards and Risks Map



Figure 79: Landscape and Cultural Values Map

6.19 Cluster Map 19 – Mountain River

The Mountain River is located approximately 13 kilometres north of Huonville. Most of the cluster is zoned Rural Living B with one lot zoned Rural Living D.

The majority of the cluster is surrounded by Rural zoned land with some adjacent Landscape Conservation zoning in the east. Mountain River and its riparian Environmental Management Zone adjoins the northwest of the cluster and dissects parts of the cluster further to the south.

Parts of the cluster are subject to slopes above 25 degrees. The majority of the cluster is subject to the Priority vegetation overlay with some potential for threatened native vegetation. The cluster contains several watercourses which are mapped within the Waterway and coastal protection areas overlay.

The cluster is Bushfire-prone with some areas subject to the Flood-prone areas and Landslip hazard overlays.

Some lots within the cluster are connected to reticulated water.

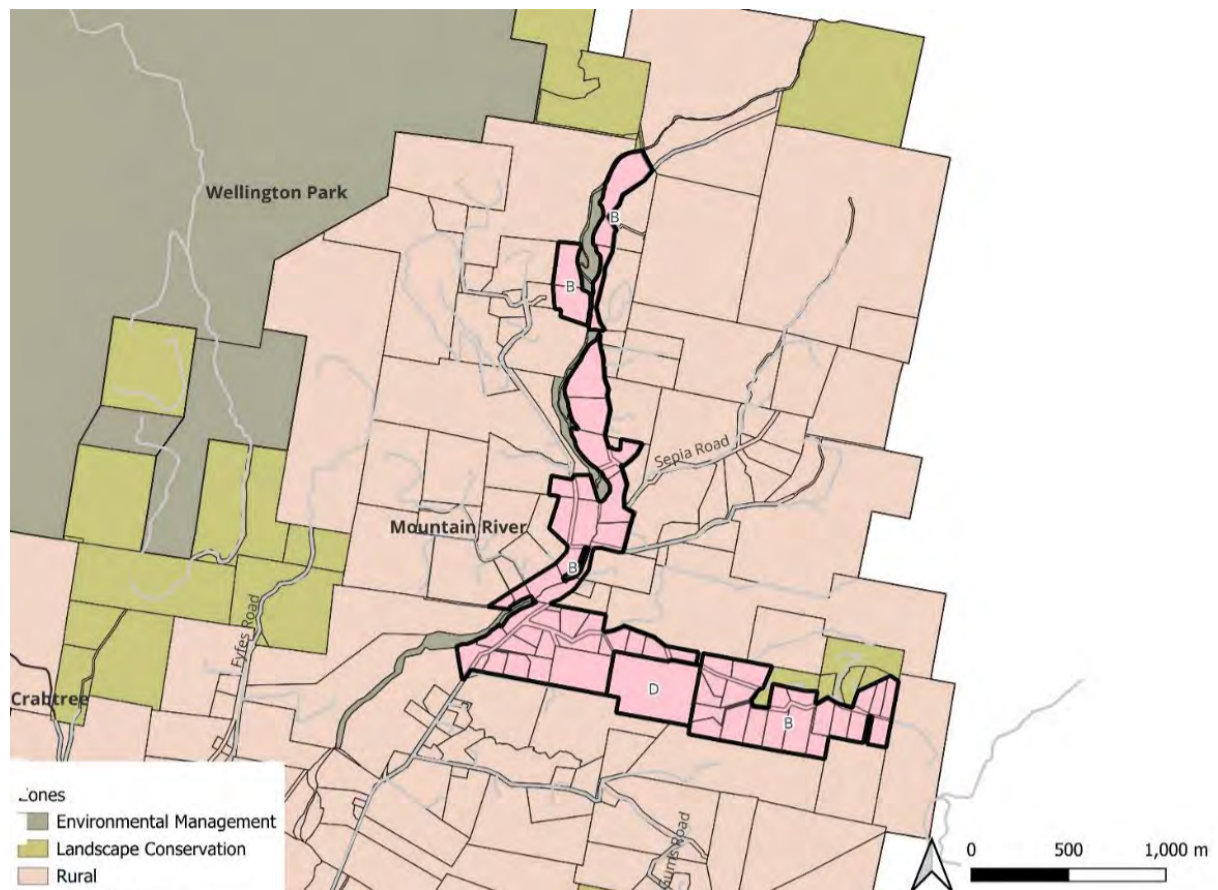


Figure 80: Location Plan with Zones

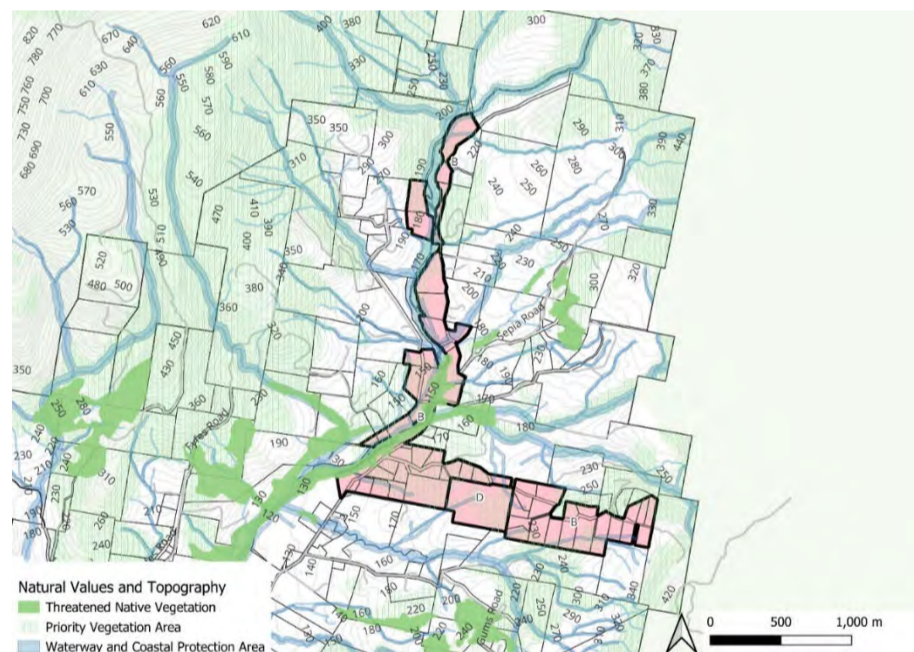


Figure 81: Natural Values and topography map

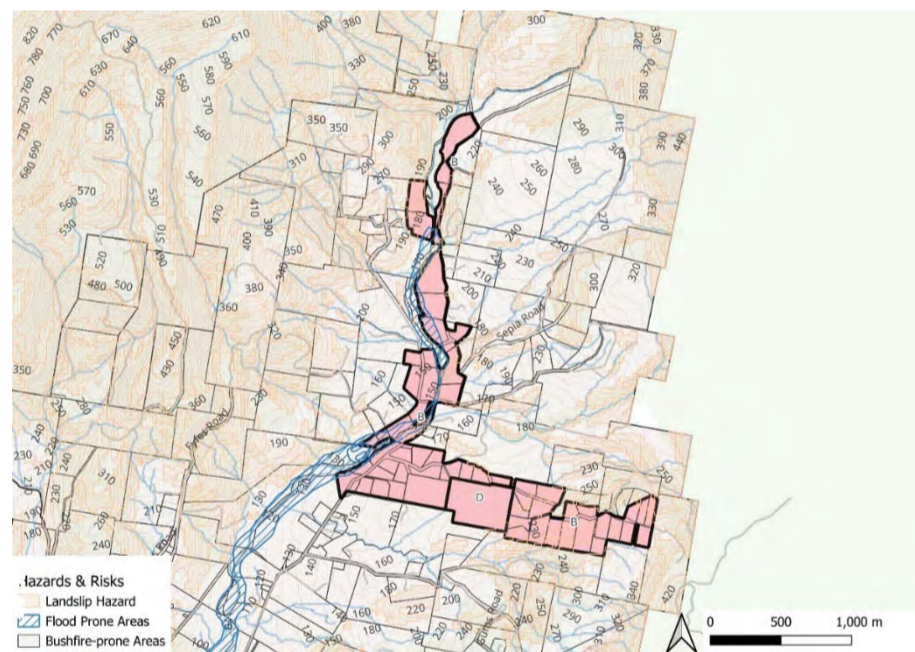


Figure 82: Risks and Hazards Map

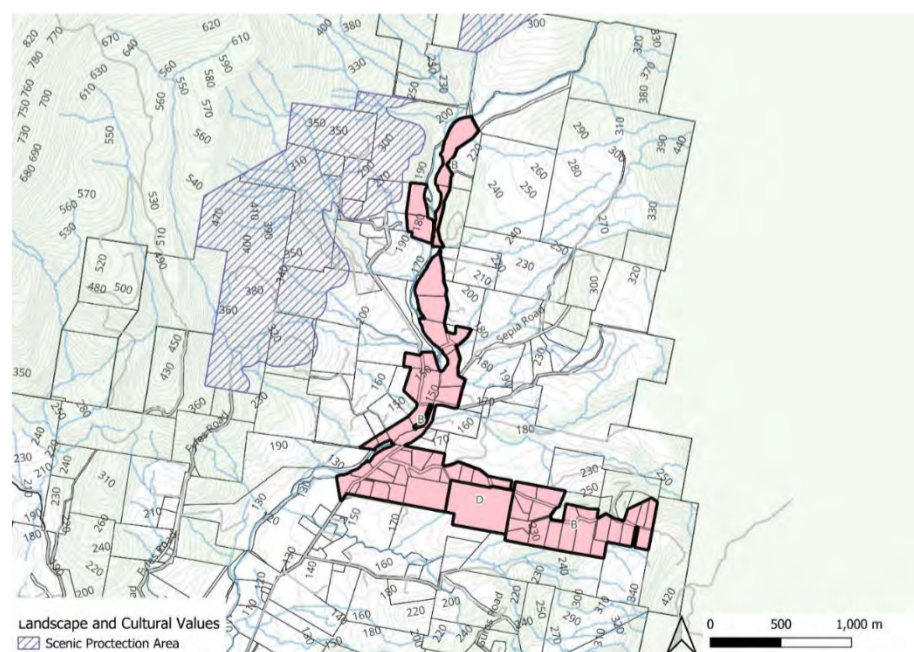


Figure 83: Landscape and Cultural Values Map

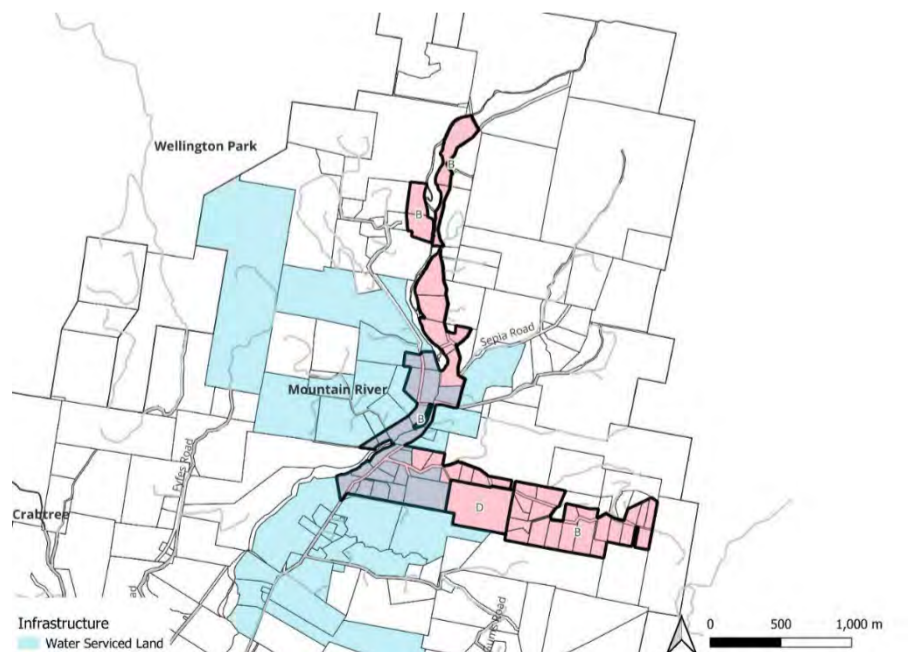


Figure 84: Infrastructure Map

6.20 Cluster Map 20 – Nicholls Rivulet

The Nicholls Rivulet cluster is zoned Rural Living D and is located approximately 25 kilometres southeast of Huonville. The cluster is dissected by Nicholls Rivulet Road and is surrounded by land zoned Landscape Conservation in the north and west and Rural in the south and east.

Small areas of the cluster have slopes greater than 25 degrees. The majority of the cluster is subject to the Priority vegetation overlay with some areas identified for the potential for threatened native vegetation. Numerous watercourses dissect the cluster and are subject to the Waterway and coastal protection area overlay.

The cluster is Bushfire-prone with some parts of the cluster subject to the Landslip hazard overlay.

Most of the cluster is connected to reticulated water.

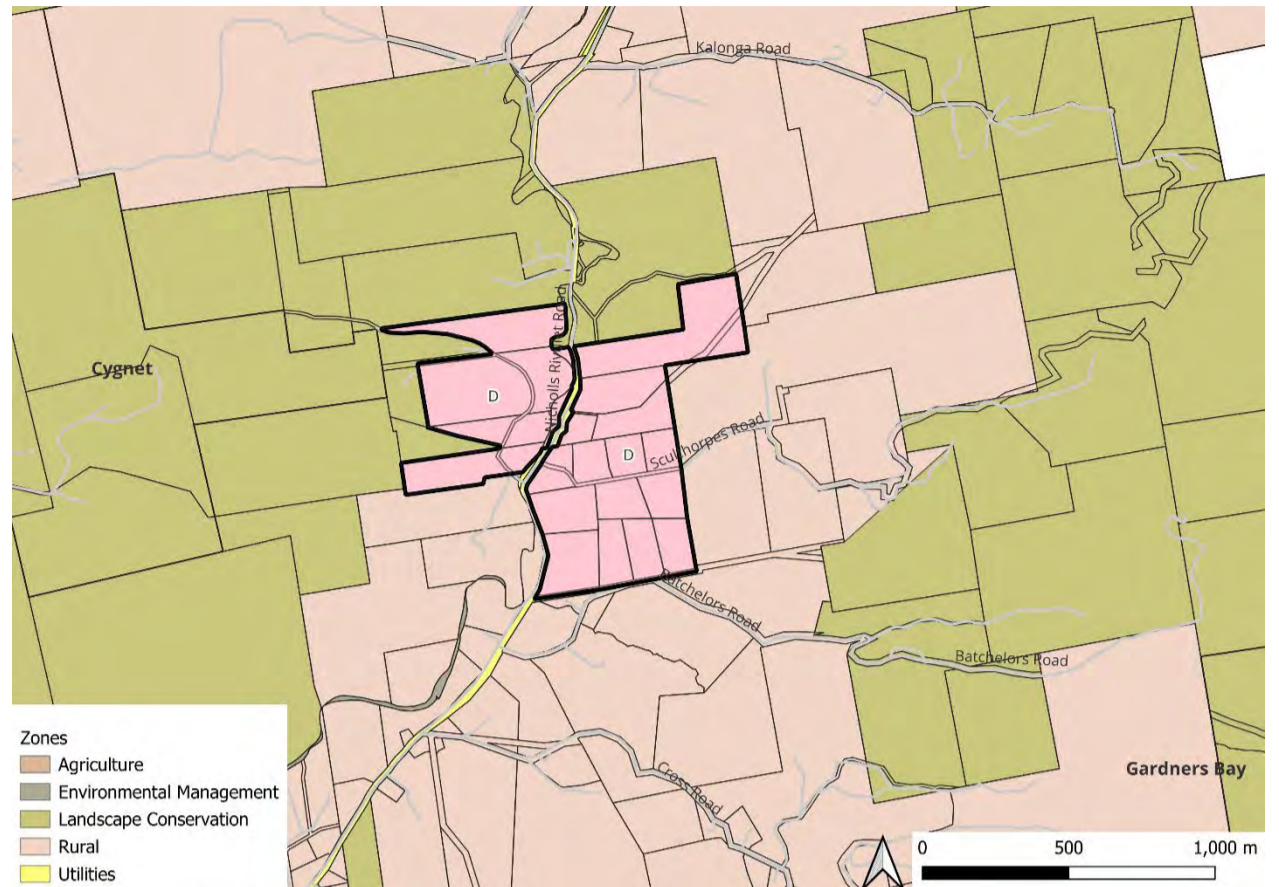


Figure 85: Location Plan with Zones

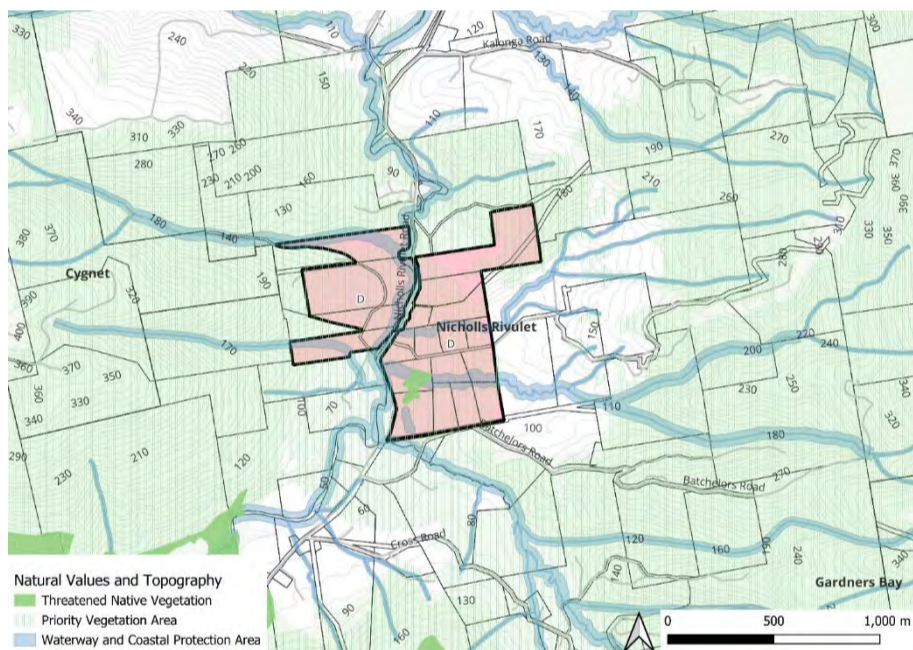


Figure 86: Hazards and Risks Map

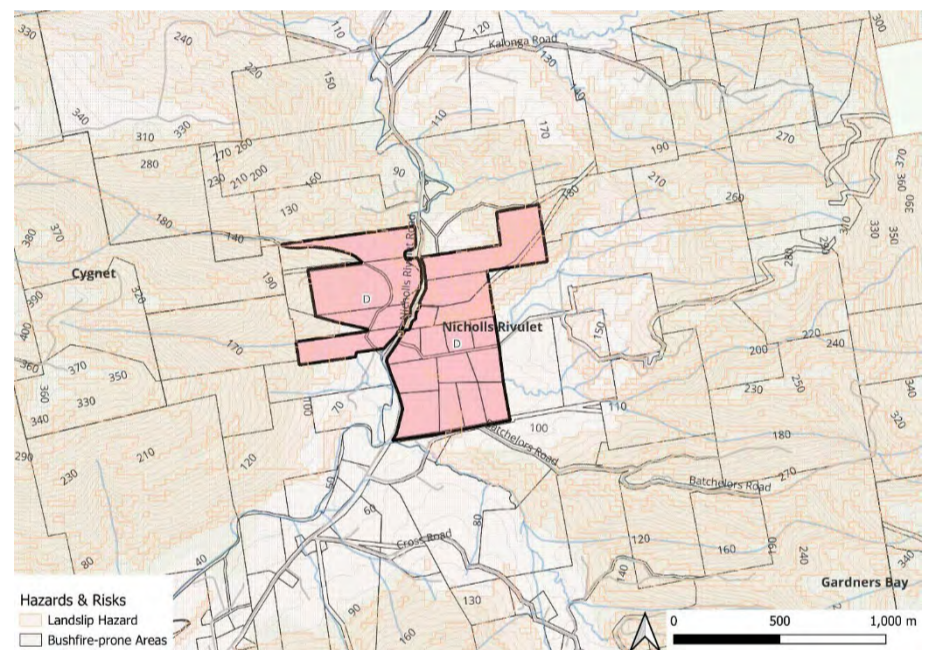


Figure 87: Natural Values and Topography Map

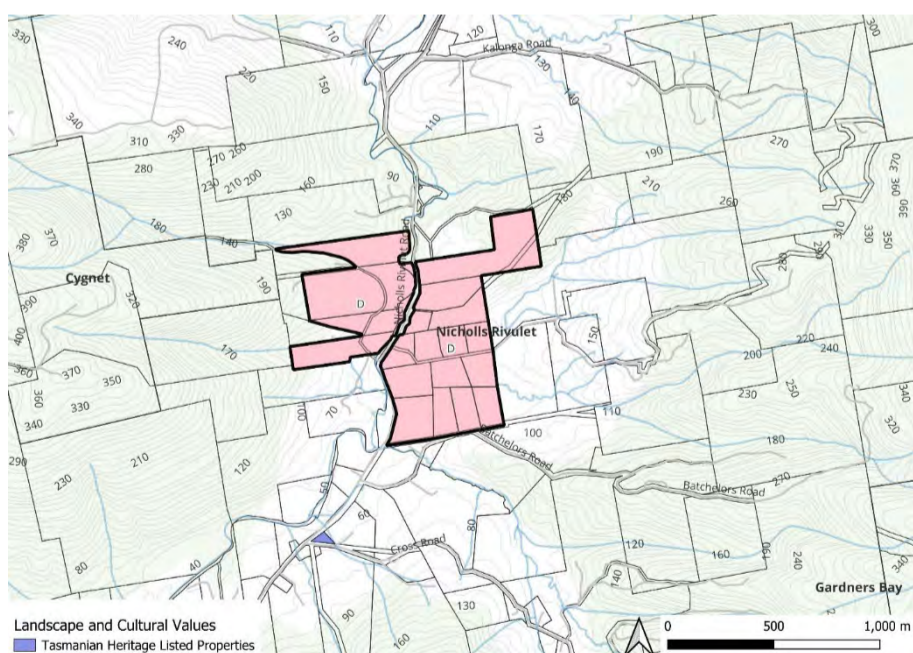


Figure 88: Landscape and Cultural Values Map

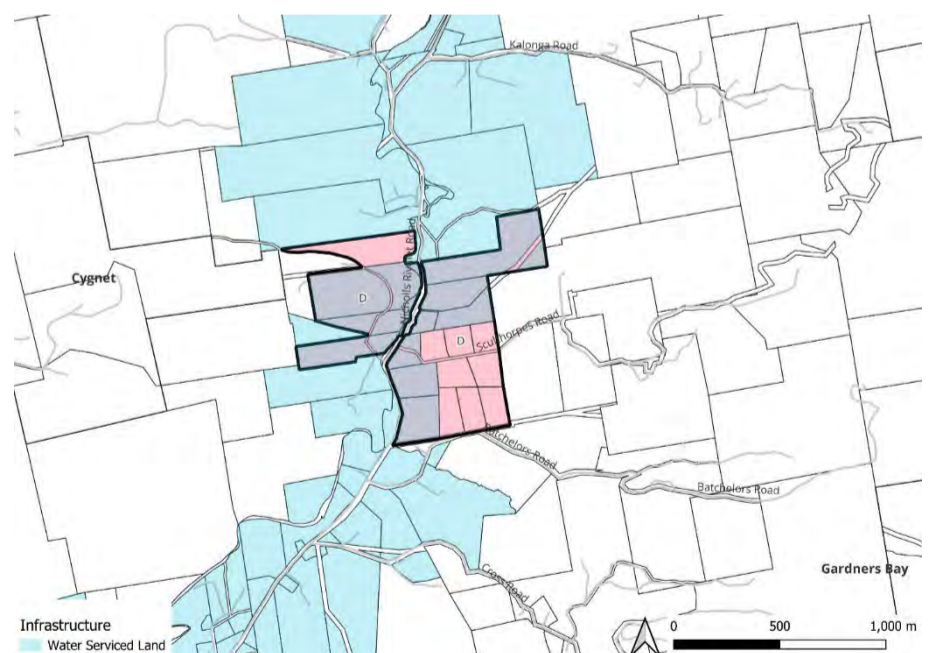


Figure 89: Infrastructure Map

6.21 Cluster Map 21 – Pelverata / Kaoota

Pelverata and Kaoota are located approximately 20 kilometres to the east of Huonville. The cluster consists of two areas (east and west) of land zoned Rural Living D.

Both areas are dissected by Pelverata Road and Kellaways Creek. The western area is largely surrounded by land zoned Landscape Conservation with some Rural land to the northwest; the area wraps around two lots zoned Community Purpose (Pelverata Memorial Hall). The eastern area is largely surrounded by Rural zoned land with Landscape Conservation zoning to the west and the northeast corner.

Both areas contain slopes greater than 25 degrees. The western area is partially subject to the Priority vegetation area with the potential for threatened native vegetation. Both areas contain a number of watercourses many of which are mapped within the Waterway and coastal protection area overlay.

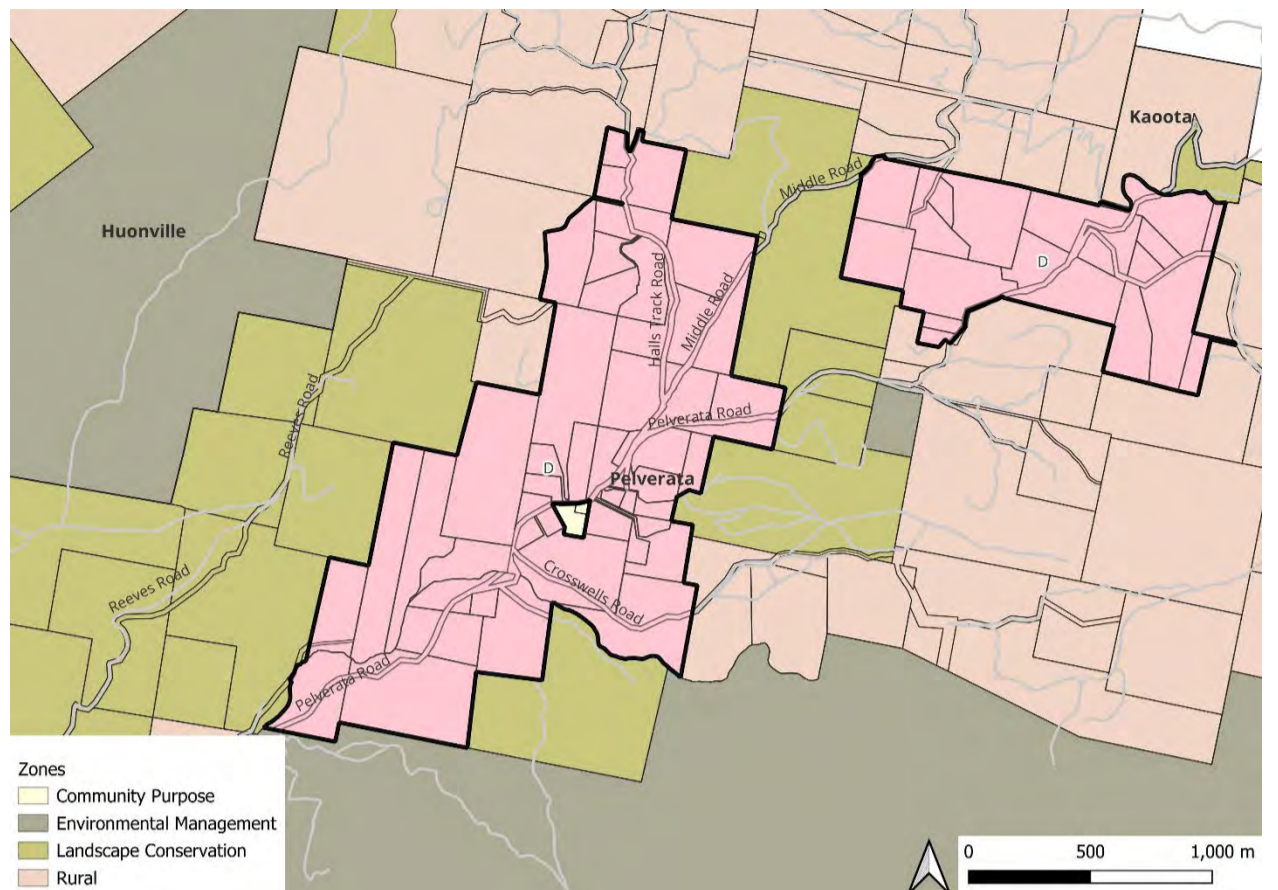


Figure 90: Location Plan with Zones

The cluster is Bushfire-prone with parts of the cluster subject to the landslip hazard overlay. The western area contains a Tasmanian Heritage Property, 1305 Pelverata Road (House).

The eastern area is very slightly within the Electricity transmission infrastructure protection overlay.

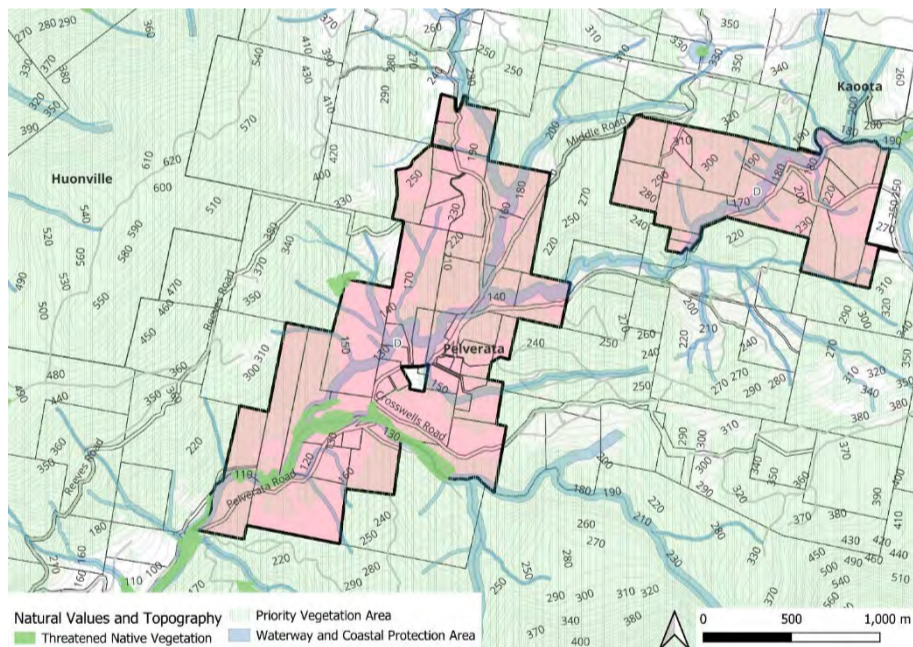


Figure 91: Natural Values and Topography Map

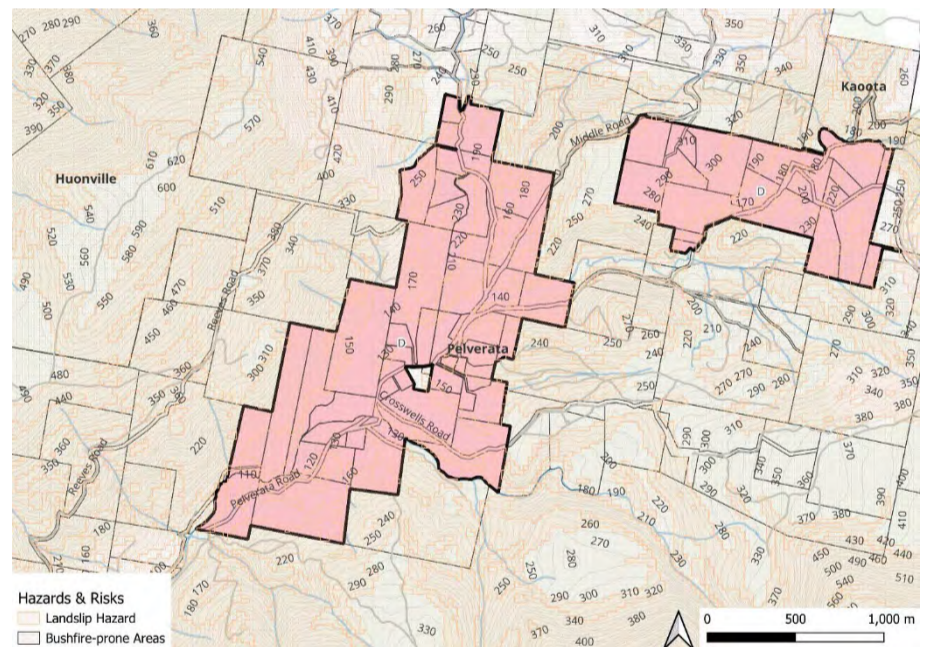


Figure 92: Hazards and Risks Map

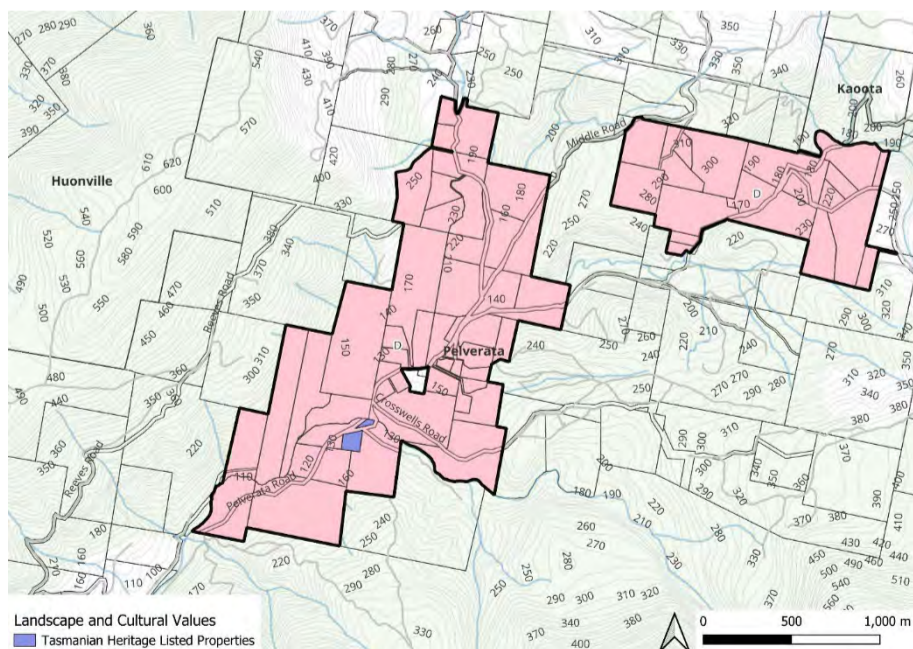


Figure 93: Landscape and Cultural Values Map

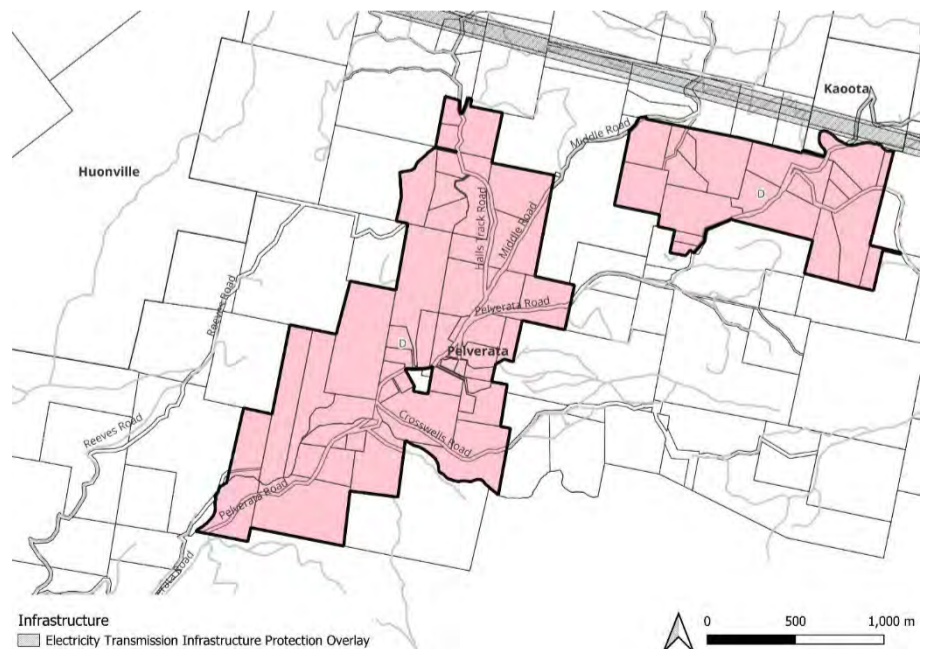


Figure 94: Infrastructure Map

6.22 Cluster Map 22 – Petcheys Bay / Wattle Grove

Wattle Grove and Petcheys Bay are located adjacent to the Huon River, is approximately 25 kilometres south of Huonville.

This area contains one cluster of Rural Living D.

The cluster is bounded by the foreshore area and Rural zoned land.

Small parts of the cluster are subject to slope over 25 degrees. Areas within the cluster are subject to the Priority Vegetation overlay and have the potential for threatened native vegetation.

The cluster is Bushfire-prone and parts of the cluster are subject to the Waterway and coastal protection and Landslip overlays.

The Scenic road corridor for Cygnet Coast Road covers parts of the cluster.

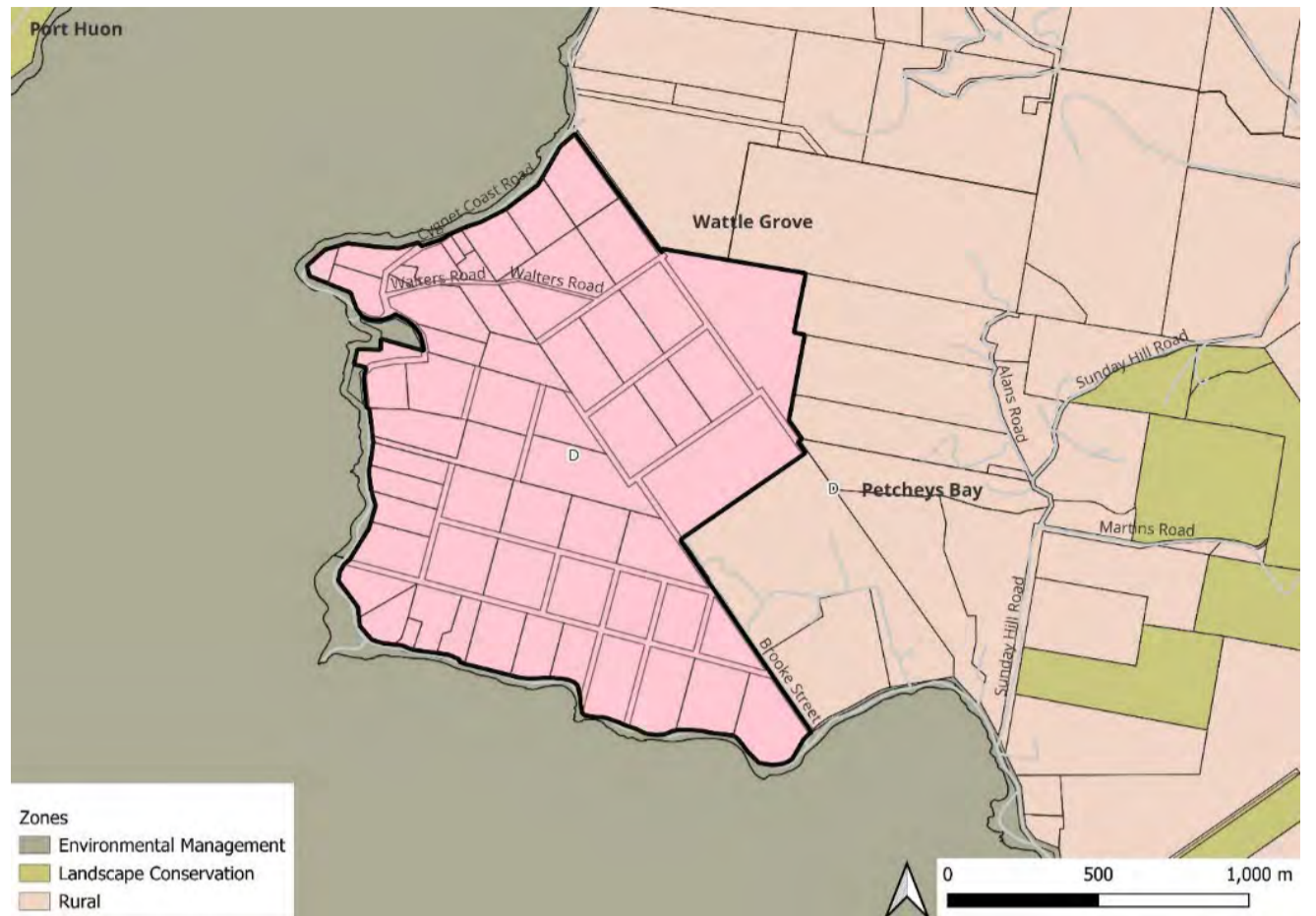


Figure 95: Location Plan with Zones



Figure 96: Natural Values and Topography Map

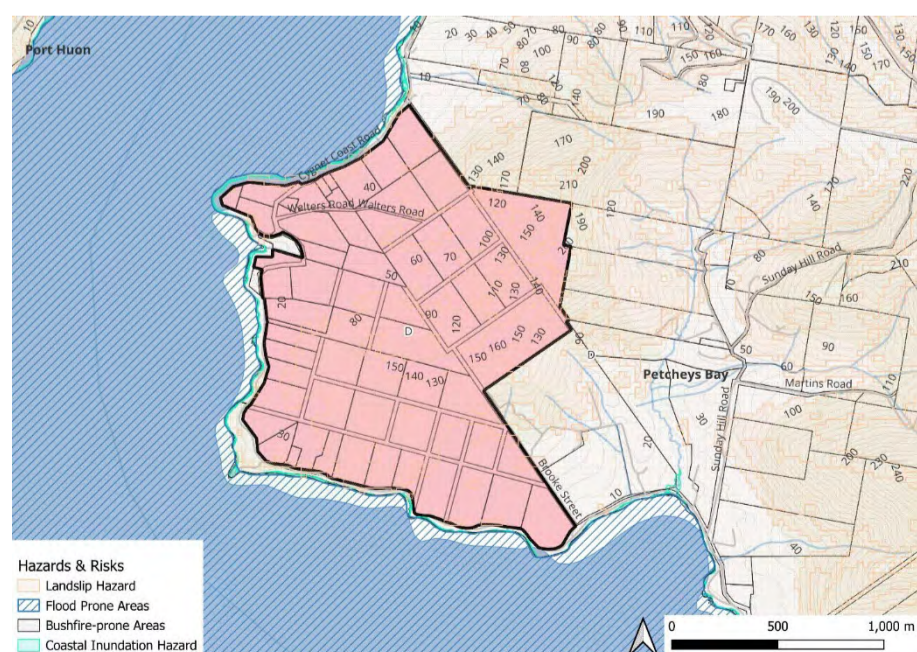


Figure 97: Hazards and Risks Map



Figure 98: Landscape and Cultural Values Map

6.23 Cluster Map 23 – Police Point / Brooks Bay

Police Point and Brooks Bay are located approximately 35 kilometres south of Huonville. The cluster consists of two areas, the southern part of Brooks Bay and an area at Police Point, both are Rural Living D.

Both areas are bounded by the Esperance Coast Road and Huon River. The northern area is impacted by slopes greater than 25 degrees. Both areas are subject to the priority vegetation overlay and have the potential for threatened native vegetation.

The area is Bushfire-prone and is dissected by a number of watercourses mapped within the Waterway and coastal protection overlay. Some areas are mapped within the landslip hazard area. A small area of land in the northern area is subject to the Coastal inundation hazard overlay.

Both areas subject to the scenic protection corridor relating to Esperance Coast Road.

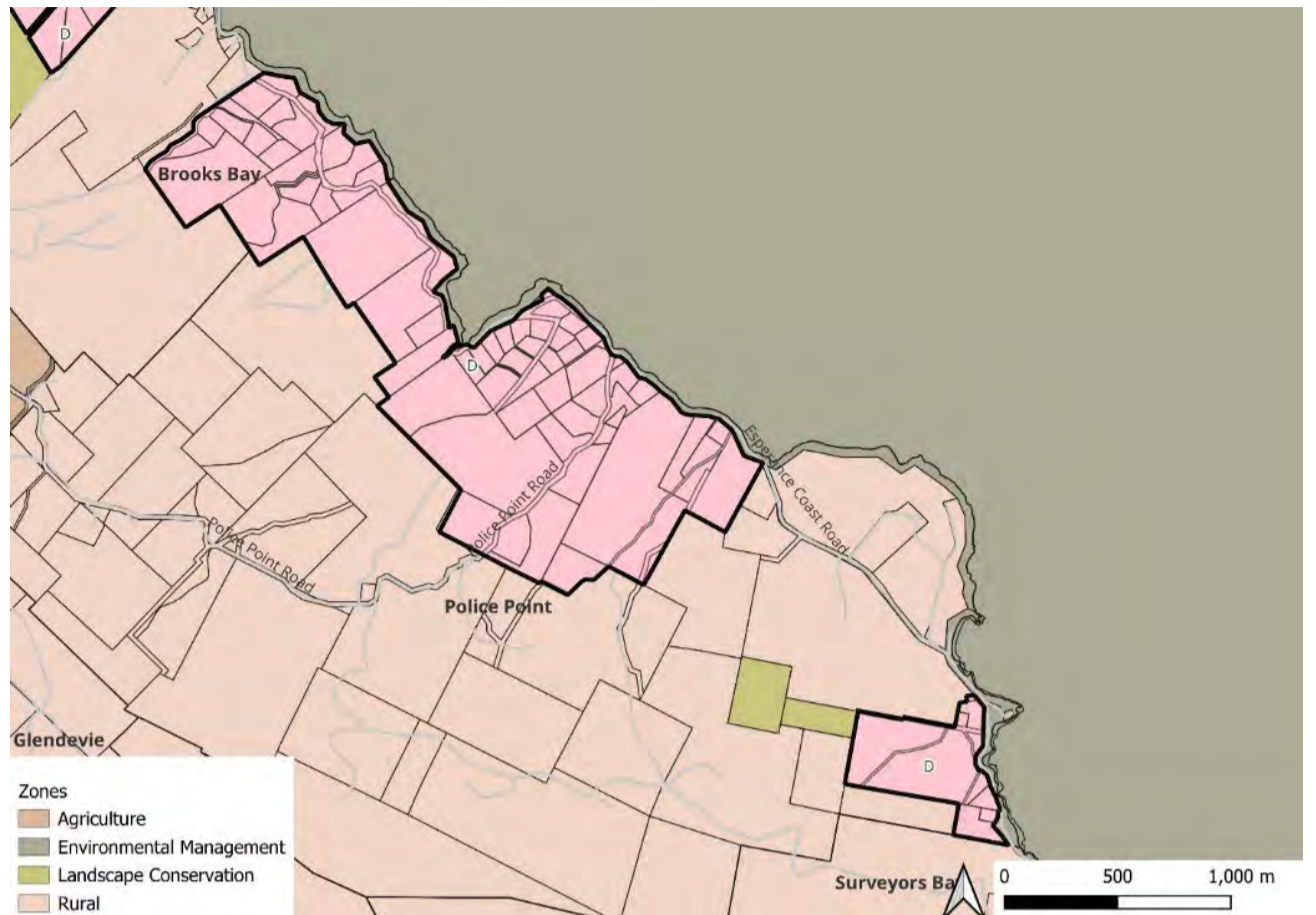


Figure 99: Location Plan with Zones

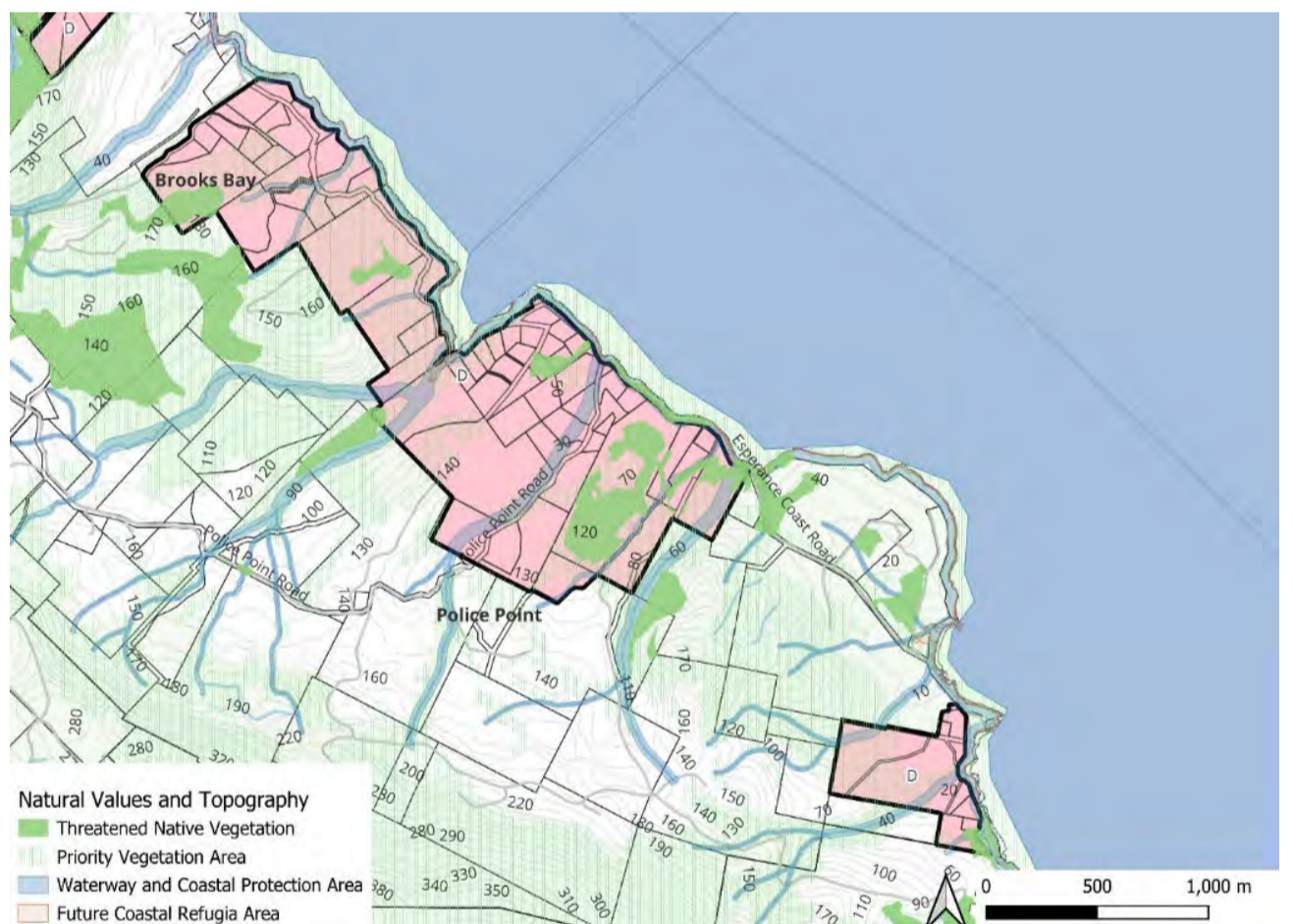


Figure 100: Natural Values and Topography Map

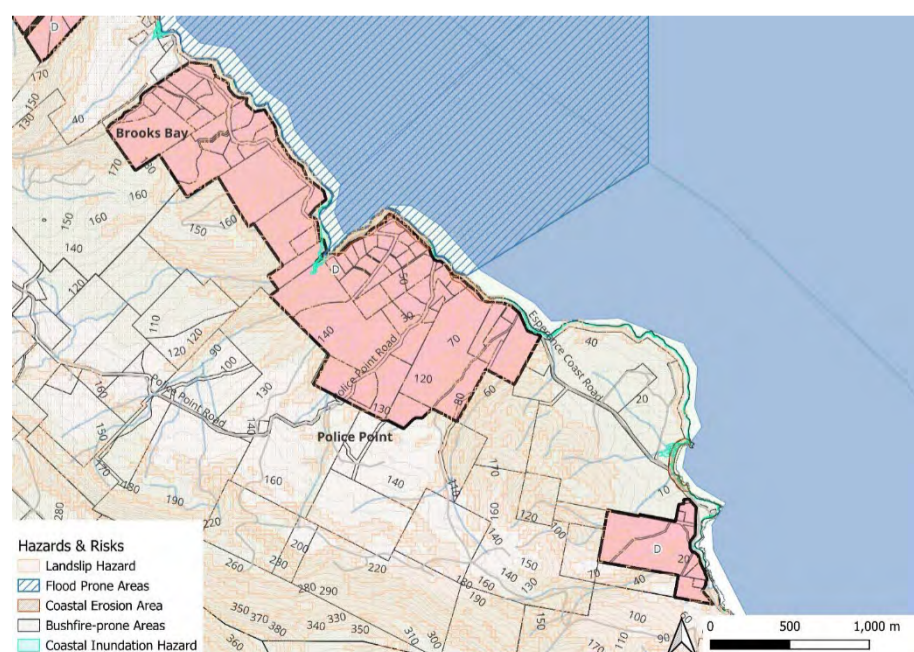


Figure 101: Hazards and Risks Map

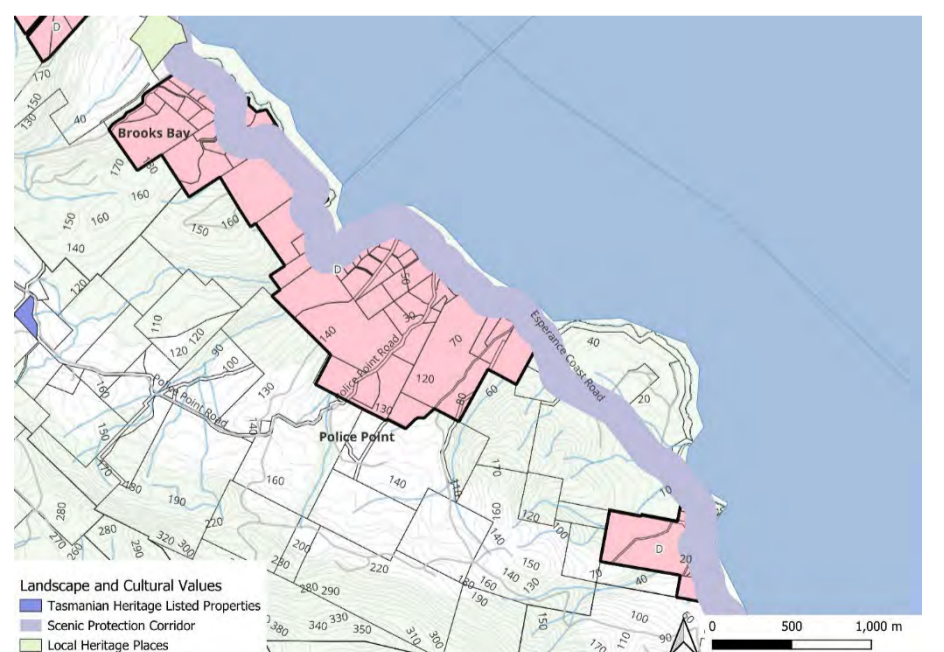


Figure 102: Landscape and Cultural Values

6.24 Cluster Map 24 – Port Huon

Port Huon is located approximately 19 kilometres south of Huonville. This cluster lies to the west of Port Huon village and is zoned Rural Living B.

The cluster is largely bound by the Huon Highway in the south along with an area of Low Density Residential and Village zoning. General Residential zoning lies adjacent to the cluster in the west, across Carters Road. The cluster is bounded by Rural zoned land to the north and Agriculture and Low Density Residential in the southeast.

The cluster is subject to the Priority vegetation overlay and has the potential for threatened native vegetation. The cluster is dissected by a number of watercourses mapped within the Waterway and coastal protection area overlay.

The cluster is Bushfire-prone and some areas are mapped within the Landslip hazard overlay.

There are two Tasmanian heritage properties within the cluster: 34 Percy St (house) and Stonehaven, 44 Doodys Hill Road.

Most of the cluster is connected to reticulated water and sewerage.

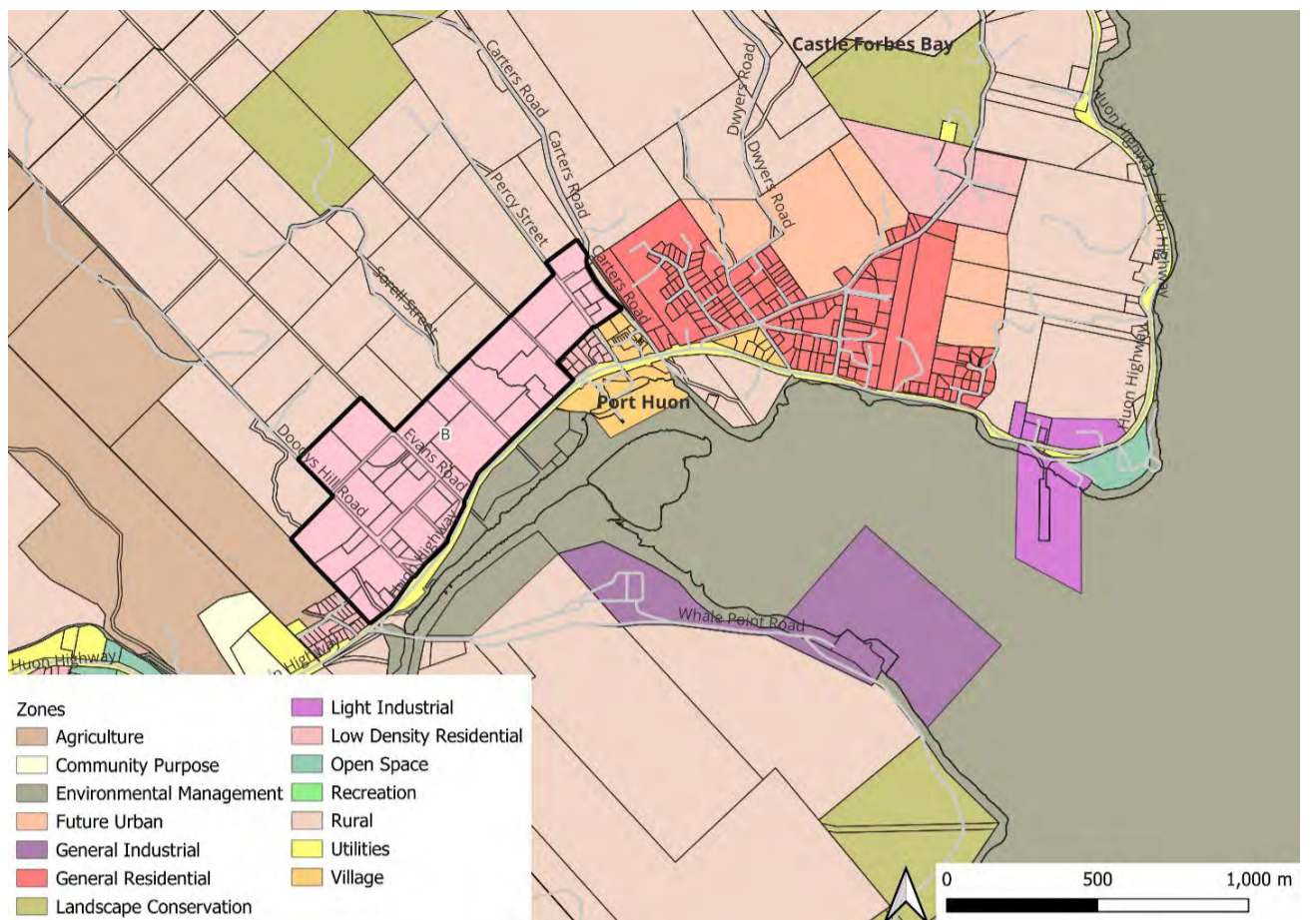


Figure 103: Location Plan with Zones

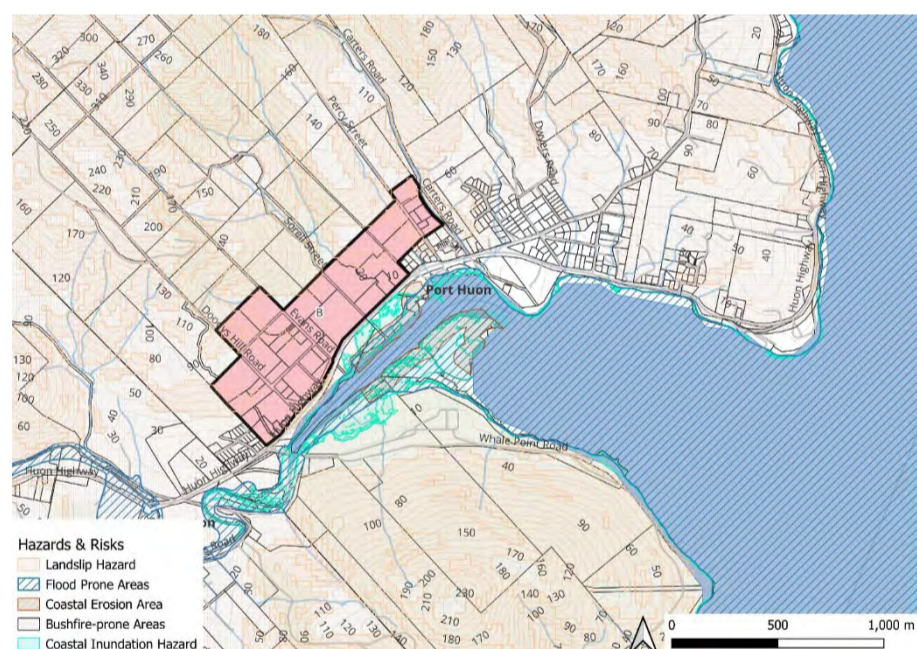


Figure 104: Hazards and Risks Map

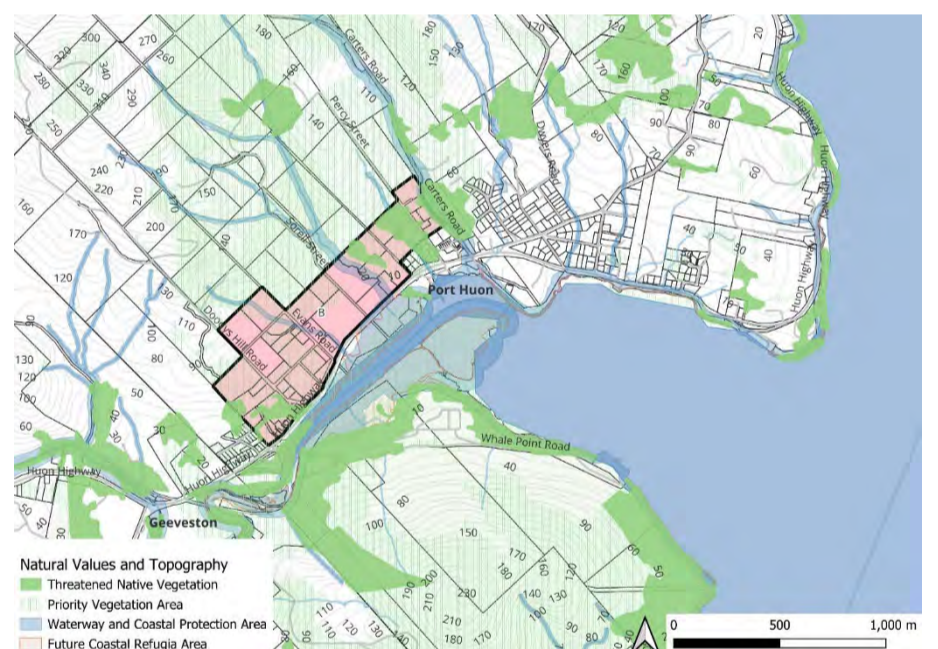


Figure 105: Natural Values and Topography map

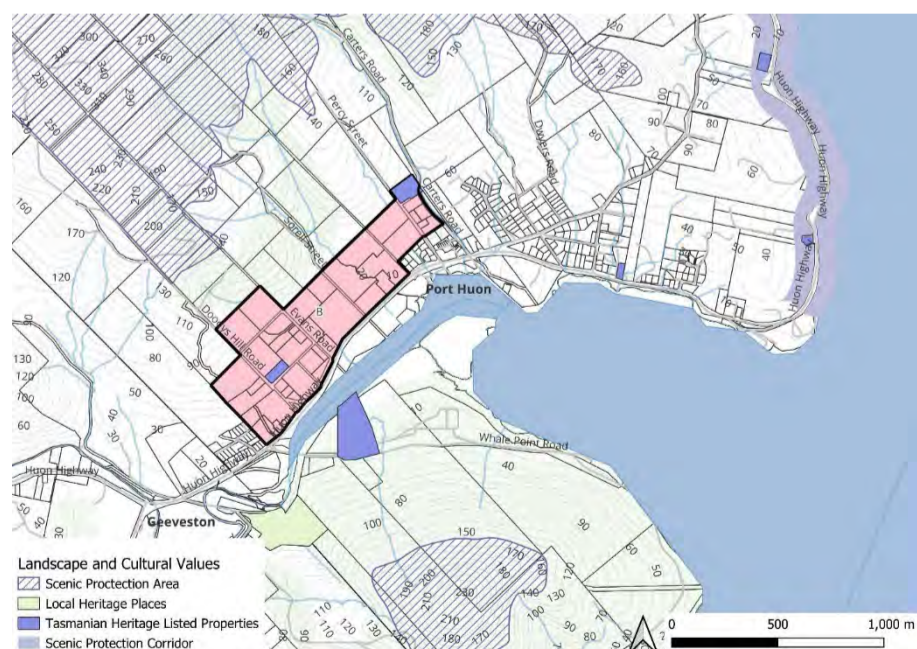


Figure 106: Landscape and Cultural Values Map

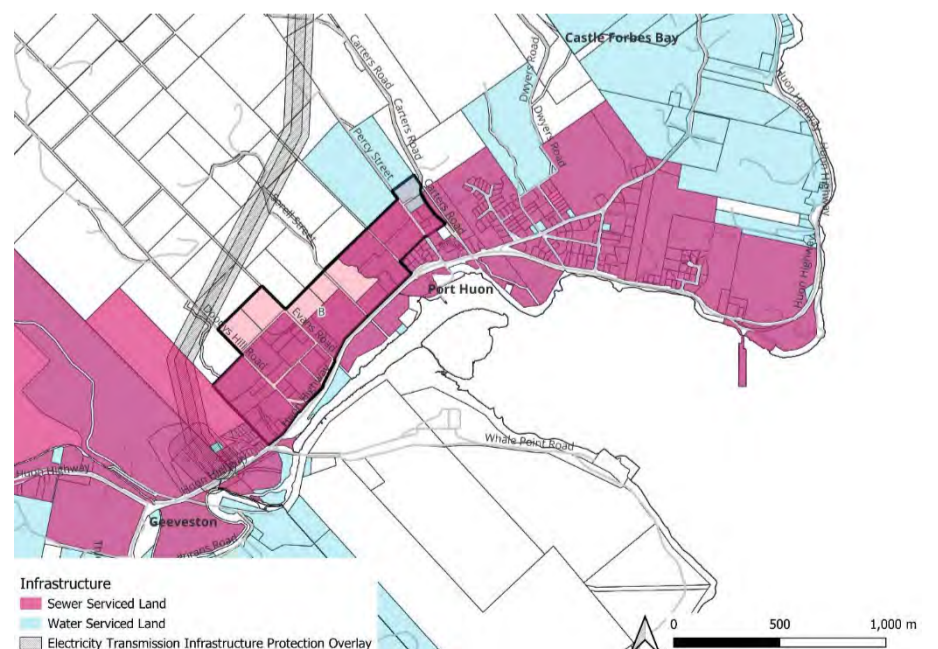


Figure 107: Infrastructure Map

6.25 Cluster Map 25 – Ranelagh

Ranelagh contains two clusters described below:

Ranelagh north (Rural Living A)

This cluster lies to the west of the Ranelagh residential area and north of the Huon River, located either side of North Huon Road.

Small areas of the cluster are subject to slopes above 25 degrees. The cluster is dissected by a number of waterways that mapped within the Waterway and coastal protection overlay; some areas are subject to the priority vegetation overlay with the potential for threatened native vegetation. The cluster is Bushfire-prone areas and partially within the Flood prone areas overlay. Most of the cluster is connected to reticulated water.

Ranelagh south (Rural Living C)

This cluster consists of two lots south of Helen Street and adjoins the residential area of Ranelagh.

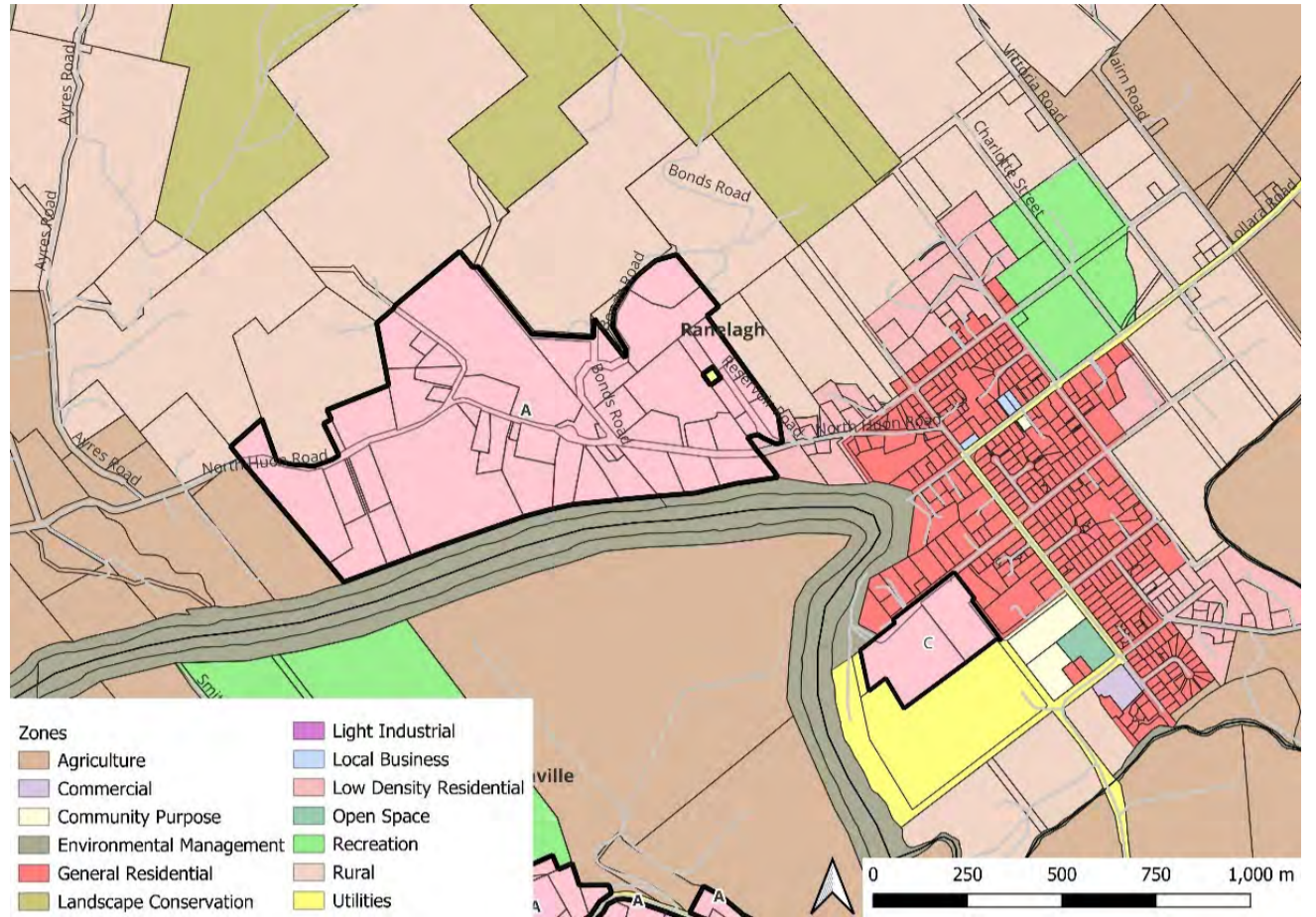


Figure 108: Location Plan with Zones

Most of the cluster is mapped within the Coastal inundation hazard overlay. Parts of the cluster are subject to the Waterway and coastal protection overlay. The cluster is subject to the Bushfire-prone and with the exception of the northeast corner the Flood-prone areas overlay. Large areas of the cluster are also subject to the coastal inundation hazard overlay.

The cluster is connected to reticulated water and the eastern lot within the cluster has access to sewerage.

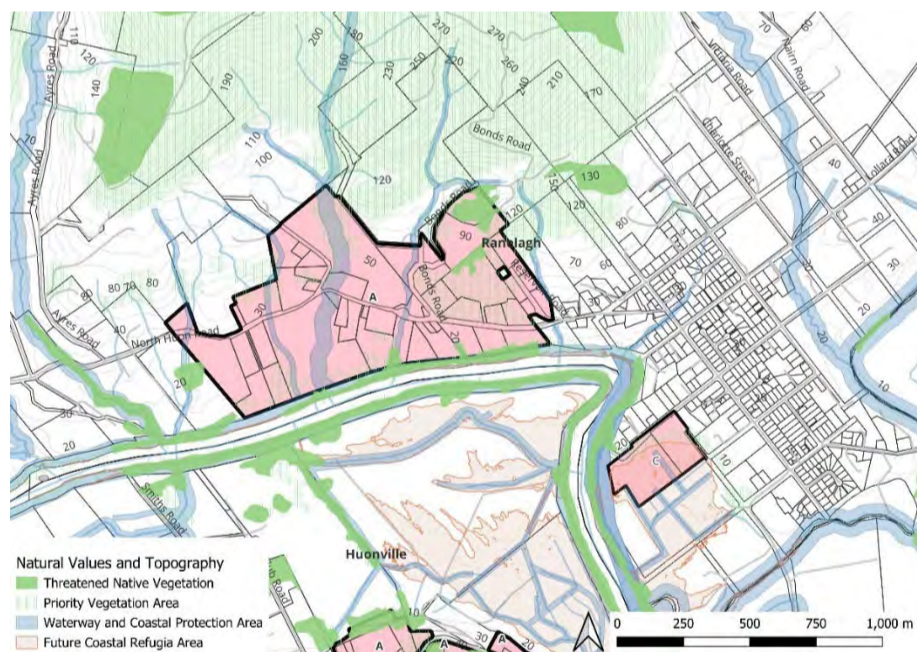


Figure 109: Natural Values and Topography Map

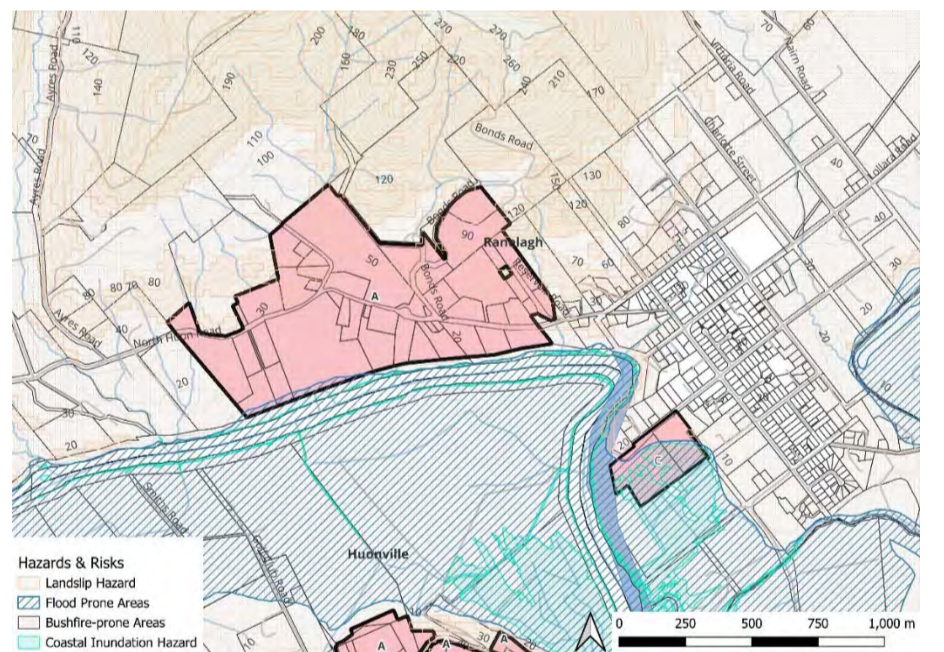


Figure 110: Risks and Hazards Map

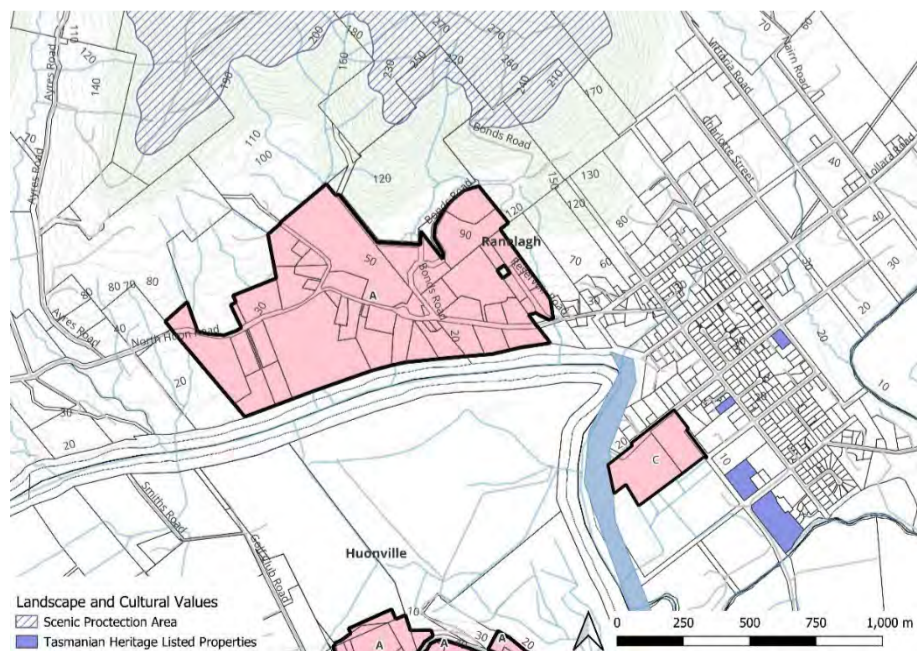


Figure 111: Landscape and Cultural Values Map

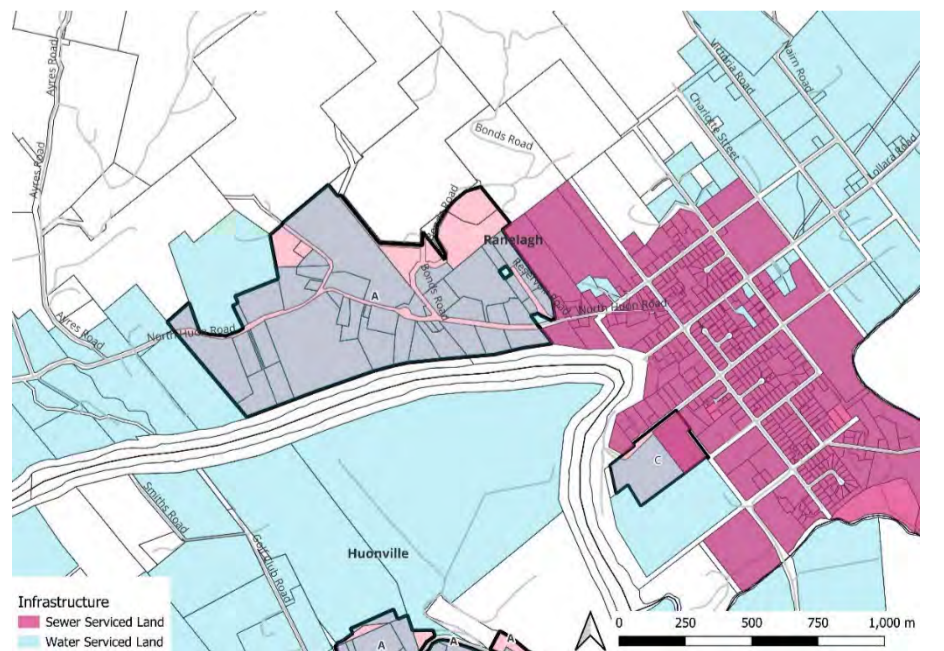


Figure 112: Infrastructure Map

6.26 Cluster Map 26 – Southport

Southport is located approximately 60 kilometres south of Huonville. This area contains three clusters in the south and east of Southport:

Southport east (Rural Living C)

The Southport east cluster forms a linear cluster along the coast. It is bounded by the foreshore to the east and Rural land to the north and west. A permanent timber production zone, with areas of production forest, lies adjacent to the cluster in the west.

The cluster is dissected by a number of watercourses which are mapped within the Waterway and coastal protection area. The cluster is subject to the Bushfire-prone areas overlay. Small areas within the cluster are subject to the Coastal inundation hazard overlay and Landslip hazard code.

Southport south (Rural Living C)

This cluster is west of the Huon Highway and is generally surrounded by land zoned Landscape Conservation and Rural.

The very southern portion of the cluster is subject to the Priority vegetation overlay and has the potential for threatened native vegetation. The cluster is dissected by several watercourses which are mapped within the Waterway and coastal protection area. The cluster is subject to the Bushfire-prone areas overlay. The southwest corner of the cluster is subject to the Coastal inundation hazard overlay and small areas are subject to the Coastal Landslip hazard overlay.

The cluster adjoins Tasmanian Heritage registered property, The Big House.

Southport South (Rural Living A)

Southport South consists of two small areas zoned Rural Living A. A very southern portion of the cluster is subject to the Priority vegetation overlay and has the potential for threatened native vegetation. The cluster is dissected by watercourses mapped within the Waterway and coastal protection area and is a Bushfire-prone areas.

A Tasmanian Heritage site, Burying Ground Point, is adjacent to the southeast of the cluster.

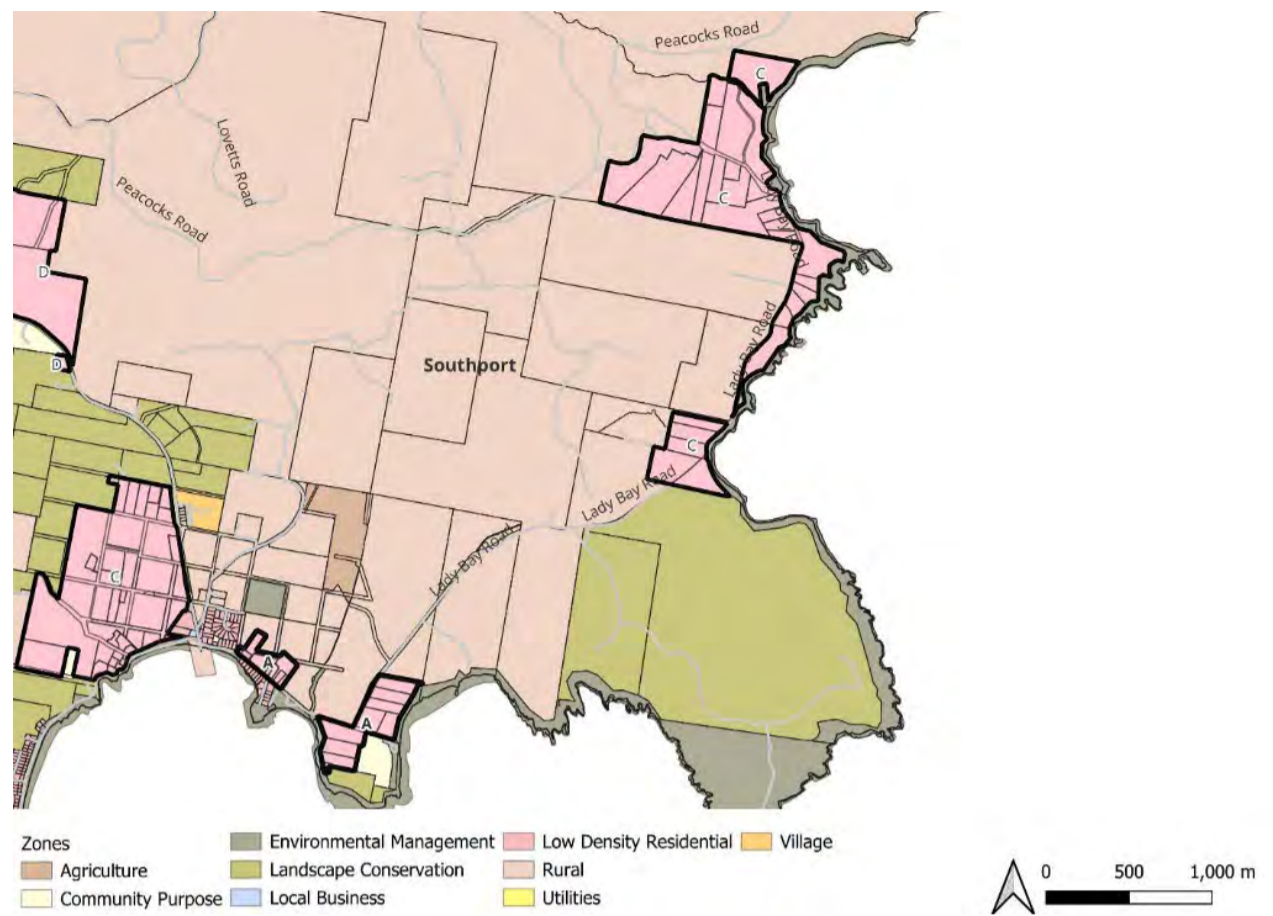


Figure 113: Location Plan with Zones

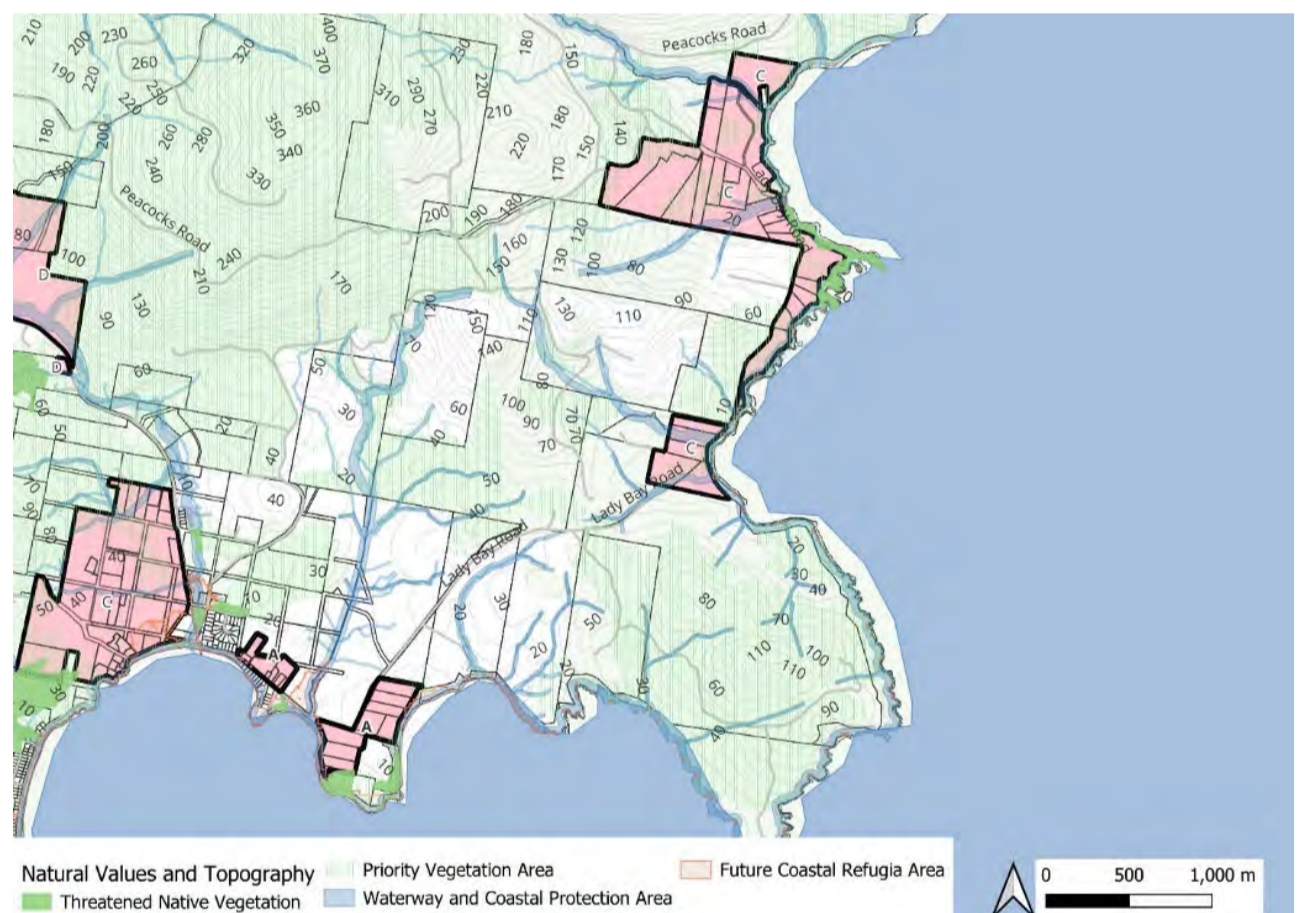


Figure 114: Natural Values and Topography Map

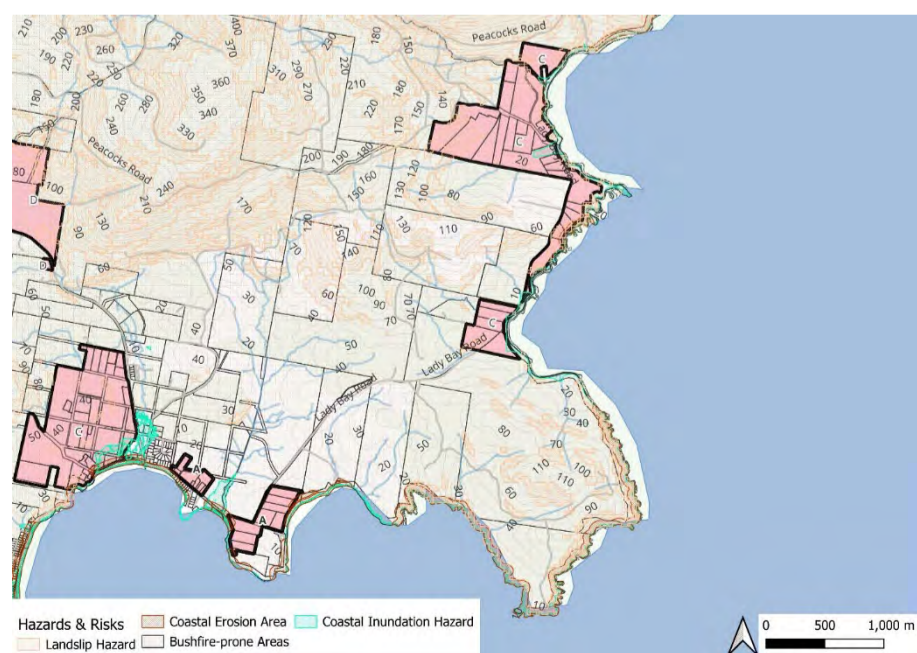


Figure 115: Hazards and Risks Map

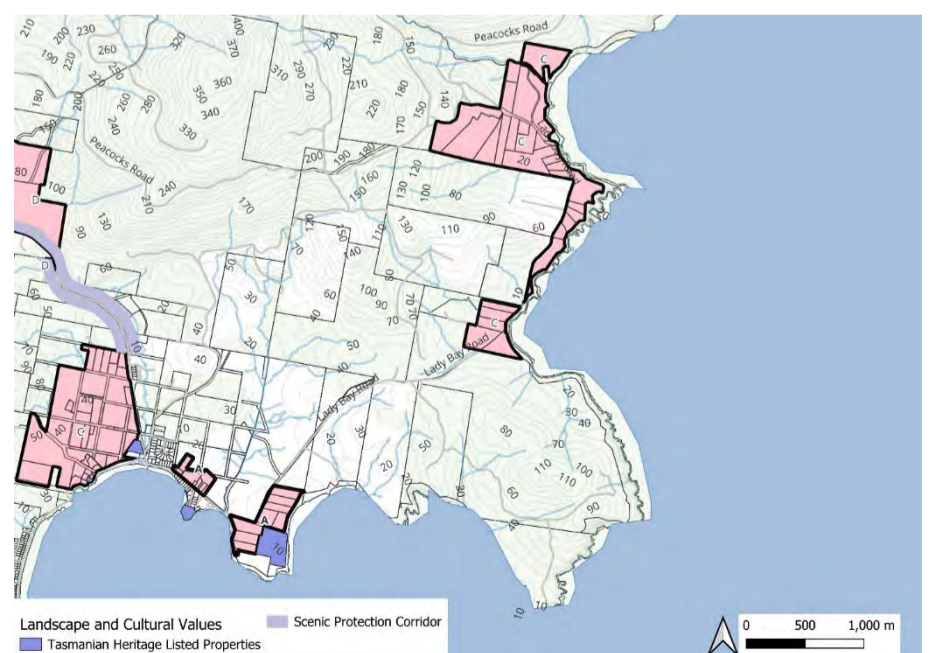


Figure 116: Landscape and Cultural Values Map

6.27 Cluster Map 27 – Strathblane / Rameia

Strathblane and Rameia are located just south of Dover and some 50 kilometres south of Huonville. This area consists of two clusters described below:

Rameia

The Rameia cluster is zoned Rural Living C, it is bounded by the Huon Highway to the east and the Esperance River to the south. North of the cluster is typically zoned Rural. North of the cluster is identified as a permanent timber production zone and production forest. Small parts of the cluster, along watercourses are also steeply sloping. The southern tip of the cluster lies within an area of priority vegetation with the potential for threatened native vegetation. The cluster is impacted by the Bushfire-prone areas overlay. Parts of the cluster are impacted by the Waterway and coastal protection area and Coastal inundation and coastal erosion. Land along the Huon Highway is subject to the Scenic protection corridor overlay. The eastern portion of the cluster has connections to reticulated water.

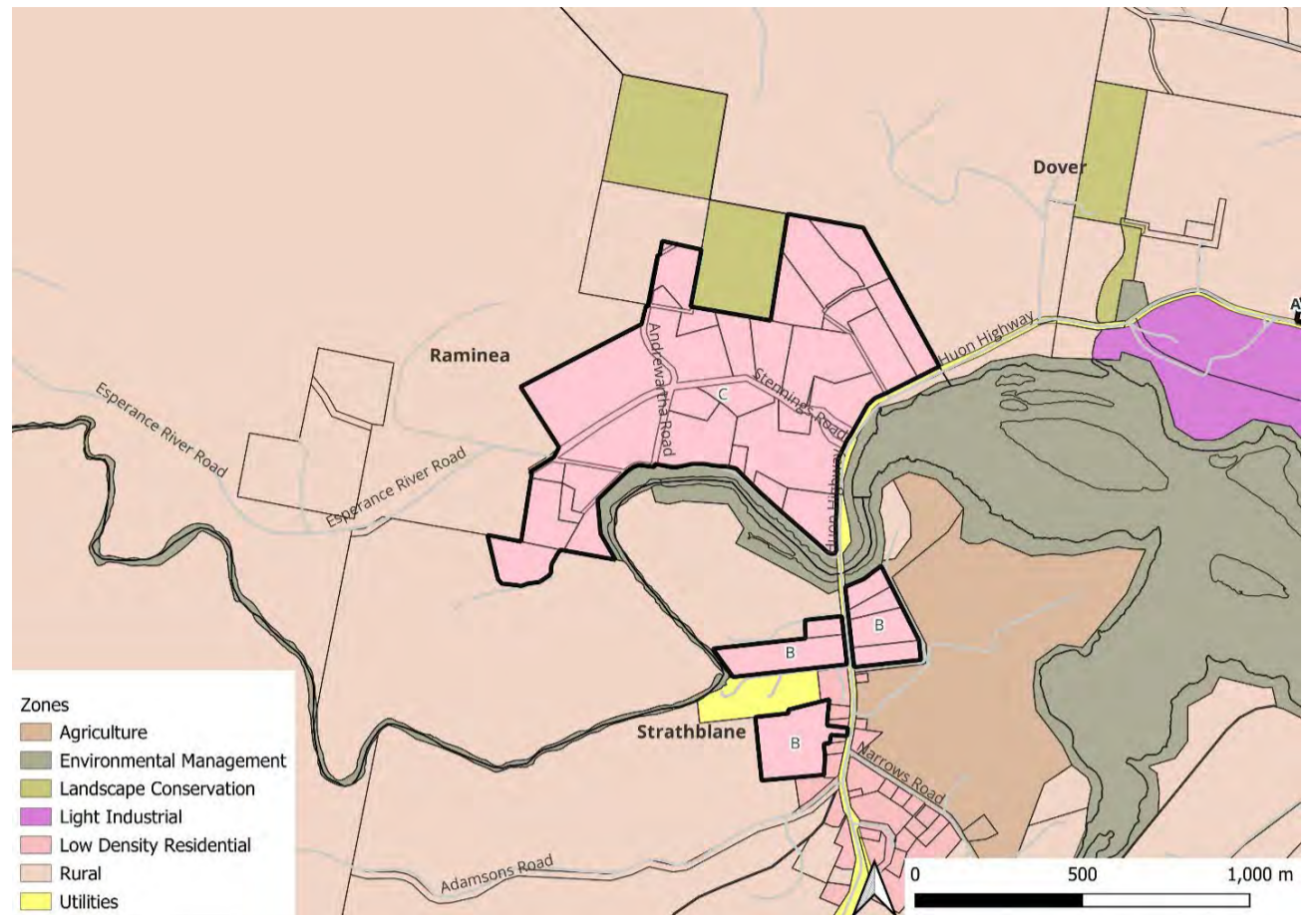


Figure 117: Location Plan with Zones

Strathblane

The Strathblane cluster consists of three areas of Rural Living B, located on both sides of the Huon Highway. The areas are surrounded by Agriculture, Low Density Residential, Utilities (water treatment plant) and Rural zoned land and the Esperance River (zoned Environmental Management) to the north. Land to the southwest of the cluster is production forest. The cluster is impacted by the Bushfire-prone areas overlay. The northern areas lie within the Coastal erosion and Coastal inundation hazard overlays. Most of the cluster has connections to reticulated water.

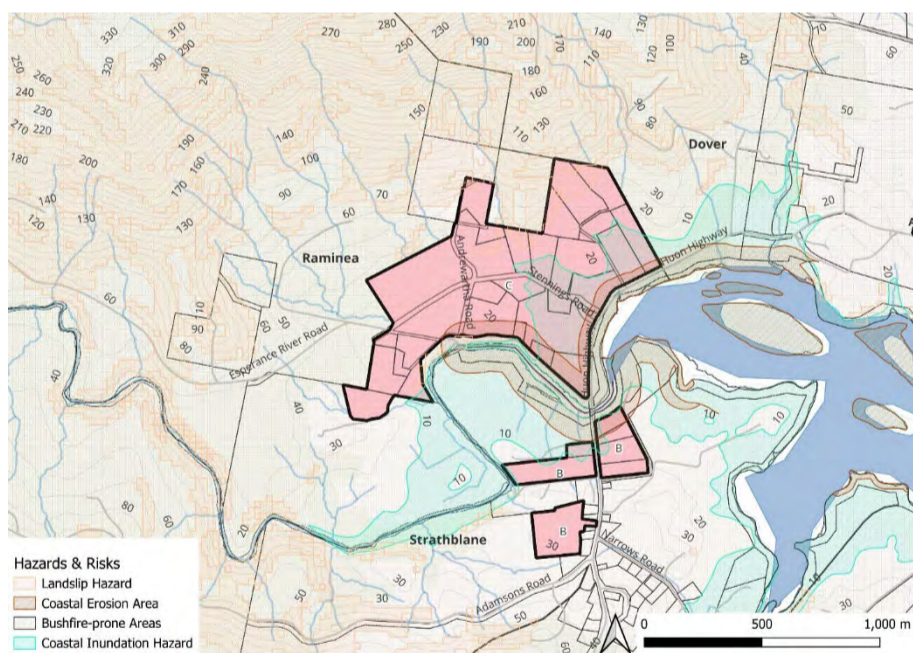


Figure 118: Hazards and Risks Map

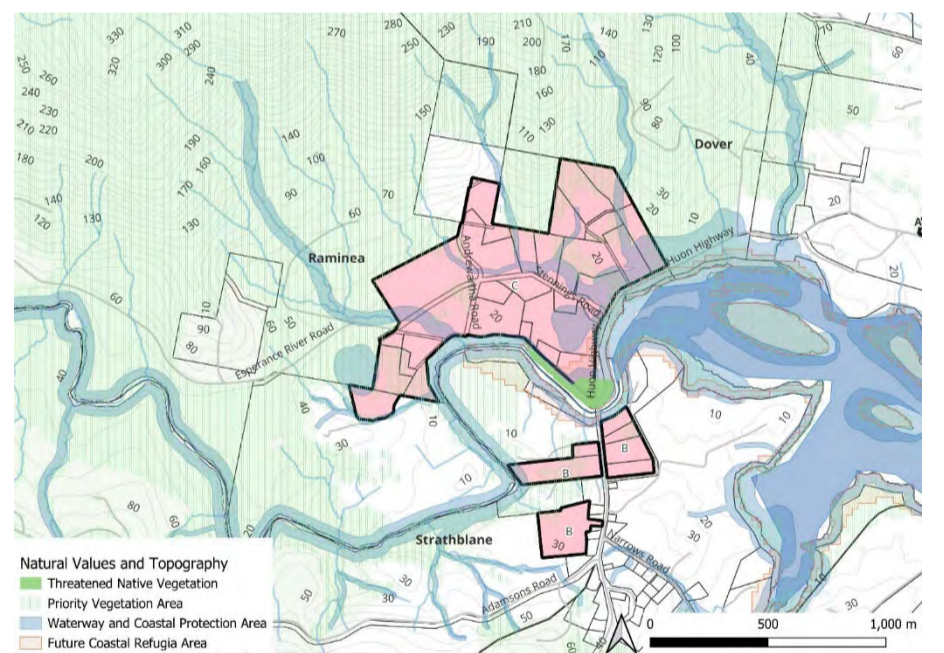


Figure 119: Natural Values and Topography Map

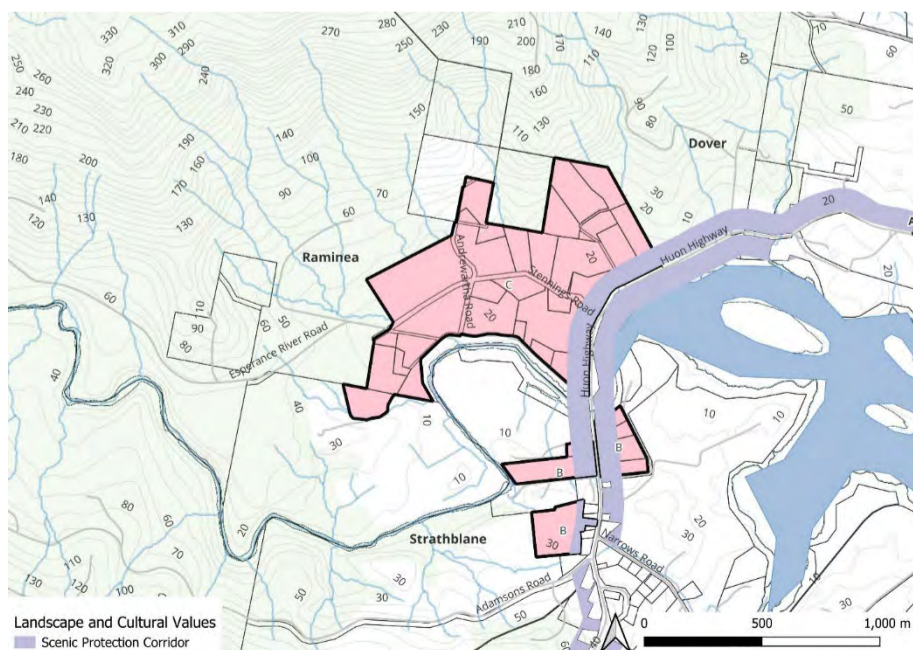


Figure 120: Landscape and Cultural Values Map

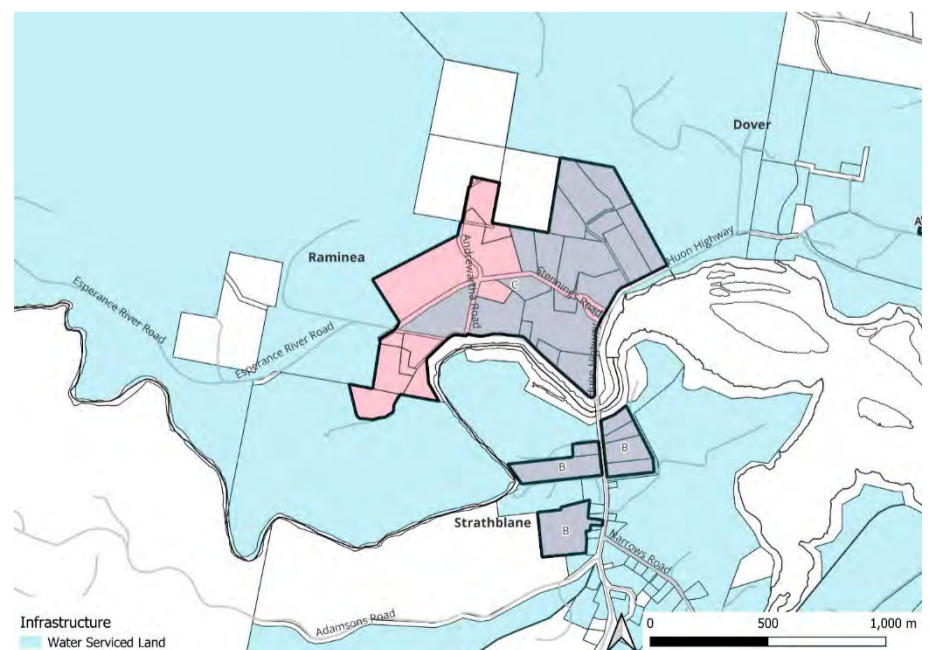


Figure 121: Infrastructure Map

6.28 Cluster Map 28 – Surges Bay / Brooks Bay

This area includes Surges Bay and the northern part of Brooks Bay, is located adjacent to the Huon River and is 30 kilometres south of Huonville. The cluster is somewhat segmented by reserve land and Landscape Conservation Zone contains includes areas of Rural Living D zoned land.

The land is moderately to steeply sloping in parts, with large areas of the cluster within the Priority vegetation overlay and has the potential for threatened native vegetation. The cluster is subject to the Bushfire prone areas overlay. The single lot in the north is subject to the Coastal erosion area - investigation area overlay in the northwest.

Land along the Huon Highway and Esperance Coast Road is subject to the scenic road corridor overlay.

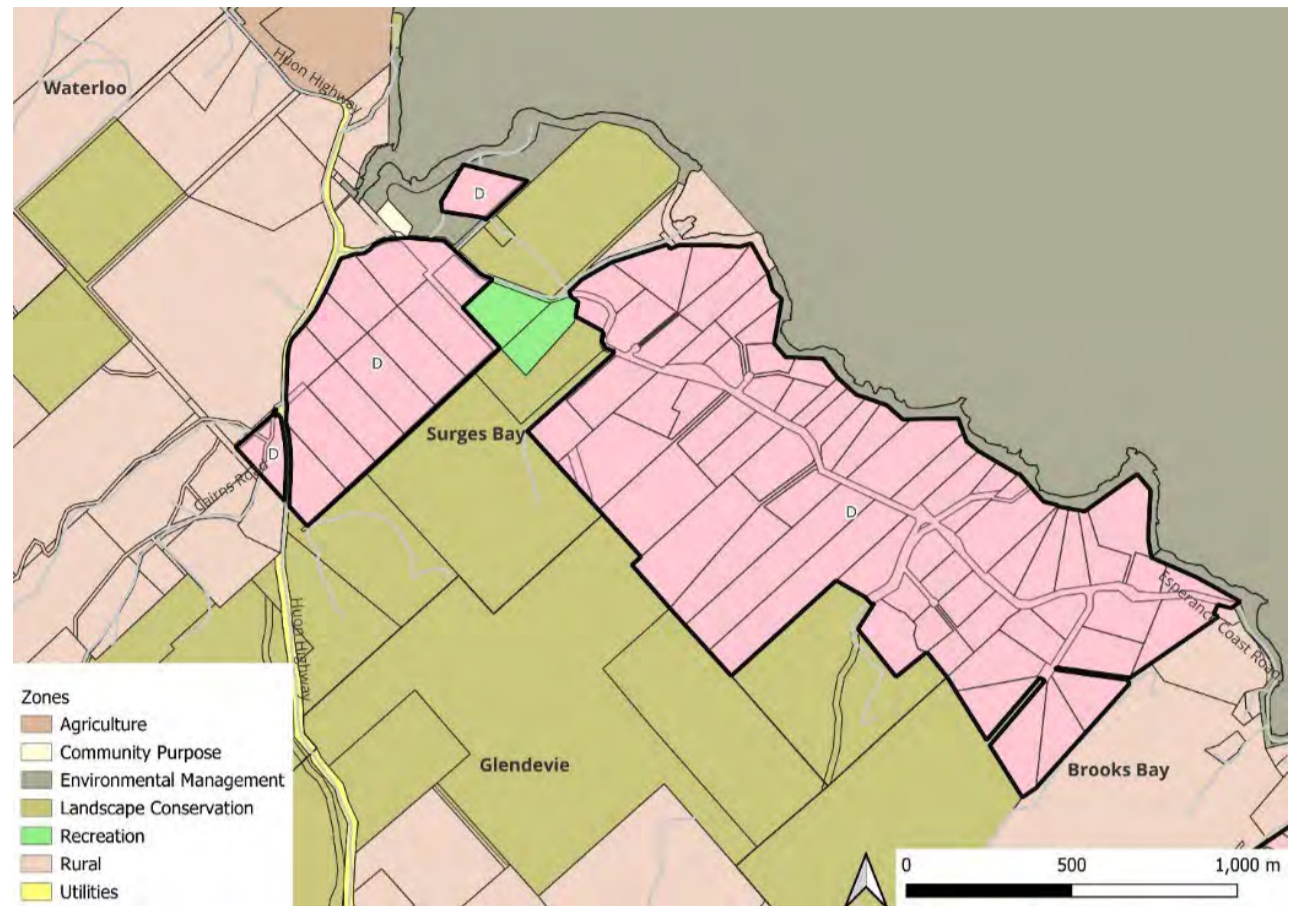


Figure 122: Location Plan with Zones

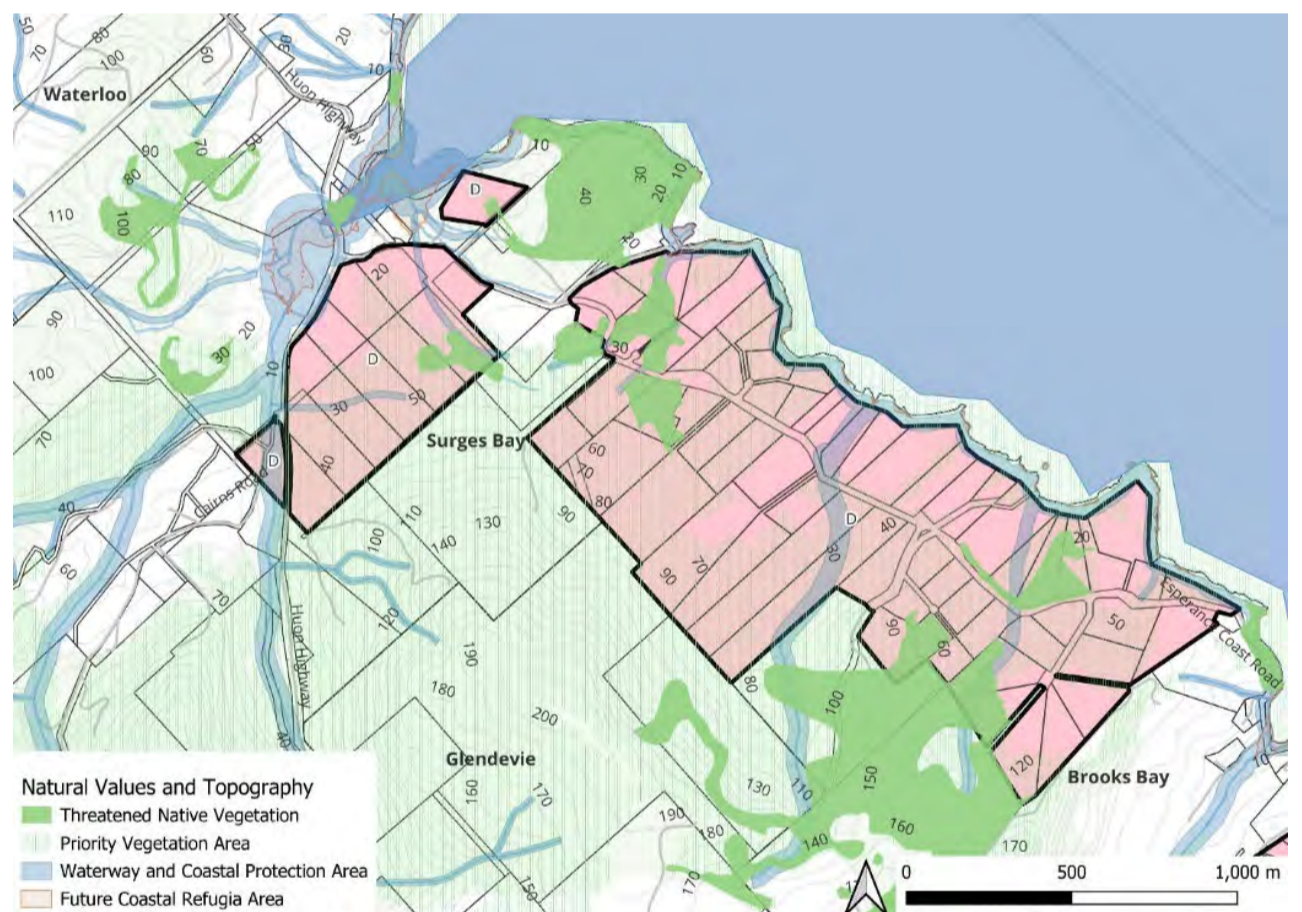


Figure 123: Natural Values and topography map

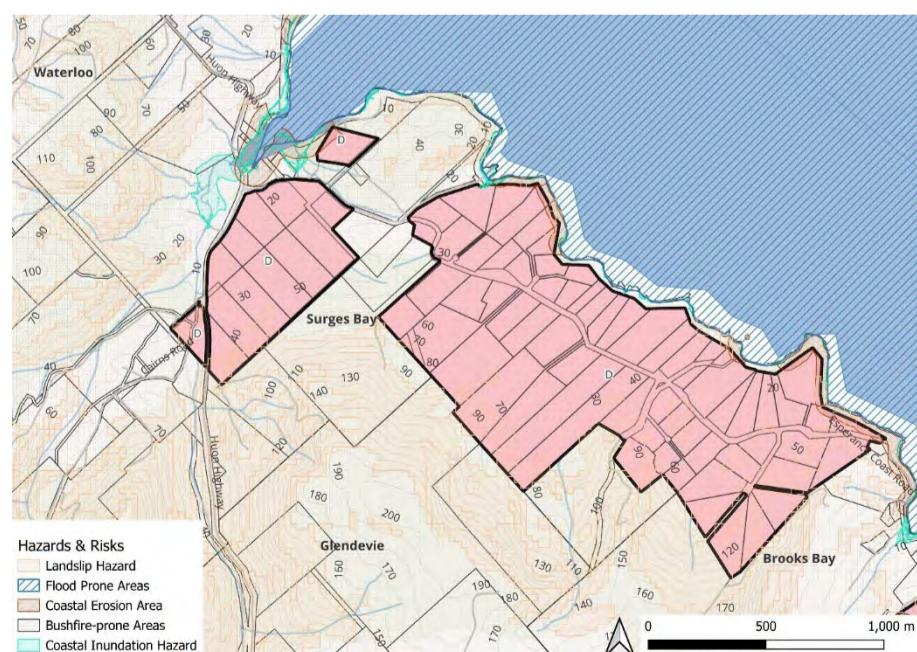


Figure 124: Hazards and Risks Map

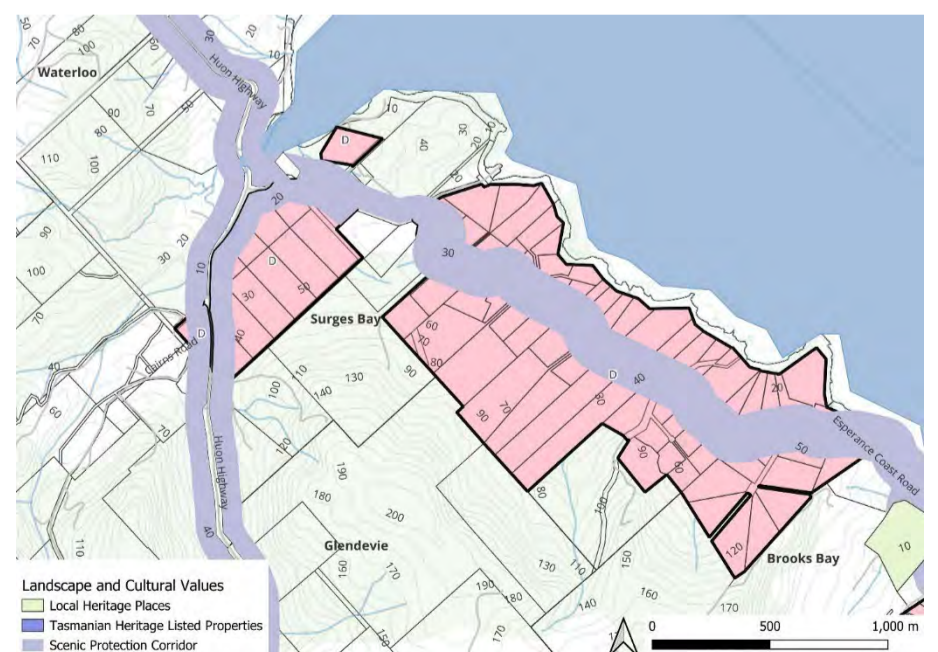


Figure 125: Landscape and Cultural Values Map

6.29 Cluster Map 29 – Surveyors Bay

Surveyors Bay is located approximately 42 kilometres south of Huonville. This area is accessed via Esperance Coast Road and contains two clusters of rural living described below.

Surveyors Bay north

Surveyors Bay north, off Louis Rise, consists of two areas of land zoned Rural Living C, at either end of a Low Density Residential Zone area. The cluster fronts the coastal foreshore and Rural zones land. The land is generally flat to moderately sloping and is substantially cleared of treed vegetation, although parts are mapped by both the Landslip Hazard, Bushfire Prone Areas and Natural Assets Codes.

Surveyors Bay south

Surveyors Bay south, off Dunn Drive, is zoned Rural Living A is located behind the residential properties along Big Roaring Beach Road. The western end of the cluster is mapped within the Priority vegetation overlay and may contained threatened native vegetation and is also partly subject to the Coastal inundation hazard overlay. The cluster is mapped within the Bushfire-prone areas overlay.

Part of the cluster is also within the Scenic Road Corridor of Esperance Coast Road.

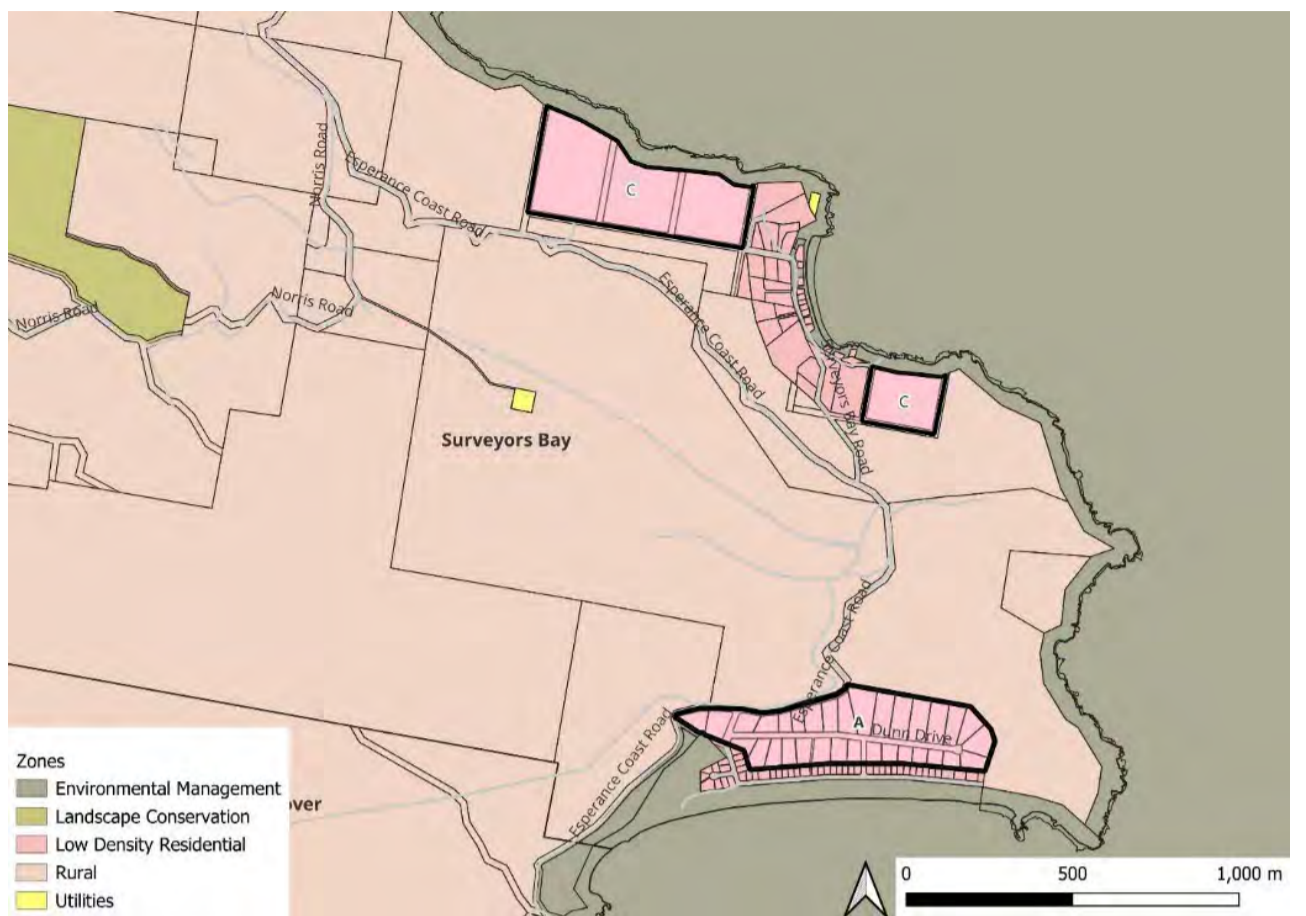


Figure 126: Location Plan with Zones

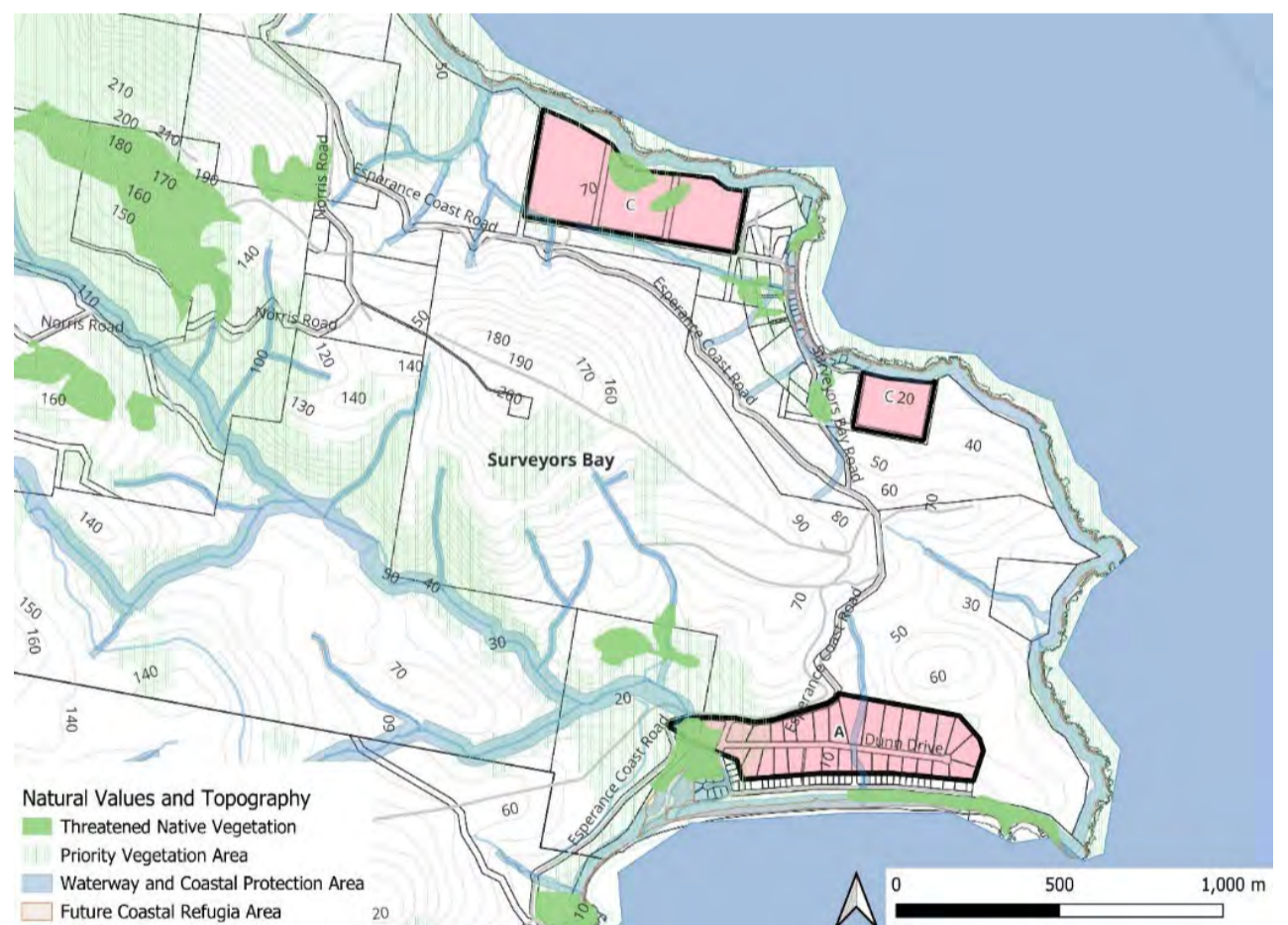


Figure 127: Natural Values and Topography Map

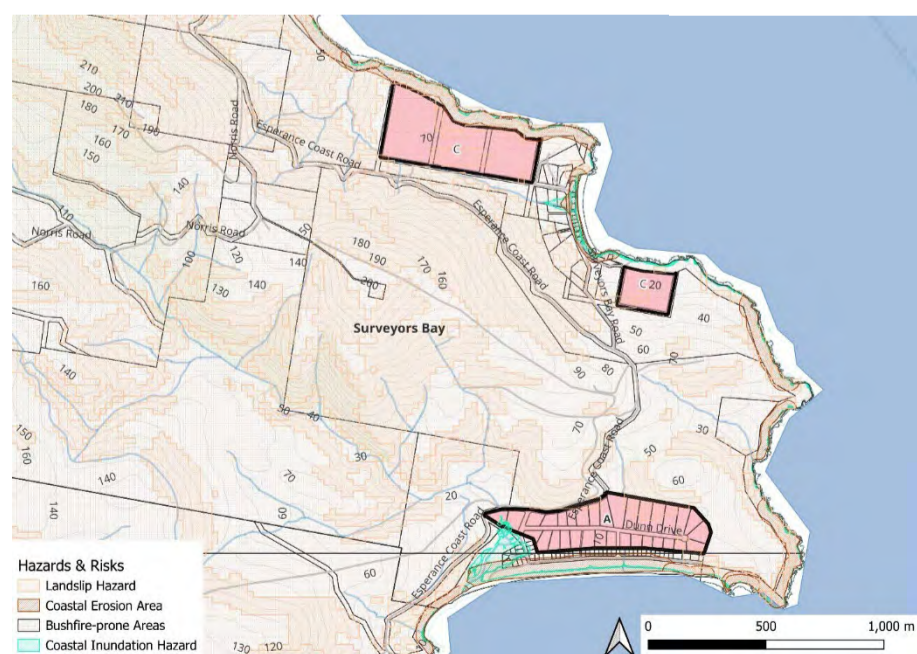


Figure 128: Hazards and Risks Map

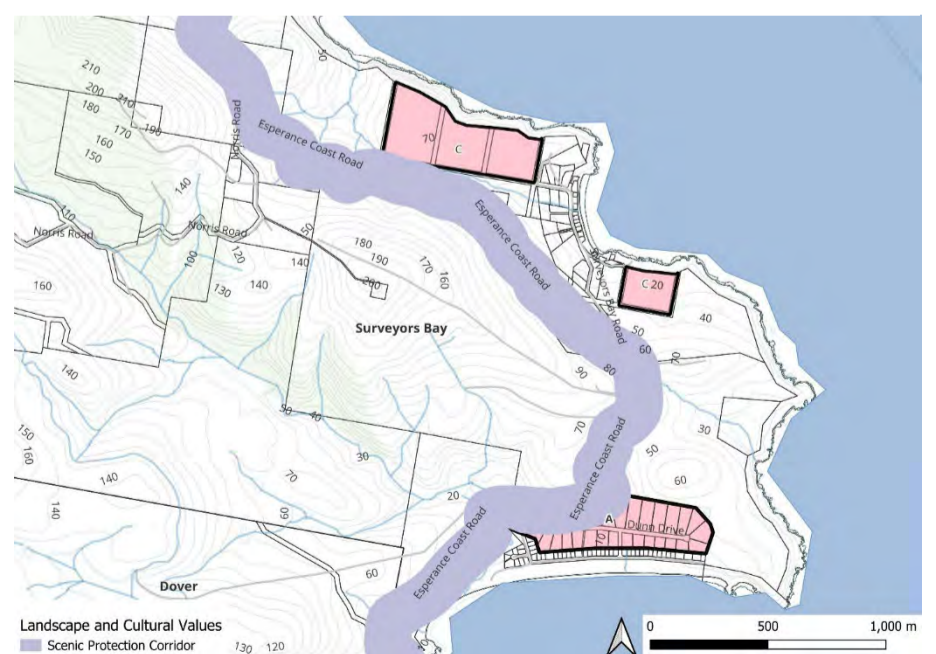


Figure 129: Landscape and Cultural Values Map