
Bushland Values Project – Boundary Delineation Report

A review of the appropriateness of zone boundaries in the fringe bushland areas of the Hobart municipal area and an explanation of the rationale behind any changes.

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Catherine Nicholson

PO Box 1276
Rosny Park 7018
c.nicholson@ozemail.com.au
Tasmania

Phone 0418 435 209

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1.0 Description of the Brief

The first phase of the Bushland Values Project focused on defining the values of the bushland in the Hobart municipal area. It also examined and suggested a schedule of planning provisions that could be used to protect those values, whilst allowing for appropriate residential and some limited commercial development. It looked especially at two template zones, with potential to apply to land where there are high bushland values – the Environmental Management Zone with both the highest environmental values and environmental constraints and the Low Density Residential Zone, where there are also identifiable environmental values, but where the land is generally more suited to some level of residential development.

In developing those provisions it became obvious that the detailed wording of the provisions is influenced by the reality of what zones you apply the bushland schedule to and what degree of development impact and development potential exists in various zones. The bushland interface areas where normal density residential development abuts bushland in particular stood out as needing explicit focus, in order to examine the site characteristics in more detail and decide what zone such sites should be in - the choice generally being Environmental Management or some form of residential zoning.

Specifically the brief requires the examination of the following areas:

1. Review the appropriateness of zones and zone boundaries recommended in the South Hobart and Lenah Valley Local Area Plan Reports [Tasque 1998]¹
2. Review the appropriateness of the following zone boundaries:
 - Residential, Recreation and Hills Face Zone boundary in West Hobart adjacent to Knocklofty Park;
 - Residential zone boundary in Precinct 35B (Keens Curry Hill);
 - Hills Face Zone adjacent to Tolmans Hill;
3. Make recommendations as to appropriate zones and zone boundaries along the urban and bushland interface in Lenah Valley, West Hobart, South Hobart and Tolmans Hill.

In addition to examining the zone delineation issues of the above areas, the brief also requires examination of the ramifications, if any, of the above tasks and the work completed on the Bushland Values Schedule and for the Fern Tree and Ridgeway areas, recently the result of detailed review and Scheme amendment.

This specific report examines the issues as required in points 1 to 3.

¹ *Not formally endorsed by Council*

2.0 Locations Focused On

In conducting the investigation and evaluation of the required bushland interface areas, the Council's GIS maps were examined to look at areas or sites where the current zoning might conflict with the locations of threatened species, known or potential threatened species habitat and high priority vegetation, as mapped.

In addition, sites with other potential constraints such as sites of high visibility and steeply contoured sites were examined.

Existing reports on the relevant areas such as the 1998 Tasque reports on Lenah Valley and South Hobart, which identify constraints and suggest where environmental and residential zonings might be appropriate, were also examined as were aerial photo maps.

Site visits were conducted in order to verify the data on the ground and to assess both the environmental values and environmental constraints of the sites.

The level of development pressures on the sites in question and its surrounds was also considered. This included examining water and sewerage 'mud maps', which detail where limitations in water and sewer infrastructure exists. Site visits focused on the following locations:

2.1 Lenah Valley

Precinct 22, City of Hobart Planning Scheme 1982, Map A. Northern section of vacant land with access of Alwyn Rd.

Precinct 40, City of Hobart Planning Scheme 1982, Map A. 60 Kalang Avenue, between the Roy Fagen Centre on the east and Riding for the Disabled land on the west.

Precinct 40, City of Hobart Planning Scheme 1982, Map A. Land behind properties on Southern side of Lenah Valley Rd and behind properties on eastern side of Brushy Creek Rd.

Precinct 22, City of Hobart Planning Scheme 1982, Map A.

- Large house block at top of Jabez Crescent
- Land along ridgeline at the rear of Copley Road and Broadby Court.
- 3 Giblin Court -disused Quarry and surrounding land.

2.2 Mt Stuart

Precinct 21B, City of Hobart Planning Scheme 1982, Map A. Land at rear of Keith White Crescent, adjacent to HCC asphalt plant.

Precinct 24, City of Hobart Planning Scheme 1982, Map B. Land at end of Bimbadeen Court.

2.3 West Hobart – adjacent to Knocklofty Park

No precinct number. City of Hobart Planning Scheme 1982, Map B. AUSSAT Earth Station, top of Arthur St – Knocklofty Tce.

Precinct 24, City of Hobart Planning Scheme 1982, Map B. 100 Knocklofty Tce. Council owned land adjacent to AUSSAT Earth Station.

Precinct 24, City of Hobart Planning Scheme 1982, Council owned land at end of Fielding Drive, Map B.

No precinct number, City of Hobart Planning Scheme 1982, Map B. End of Salvator Rd.

Precinct 41, City of Hobart Planning Scheme 1982, Map B. North side of Forest Road – No 133 – Oakleigh House.

2.4 South Hobart

Precinct 41, City of Hobart Planning Scheme 1982, Map B. Land at top of Tara Street, adjacent to Ross Rivulet.

Precinct 41, City of Hobart Planning Scheme, 1982, Map B Part of Loudon St and McRobies Rd.

Precinct 34A, City of Hobart Planning Scheme 1982, Map C. North side of Strickland Avenue - land with power lines through it, adjacent to Council reserve and just before junction with Inglewood Road.

Precinct 34A, City of Hobart Planning Scheme 1982, Map C. Land running along the north side of Huon Road, from rear of properties on west side of Hillborough Road to junction with Strickland Avenue.

Precinct 34B, City of Hobart Planning Scheme, 1982, Map C Part of Cascade owned land.

Precinct 34A, City of Hobart Planning Scheme, 1982, Map C. End of Strickland Avenue. Part of Cascade owned land.

2.5 Keens Curry Hill

Precinct 35B, City of Hobart Planning Scheme 1982, Map D. Keens Curry Hill and including land at rear of properties on south side of Grayling Avenue and larger block on both sides of Stoney Steps Road.

2.6 Hills Face Zone of Tolmans Hill

No precinct number, Hills Face Zone, City of Hobart Planning Scheme 1982, Map D. North facing land between rear of properties on south side of Waterworks Road and rear of properties off Woodcutters Road, Tolmans Hill.

3.0 Recommended Zone Boundaries and Rationale for Changes

In areas of steep land, with vegetation classified as high priority and/or of good viability, it has generally been recommended that such areas are zoned Environmental Management (EM) unless the land is already substantially developed or impacted on. In a number of situations land that is highly visible and thus is of critical landscape significance, has also been recommended to be zoned EM. In many cases this land is already zoned Rural B or C or as in the case of part of Precinct 24, has a Recreation Zoning on it. A few areas are currently zoned Residential 2 (R) and a few areas such as the land below Tolmans Hill have a Hills Face zoning.

For land recommended to be placed in the **Environmental Management (EM) Zone**, it is likely that the preferred or permitted uses would be those uses which manage and enhance the environmental values of the area and low intensity or passive recreational activities such as walking or running or exercising animals on designated tracks. Agricultural activities (defined as Resource Development in the Common Key Elements Template) could be permitted on existing cleared land. Much of the land within the proposed EM Zone is in public ownership, such as part of the Wellington Park area or council reserves or land acquired for conservation purposes such as Porters Hill. It is appropriate that such publicly owned areas do not allow for a private dwelling to be constructed on them. (The only exception should be where a caretakers residence is considered necessary and part of an overall management plan for the site.) This prohibition has been followed through in the Mt. Nelson area where the recent GHD study has proposed that a dwelling in the EM Zone (which is almost all in council ownership) be prohibited.

However the proposed EM zone also covers areas where a house has been a permitted use under the current zoning, such as where the existing Rural zones occur. It is considered reasonable that such existing rights on lots should be acknowledged. Thus it is considered reasonable that a single dwelling on a lot in private ownership, could be permitted **provided** it meets all of the relevant Acceptable Solutions in the relevant Schedules. New subdivision in this zone would be very limited with an overall/average subdivision density of one lot per ten hectares

The discretionary uses that could likely occur but would need to be assessed against a range of standards are a domestic business, a B & B, self contained accommodation, and above ground utilities necessary to maintain and improve various infrastructure needs, such as new roads, water supply pipes, stormwater systems, reservoirs,

pumping stations, sewerage pipes footpaths and trails and telecommunication facilities.

A few areas that have high bushland values but do have some further development potential, if the development is carefully controlled and conditioned have been recommended to be zoned **Low Density Residential** (LD Res). These sites usually have good vegetation on them but it is not very viable in the long run, or else are sites where landscape values are important although not critical, and sensitive development could occur. Similar controls to those that are recommended for the EM zone could apply but subdivision opportunities would be greater, with density controlled by a density overlay

The column – ‘Recommended Zone Change’ in the Tables, identifies the recommendations of previous studies conducted by the consulting firm, ‘Tasque’, for Lenah Valley and South Hobart. In the majority of cases these recommendations have been verified and accepted. In a few situations a different zoning is recommended and is identified by italics, with an explanation for the different recommendation explained in the ‘Rationale for Change’ column.

Existing Zoning of Study Areas (See also Tables 3.1 to 3.6)

Residential 2

Currently the existing Residential 2 zoning permits a house, home occupation and passive recreation but prohibits flats, multiple dwellings, offices and shops. A local shop and most other use groups are discretionary. The minimum lot area allowed is generally 550 sq.m or 750sq. m if the gradient is over 20%. This zone applies to all of Precincts 21B, 22, 24, 34A. Precinct 35B also contains some relevant Residential 2 zoned land.

The objective for the Residential 2 Zone is ‘to sustain and enhance the character and amenity of predominantly detached houses, with limited development of complementary dwelling-types and minimum intrusion or further development of non-residential uses not necessary to serve local residents.’ Clause 5.8 City of Hobart Planning Scheme, 1982).

The Statements of Desired Future Character for each of the relevant Precincts focus on the need to maintain the single residential dwelling character of the areas, with any commercial development limited to local services and community facilities. Precinct 21B talks of the need for development to respect topography, aspect, vegetation and as far as practicable, existing views from residences. Precinct 22 describes the character of the precinct as one of detached houses taking advantage of bush settings and views, while Precinct 24 is described as primarily residential with a need to particularly consider the height of buildings on the southern side of lower Jordan Hill Rd. Precinct 34A is stated as continuing to develop as a low density residential area set in bushland, while Precinct 35B is to be primarily low density detached housing,

where new development should avoid undue disturbance of the local topography and generally rural environment segregated from urban areas. (pgs 34-38, City of Hobart Planning Scheme, 1982)

Rural B and Rural C Zones

The existing Rural B and C Zones are very similar to each other, with a single house and home occupation and passive recreation permitted but other forms of residential development prohibited, as well as most other classes of use. However in the Rural B Zone domestic business, local shop, light industry, and warehouse are discretionary uses, while in the Rural C Zone only a domestic business is discretionary. The minimum allowable lot area is 40000sq.m (4ha). These zones apply to all of Precincts, 40 and 41.

The objectives for both zones also differ somewhat. The objective for the Rural B Zone is to provide for 'uses suited to broadacre subdivision, consistent with the character of the natural and rural landscape and the proper management of rural enterprises and public utility services.' (Clause 5.12, City of Hobart Planning Scheme, 1982) The objective for the Rural C Zone is to 'retain an area of natural bushland beyond the ring of urban development with one detached house only per broad-acre allotment', Clause 5.13 City of Hobart Planning Scheme, 1982)

The Statement of Desired Future Character for Precinct 40 – the Brushy Creek Precinct is that it should be protected as a largely natural area with more intensive subdivision discouraged. (Clause 5.13.1, city of Hobart Planning Scheme, 1982)

For Precinct 41 the Old Farm Rd Precinct the Statement of Desired Future character is that the area should continue as a semi-rural area, with development of a single house on an existing lot and development associated with the maintenance of the existing rural character appropriate. Development should minimize the need for tree clearing and soil disturbance, avoid impacting on the skyline and blend with the existing rural environment. Siting of buildings should consider bushfire hazard. (Clause 5.12.1 City of Hobart Planning Scheme, 1982).

Hills Face Zone

The existing Hills Face Zone permits passive recreation only. A house, home occupation, domestic business and active recreation are all discretionary, while all remaining use classes are prohibited. Minimum lot area is as determined by Council.

The objective for the Hills Face Zone is 'to minimize the potential for development in sensitive landscape areas which also possess severe constraints in the provision of access and reticulated services, or land identified as being topographically difficult to develop.'(Clause 5.22, City of Hobart Planning Scheme, 1982)

Recreation Zone

In the existing Recreation Zone, passive recreation, is the only permitted use, shops, take aways, supermarkets, visitor accommodation, active recreation, amusement centres, health studios, light industry, warehousing, transport yard, timber yard and a local shop are all discretionary uses, while residential uses, offices, consulting rooms and educational establishments are all prohibited.

The objective for all areas within the Recreation Zone is to 'continue to provide areas of natural bushland and facilities for the passive and visual recreation and enjoyment of residents, workforce and visitors to Hobart, and to accommodate various utility services where necessary, by eventual public ownership.' (Clause 5.14, City of Hobart Planning Scheme, 1982.)

The largest area of land which is currently zoned Residential 2 and is recommended to be changed to Environmental Management, is the steep land on the northern side of the Huon Road, between Hillborough Road and Strickland Avenue. (See Table 3.4 South Hobart, Ref (18) Map C .

3.1 Lenah Valley

MAP REF	PRECINCT NUMBER AND LOCATION (number of titles affected and % of title affected by any zone change)	CURRENT ZONING AND MIN LOT SIZE (existing land use)	ZONE AS RECOMMENDED IN TASQUE REPORT	RECOMMENDED FUTURE ZONING	RATIONALE FOR CHANGE
Map A (1)	Precinct 22 - Access off Alwyn Rd, (2 titles A(1)1 –34% A(1)2 -100%)	Residential 2 550sq.m or 750 if over 20% gradient (vacant land)	Change Northern section to EM with remainder staying as Res 2	EM on northern section, remainder Res2 as per Tasque report	Powerline easement through the site. Steep slopes, N section well vegetated and adjacent to and adjacent to known or potential threatened fauna habitat. Land of moderate landscape significance Access to site difficult
Map A (2)	Precinct 40, 60 Kalang Avenue, (4 titles. 100% of all titles affected)	Rural C 40 000sq.m (Reservoir on NE title, SW title vacant land.	EM	EM as per Tasque report	Critical landscape significance as identified in the Tasque Lenah Valley Local Area Plan, Nov 1998 Bushland with veg of State/Bioregional significance although long term viability is threatened. Shown on Map 1 Hobart Bushland by Tenure Map, Feb 2005 as ‘ HCC bushland – historically set aside for infrastructure, engineering or other purposes, eg reservoir ...’) Adjoining land in Glenorchy municipal area is zoned ‘Landscape and Conservation.’ Subdivision is prohibited in this zone.

Map A	(3)	Precinct 40 (existing Rural zoning) and Precinct 22 (existing Res zoning) A(3) S side Lenah Valley Rd. (2 titles. 100% of title affected)	Residential 2 550sq.m or 750 if over 20% gradient (vacant land running along rear boundaries plus some garden areas)	Rural C land up to about the 230m contour could be zoned Res		Overall area of moderate to critical landscape significance with veg of State /Bioregional significance down to 170 m contour. A(3)1 and A(3)2 are both council owned lots and run along the creek line, thus are appropriate to have an EM zoning.
	(4)	100% of 3 titles, 4% of title A(4)1 and 4% of title A(4)2 with current res zone	Rivulet bisects lot A(3)2 and runs along lot A(3)1 and A(4)1		Lot A(4)1 and Lot A(4)2 - change current Res 2 zone to Low Density Res, up to the 160m contour, with remainder of lot changed from rural C to EM. Density overlay of 1 lot per.5ha.	Lot A(4)1 and Lot A(4)2-have already experienced some development impacts on the lower portions of the site, below the 160 m contour. It is considered that a low density residential zoning to this contour level is appropriate to allow some residential development which acknowledge the constraints and limited infrastructure currently available in the area. This would give a 10m buffer to the vegetation of State/bioregional significance. Council has committed to upgrading of the water supply in the area. This is due to be completed by 2013.. These works will allow water supply to the 230m or 240m contour. However development to the 230m or 240m contour level will impact substantially on vegetation values and potentially on visual values. Also, currently there is no sewerage infrastructure and development would require significant investment in such infrastructure. Tasque identifies the area as having limited development potential although recommended a residential zoning to the 230 contour.
		A(4)3 306 A Lenah Valley Rd	Rural C on rear part of 306A LV Rd and on bulk	Res	Zone 306 A Change current area with Rural C zone to Low	306 A LV Rd has subdivision approval for 4 lots, with crossovers in place and is substantially cleared

	<p>(2 titles, 100 of title affected.</p> <p>A(4)3-</p> <p>65% of title with current Res zone, remainder Rural C</p> <p>A(4)4-</p> <p>4% of site currently zoned Rural remainder currently Res)</p> <p>A(4)5</p> <p>100% of site affected. 72% of site currently rural, remainder currently zoned Res)</p>	<p>of land above 150m contour.</p> <p>40 000sq.m</p> <p>(306 A vacant recently subdivided)</p> <p>Vacant land, substantially cleared of native vegetation with a lot of gorse. Council reserve on its northern boundary</p> <p>House and substantially cleared of native veg.</p>		<p>Density Res</p> <p>Res</p> <p>SW corner zoned Rural C, majority of site Res 2</p>	<p>Change all of lot to Low Density Res</p> <p>Change from Res to Low Density Res up to contour level 150m</p>	<p>of native veg.</p> <p>Tasque identifies 306 A as having limited dev potential and critical visual significance</p> <p>Lot has physical constraints of slope and a creek along its eastern boundary. It has visual importance to the local area but is not visible from the wider area. It contains two threatened plant species located in the NW corner of the site. Tasque identifies site as having limited dev potential and critical visual significance</p> <p>Lot has physical constraints of slope and a creek along its eastern boundary. It has visual importance to the local area but is not visible from the wider area. Tasque identifies site as having limited dev potential and critical visual significance</p>
<p>Map A</p> <p>(5)</p>	<p>Precinct 22</p> <p>A(5)</p> <p>Jabez Crescent</p> <p>(1 title</p> <p>100%)</p>	<p>Residential 2</p> <p>550sq.m or 750 if over 20% gradient</p> <p>House and large garden</p>	<p>Remain as Res 2</p>	<p>Change to Low Density Residential</p>	<p>Existing site of house on large reasonably well vegetated block, although also includes cleared area with tennis court.</p> <p>Identified as being of critical landscape significance in Tasque report, thus visual controls needed. Size of block allows for some development while maintaining a good cover of vegetation for visual management purposes, thus Low Density Res zone considered appropriate,</p>	

	<p>(A(6))</p> <p>Land along ridgeline – rear of Copley Rd and Broadby Court</p> <p>(18 titles</p> <p>Varying amounts of the titles affected as shown on map A(6)</p>	<p>Rural C</p> <p>40 000sq.m</p>	<p>Remain as Res 2</p>	<p>Keep existing Rural zone boundary and change zone to EM</p>	<p>Area of critical landscape significance as identified in Tasque report as close to ridgeline. Current zone boundary is closest to the 150m contour. Ridgeline at 205 contour. Need to keep vegetated ridgeline with a reasonable depth of trees to avoid obvious thinning out . Existing small size of blocks mean that any development on them will mean the loss of a significant amount of visually critical vegetation. Existing rural zone limits development, thus change to EM zone continues this limitation.</p>
	<p>A(7)</p> <p>3 Giblin Court</p> <p>(3 titles 100% of titles affected)</p>	<p>Rural C</p> <p>40 000sq.m</p> <p>Disused quarry – formerly used for crushed rock for road base</p>	<p>EM</p>	<p>EM as per Tasque report</p>	<p>Land along rim of quarry and N facing slopes of critical landscape significance.</p> <p>Site Development Plan. Within the quarry area and the land at the southern end of the quarry site, limited development is possible but the disused quarry needs careful consideration of issues such as previous contamination, land stability, retention of vegetation along the rim, drainage and access, thus a site development plan would help allow consideration of these issues to the level of detail required.</p>

3.2 Mt Stuart

MAP REF	PRECINCT NUMBER AND LOCATION (number of titles affected and % of title affected by any zone change)	CURRENT ZONING AND MIN LOT SIZE (existing land use)	ZONE AS RECOMMENDED IN TASQUE REPORT	RECOMMENDED FUTURE ZONING	RATIONALE FOR CHANGE
Map A (8)	Precinct 21B Rear Keith White Crescent (2 titles 100%of each title)	Residential 2 550sq.m or 750 if over 20% gradient A(8)1 Vacant block) A(8)2 bitumen plant)	EM	Res 2	Land is in a substantially developed subdivision, with low visual significance and only scattered vegetation on it.
Map B (9)	Precinct 24 End of Bimbadeen Court (5 titles Varying amounts of the titles affected as shown on map B(9)	Recreation Vacant block, no density rating (Residential uses prohibited)	Area not covered by Tasque Report	Keep existing zone boundaries and change from Recreation to EM	Very steep and heavily vegetated gully. Veg of State/Bioregional significance with high visibility and includes known or potential habitat for threatened fauna. Water supply limited in higher areas of this Precinct. House on remaining vacant lot should be located no higher than the adjoining house i.e. no higher than the 195 m contour and within Res zoned section of site.

3.3 West Hobart – adjacent to Knocklofty Park

MAP REF	PRECINCT NUMBER AND LOCATION	CURRENT ZONING AND MIN LOT SIZE	ZONE AS RECOMMENDED IN TASQUE REPORT	RECOMMENDED FUTURE ZONING	RATIONALE FOR CHANGE
	(number of titles affected and % of title affected by any zone change)	(existing land use)			
Map B (10)	<p>(B(10)) AUSSAT Earth Station, Knocklofty Tce. (1 title, 100% of title affected)</p> <p>(B(11)) Precinct 24, Council Land. 100 Knocklofty Tce. (1 title. 82% of title affected)</p> <p>(B(12)) (Two titles behind rear blocks at end of Fielding Drive. 100% of each title affected)</p>	<p>Recreation No density rating (Residential uses prohibited) (AUSSAT earth station.)</p> <p>Res 2 550sq.m or 750 if over 20% gradient (Reservoir)</p> <p>Title 1 Recreation Title 2 Res 2 HCC owned (Vacant bushland)</p>	Area not covered by Tasque Report	<p>Change to EM.</p> <p>Change to EM</p> <p>Change to EM</p>	<p>The site was once a quarry and the AUSSAT station now sits hidden within the old dug out area of the quarry. The rim of the quarry and surrounding land is heavily vegetated and highly visible Veg of State/Bioregional significance.</p> <p>Heavily vegetated and highly visible site. Recorded location of threatened flora species, Veg of State/Bioregional significance.</p> <p>Heavily vegetated and highly visible site. Veg of State/Bioregional significance</p>

Map B (13)	B(13) Precinct 40 End of Salvator Rd (2 titles Lot 1-100% Lot 2-74%)	Hills Face Zone. No minimum lot size – as determined by Council. (Lot 1 Vacant Council land. Lot 2 – house)	EM	Not covered by Tasque report	Precinct 40 desired future character is that it should be protected as a largely natural area. HCC easement through site. Highly visible Vegetation of State/bioregional significance Western half of site indicated as of high acquisition priority in Hobart Open Space Strategy – Draft Proposed Open Space Plan – id no.6. (This report has been endorsed by Council)
	B(14) Precinct 41, 133 Forest Rd (1 Title with 100% of title affected)	Rural B 40000sq.m. Oakleigh house) 8564 sq.m.lot	EM	EM as per Tasque report	Heavily vegetated Recorded location of Threatened Species. Knocklofty Reserve on three sides. Forest Rd infrastructure is limited for both sewer and water. Topography is also a limitation for development. Existing rural zone limits development, thus change to EM zone continues this limitation.

3.4 South Hobart

MAP REF	PRECINCT NUMBER AND LOCATION (number of titles affected and % of title affected by any zone change)	CURRENT ZONING AND MIN LOT SIZE (existing land use)	ZONE AS RECOMMENDED IN TASQUE REPORT	RECOMMENDED FUTURE ZONING	RATIONALE FOR CHANGE
Map B (15)1-3 & 4-15	<p>Precinct 41, Land between top of Tara St and Forest Rd and existing Rural B zoned land adjacent to both sides of Forest Rd.</p> <p>(15 titles)</p> <p>Titles affected as shown on Map B(15)</p>	<p>Rural B</p> <p>40 000sq.m</p> <p>Bush blocks with Recreation zoning along Ross Rivulet and on 5 titles between W side of rivulet and Forest Rd.</p> <p>(Vacant blocks except lots 8,10 and 12 with dwellings)</p>	<p>Tasque report recommends the EM zone including a small lot which no longer exists, with the adjoining land on the east zoned residential.</p>	<p>Zone as per Tasque report - EM.</p>	<p>Precinct 41 desired future character is that the area should continue as a semi rural area. Dev should minimize need for clearing and soil disturbance.</p> <p>Steep land bisected by the Ross Rivulet.</p> <p>Instability issues. – Lots (B(15)7,13,14,15, – slope deposits. Lot(B(15)9 shallow slide area.</p> <p>Area limited for both sewer and water.</p> <p>Includes some known or potential habitat for threatened fauna species.</p> <p>Land along eastern side of rivulet identified as of moderate acquisition priority in City of Hobart Open Space Strategy – draft proposed open space plan (id no 7) is about to be acquired by Council</p> <p>Title at rear of two existing small blocks</p>

					zoned Rural B on W side of Forest Rd also identified as of moderate acquisition priority (id no 8) Land of moderate landscape significance.
Map B (16)	B(16)1-3 1 to 15 and 16 Louden Street. 29, 31 McRobies Road (9 titles, 100% of titles affected)	Rural B 40 000sq.m	EM	Zone 9 to 15 and 16 Louden St Residential.- B(16)3 Zone 1 Louden St and 29 and 31 McRobies Road EM –B(16)2	Tasque report identifies area as severely limited in terms of urban settlement capability and an area of moderate landscape significance. However Lots 9 to 15 and 16 Louden St are existing residential lots of normal residential size.
	B(16)4 No 33 McRobies Rd 100% of title affected	Rural B on 76 % (1.03ha) of site and Recreation on remaining 24% (3200sq.m) NW portion of site	EM	EM	1 Louden St and 29 and 31 Mc Robies are significantly larger lots on steep slopes. No 33 consists of 2 lots, subdivided in 2004 into one large lot of 1.3 ha and a smaller lot of 3068sq.m.
	B(16)5 7 Louden St. 2 Lots, 100% of titles affected. Small Northern lot of 1446sq.m and larger lot fronting Louden St of 1.877 ha. Both in same ownership	Rural B on both lots.	EM	EM	No 35 consists of two lots – a small lot of 3250 sq.m. on north side of reserved road and larger lot of 1.03 ha fronting McRobies Rd, on steeply sloping land.
Map C (17)	Precinct 34A, Strickland Avenue, near junction with Inglewood Rd (11 titles, 4 titles have rear	Res 2 550sq.m or 750 if over 20% gradient (mix of	Res	Rezone area currently zoned Res 2 to Low Density Residential with an overall density of 1 lot per .5ha	Area of moderate landscape significance. Tasque reports identifies it as having limited development potential. If Precinct developed to

	portion of land currently zoned Recreation, remainder have residential zoning).	single dwellings on larger blocks and vacant bushland blocks)			residential density would require major augmentation of infrastructure with issues of storage and backup supply likely to be substantial Good viability veg with adjacent small reserve. Powerlines cross the land. Due to the combination of good veg values, moderate visual sensitivity and inadequate infrastructure it is considered that only limited residential development should be allowed, thus a Low Density Res zone is considered appropriate.,
Map C (18)	(18)1 to 6 Precinct 34A, Land on N side of Huon Rd Precinct 34B Southern portion of Cascade land (6 titles, Varying amounts of the titles affected as shown on map C(18)	Res 2 550sq.m or 750 if over 20%gradient (vacant bushland) Special Use Zone 5 Min lot size as determined by Council (part of brewery land but mainly bush	Change from Res to EM Change part from Special Use 5 to EM	EM Part change from Special Use 5 to EM	Steeply sloping land with moderate landscape significance (as identified in the South Hobart Local Area Plan developed by Tasque in Nov 1998) and scenic corridor/ drive to Mount Wellington. Heavily vegetated with areas of the land having vegetation of State/Bioregional significance and habitat for threatened fauna species Area proposed as EM includes the Cascade Brewery reservoirs which need to be

	<p>C(18)7</p> <p>Cascade land between Strickland Avenue and Curtis Avenue</p> <p>(1 title Residential zoned land recommended for EM zone is 2.5% of overall title. Area currently zoned Hills Face is .8 % of title</p>	<p>covered)</p> <p>7.2 ha zoned Residential. 2.2ha zoned Hills Face,</p> <p>(Part of Cascade owned bushland)</p>	EM	Change Hills Face zone to EM and Res zone to EM	<p>protected from development encroachment</p> <p>Identified by Tasque report as land of critical landscape significance, with severely limited development capability. Identified for acquisition in the Wellington Park Management Plan and moderate priority for acquisition in the Hobart Open space Strategy, (id.no 33). The land provides opportunities for consolidation of the Wellington Park boundaries. Heavily vegetated with areas of the land providing habitat for threatened fauna species, threatened flora also present</p>
<p>Map C (18)</p>	<p>C(18)8</p> <p>Cascade land between Inglewood Rd and Strickland Ave,</p> <p>(1 title ,Residential zoned land recommended for EM zone is 2.5% of overall title. Area currently zoned Hills Face is 4.8 % of title.)</p>	<p>Min Lot size as determined by Council</p> <p>Part of Cascade owned bushland.</p> <p>7.4 ha zoned Residential. 14.2 ha zoned Hills Face,</p>	EM	EM	<p>Heavily vegetated with areas of the land providing habitat for threatened fauna species. Significant landscape value according to Tasque report. Identified for acquisition in the Wellington Park Management Plan and moderate priority for acquisition in the Hobart Open space Strategy, (id.no 32). The land provides opportunities for consolidation of the Wellington Park boundaries.</p>

3.5 Keens Curry Hill

MAP REF	PRECINCT NUMBER AND LOCATION (no of titles affected and % of title affected by any zone change)	CURRENT ZONING AND MIN LOT SIZE (existing land use)	ZONE AS RECOMMENDED IN TASQUE REPORT	RECOMMENDED FUTURE ZONING	RATIONALE FOR CHANGE
Map D(19) 1-36	Precinct 35B. Includes land on rear blocks along Stoney Steps Rd. (36 titles. Varying areas of titles affected as per Map D(19))	Res 2 550sq.m or 750 if over 20% gradient (single dwellings on range of lot sizes most with substantial bush cover. except in vicinity of Keens Curry Hill sign.)	Area not covered in Tasque Report.	Change to Low Density Res with a density of 1 lot per ha.	Precinct 35B desired future character is that it should be primarily low density detached housing. Ridge top is highly visible. Includes the landmark 'Keens Curry' sign site which is listed on the Tasmanian Heritage Register Stoney Steps area is steep, with no services and with vegetation of State/Bioregional significance. Known or potential habitat for threatened fauna. Road access is extremely narrow and difficult. The western most land at the end of Stoney Steps Rd does not have the same vegetation values. but has access and legal frontage issues However, given that most lots already have a dwelling on them it is considered appropriate to zone the area to Low Density Res with an overall density of 1 lot per ha. Land adjacent to the rivulet is indicated in the City of Hobart Open Space Strategy – draft proposed open space plan as requiring review of the proposed acquisition. (id no 14)

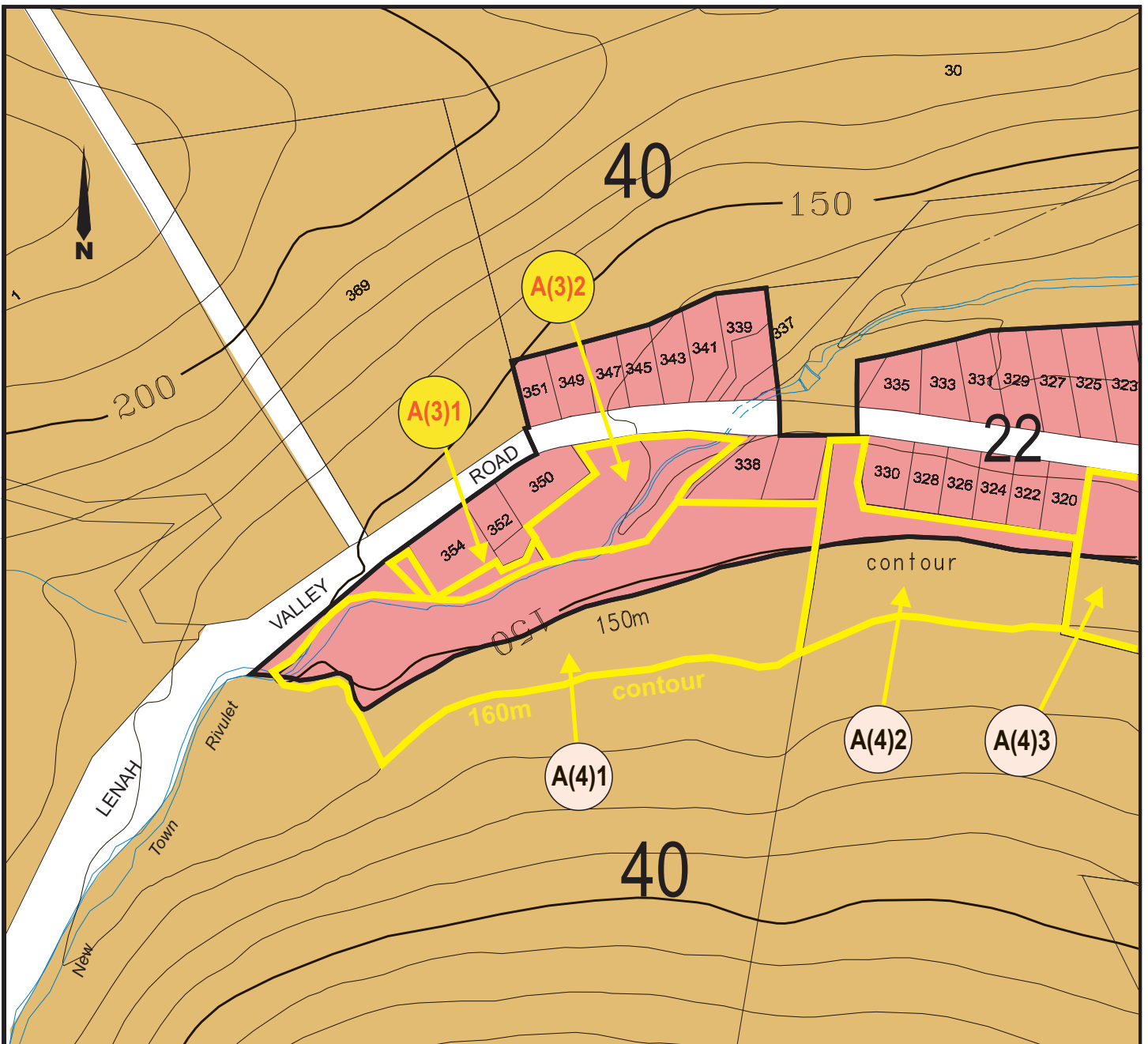
3.6 Hills Face Zone of Tolmans Hill

MAP REF	PRECINCT NUMBER AND LOCATION (no of titles affected and % of title affected by any zone change)	CURRENT ZONING AND MIN LOT SIZE (existing land use)	ZONE AS RECOMMENDED IN TASQUE REPORT	RECOMMENDED FUTURE ZONING	RATIONALE FOR CHANGE
Map D (20)	Map 2, No Precinct number (19 titles, varying areas of titles affected as per Map D(20))	Hills Face Zone Min lot size as determined by Council. (Mainly single dwellings on large blocks with rear of blocks bush covered. Houses located in Res zoned part of land except No 187 Waterworks Rd (m)5 located in Hills Face zone	Area not covered in Tasque Report	Change to EM	Objective for Hills Face zone is to minimize potential for development in sensitive landscape areas, which also possess severe constraints in the provision of access and reticulated services or land identified as being topographically difficult to develop. Steeply sloping, highly visible location. Well vegetated with vegetation in good condition. Vegetation on north western side of slope of State/Bioregional significance and known or potential habitat for threatened fauna. Western section of zone indicated as a high acquisition priority in the City of Hobart Open Space Strategy – draft proposed open space plan (id no 34)

References

- Hobart City Council, City of Hobart Planning Scheme, 1982
- Hobart City Council, Development and Environmental Services Division, Ridgeway Local Area Planning Provisions, Volume 1 Background Documentation Oct 2002, Volume 2 March 2003.
- Hobart City Council, Development and Environmental Services Division, Fern Tree Local Area Planning Provisions, Volume 1 Background Documentation Nov 1999, Volume 2 June 2000
- North Barker and Associates Ecosystem Services, Flora and Fauna Habitat Identification and Assessment Process, April 2004 and associated GIS mapping
- Tasque, Lenah Valley Local Area Plan, Vol 1 Background Documentation, Vol 2 Draft Development Plan, Vol 3 Draft Local Area Plan, Nov 1998
- Tasque, South Hobart Local Area Plan, Vol 1 Background Documentation, Vol 2 Draft Development Plan, Vol 3 Draft Local Area Plan, Nov 1999

Maps



Current Zoning:

- Residential 2 Zone
- Rural C Zone
- Precinct Boundary & N° 40

Recommended Future Zoning:

- Environmental Management
- Residential
- Map reference (see Tables 3.1 & 3.2) A(3)1
- Extent of recommended future zoning

Note
 This map relates only to specific areas considered in the Boundary Delineation Report. It does not indicate the recommended future zonings of other land.



**Bushland Values Project
 BOUNDARY DELINEATION REPORT**



**MAP A
 ENLARGEMENT**



Bushland Values Project

BOUNDARY DELINEATION REPORT

Current Zoning:

Recreation Zone



Residential 1 Zone



Residential 2 Zone



Rural C Zone



Special Use Zone



Precinct Boundary & N°



Recommended Future Zoning:

Environmental Management



Low Density Residential



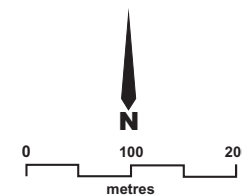
Map reference (see Tables 3.1 & 3.2)



Extent of recommended future zoning

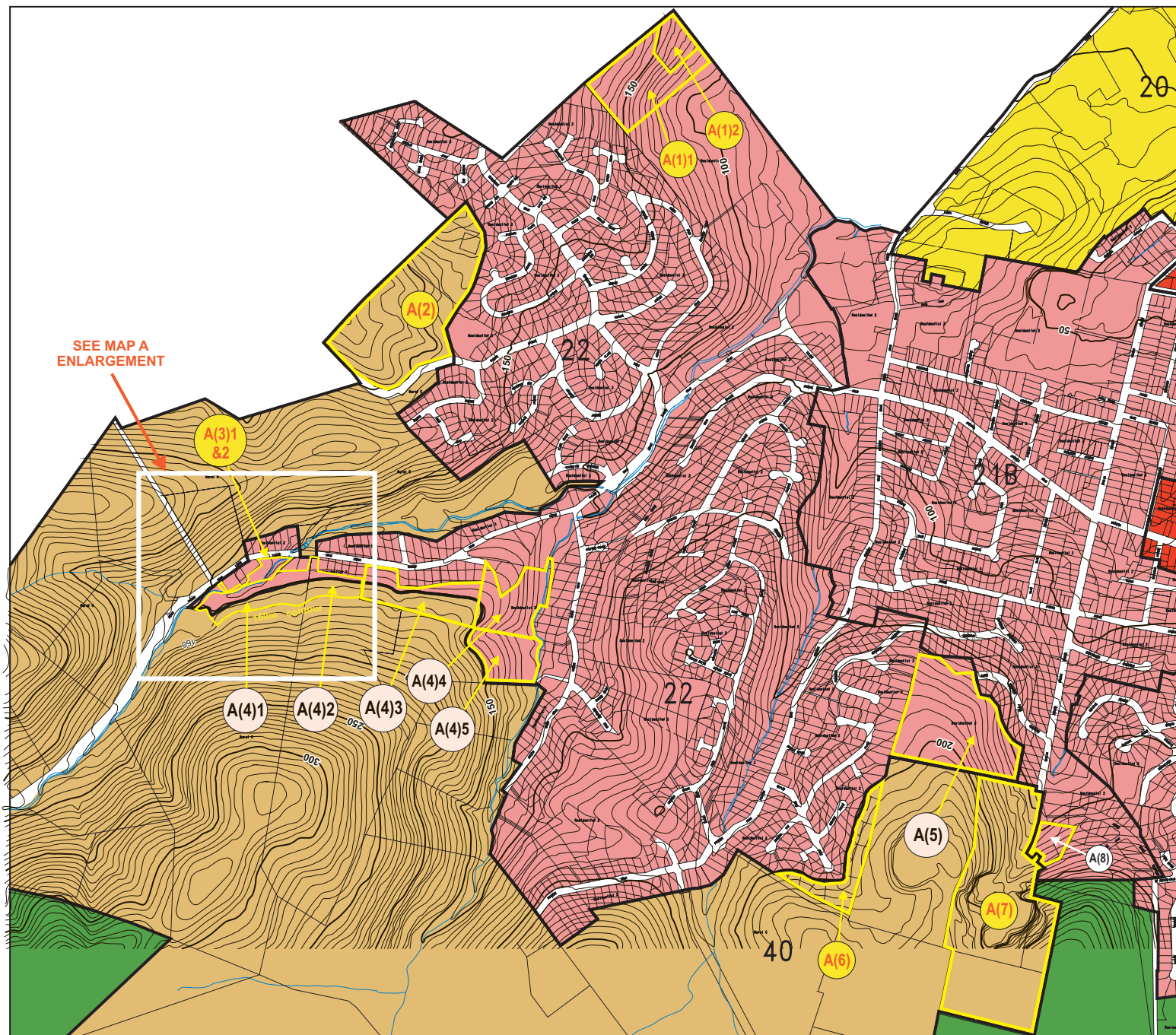


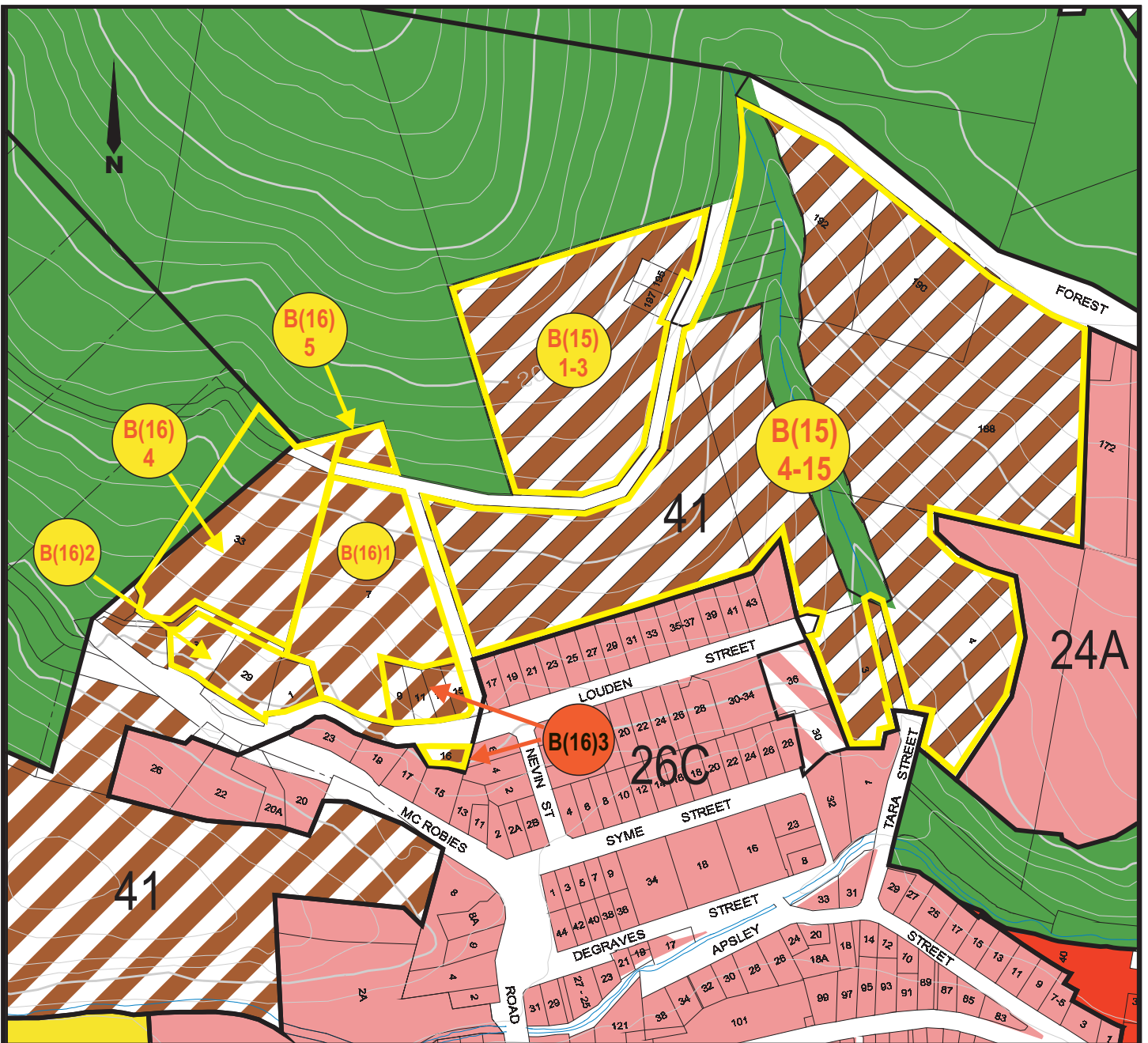
Note
This map relates only to specific areas considered in the Boundary Delineation Report. It does not indicate the recommended future zonings of other land.








Map A

ZONING RECOMMENDATIONS









Current Zoning:

- Recreation Zone 
- Residential 2 Zone 
- Reserved Residential Area 
- Rural B Zone 
- Precinct Boundary & N° 

Recommended Future Zoning:

- Environmental Management 
- Residential 
- Map reference (see Tables 3.2 - 3.4) 
- Extent of recommended future zoning 

Note
 This map relates only to specific areas considered in the Boundary Delineation Report. It does not indicate the recommended future zonings of other land.



**Bushland Values Project
 BOUNDARY DELINEATION REPORT**









**MAP B
 ENLARGEMENT**







Bushland Values Project
BOUNDARY DELINEATION REPORT

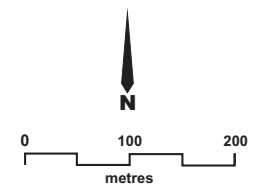
Current Zoning:

- Recreation Zone 
- Residential 1 Zone 
- Residential 2 Zone 
- Rural B Zone 
- Rural C Zone 
- Precinct Boundary & N° 

Recommended Future Zoning:

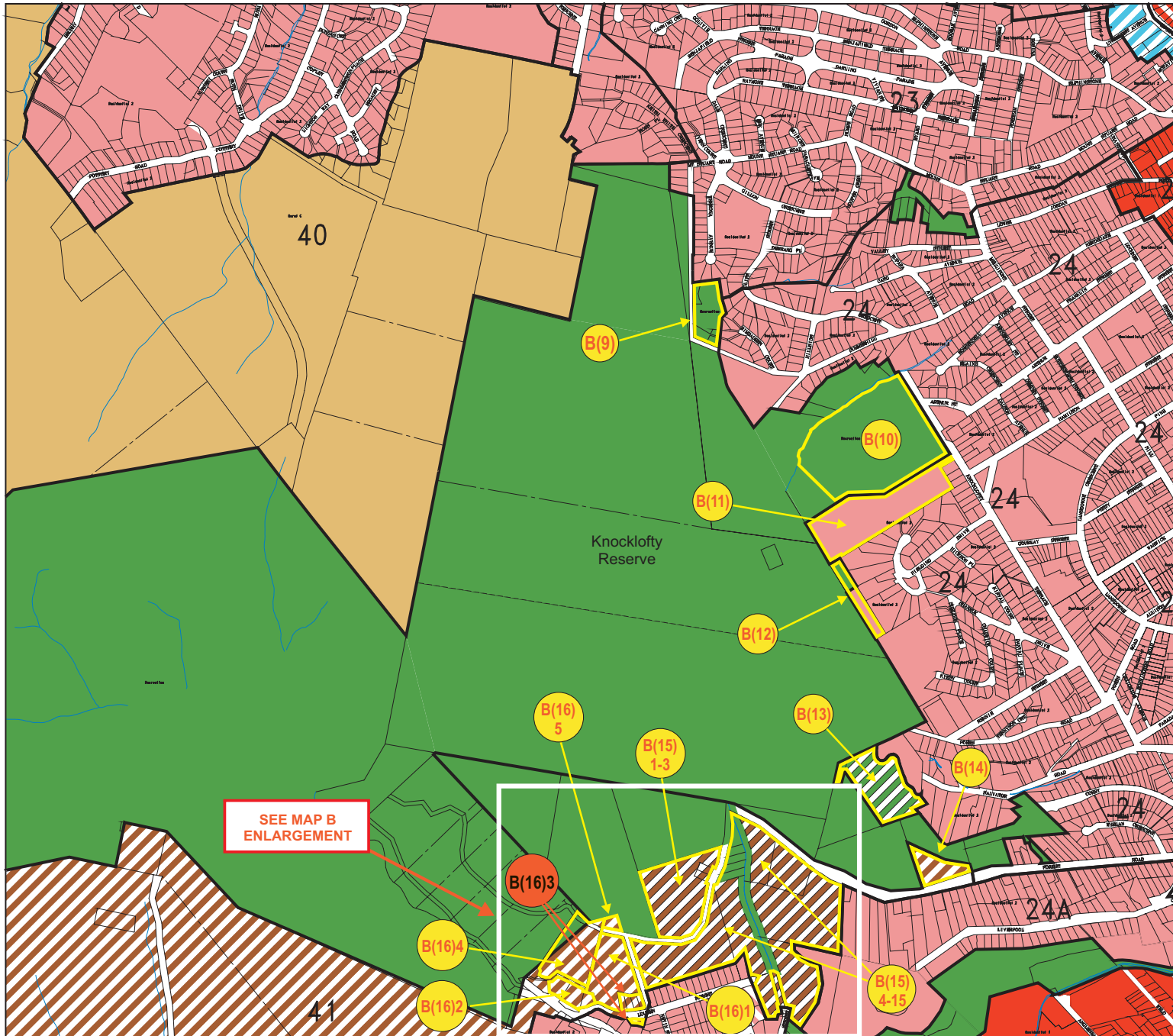
- Environmental Management 
- Residential 
- Map reference (see Tables 3.2 - 3.4) 
- Extent of recommended future zoning 

Note
This map relates only to specific areas considered in the Boundary Delineation Report. It does not indicate the recommended future zonings of other land.



Map B

ZONING RECOMMENDATIONS
















Bushland Values Project

BOUNDARY DELINEATION REPORT

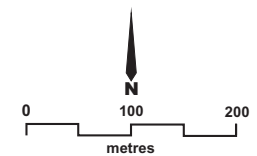
Current Zoning:

- Recreation Zone 
- Residential 2 Zone 
- Rural B Zone 
- Hills Face Zone 
- Special Use 5 Zone 
- Precinct Boundary & N° 

Recommended Future Zoning:

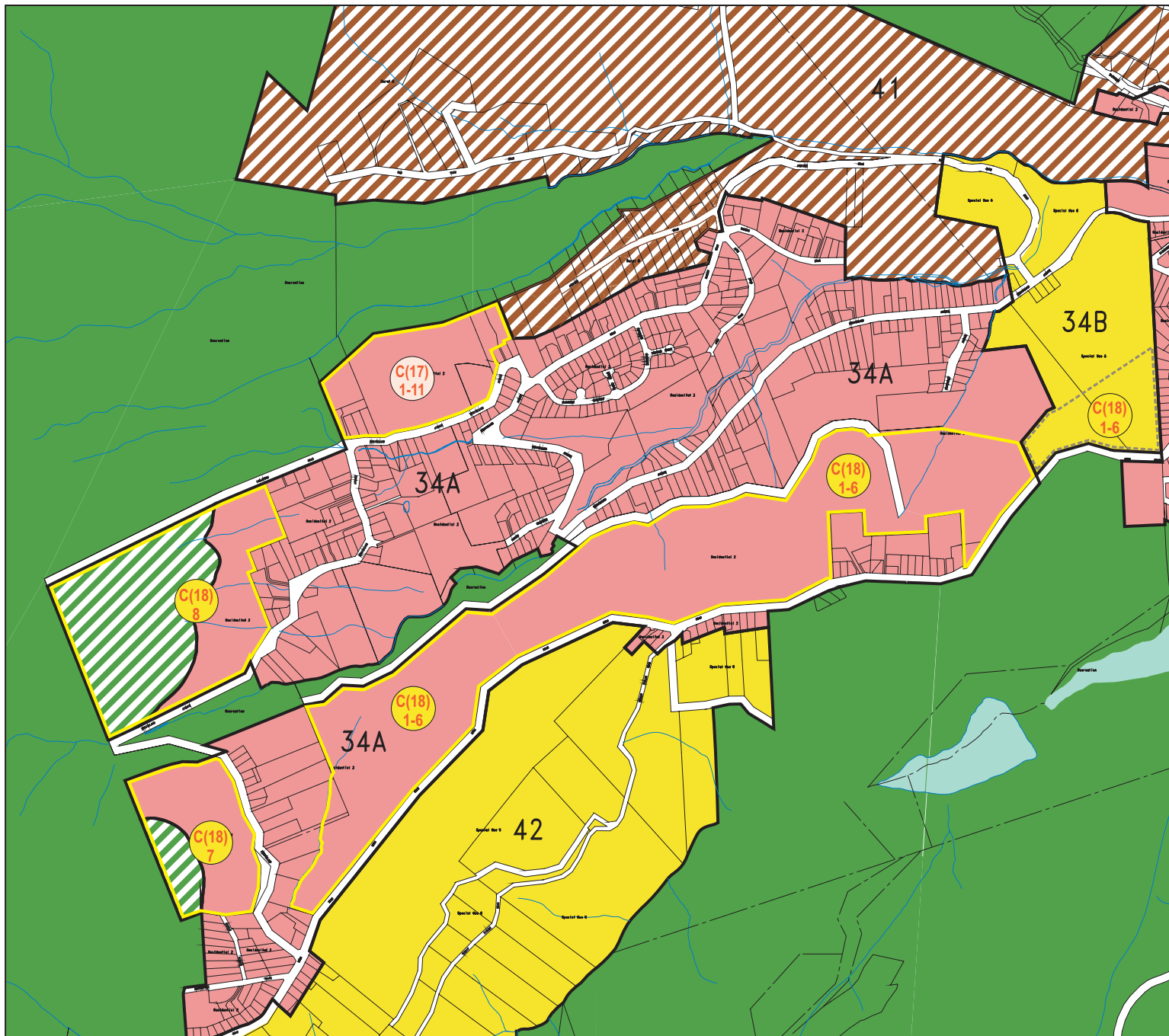
- Environmental Management 
- Low Density Residential 
- Map reference (see Table 3.4) 
- Extent of recommended future zoning 
- Extent of recommended future zoning of current Special Use Zone 

Note
This map relates only to specific areas considered in the Boundary Delineation Report. It does not indicate the recommended future zonings of other land.



Map C

ZONING RECOMMENDATIONS





Bushland Values Project

BOUNDARY DELINEATION REPORT

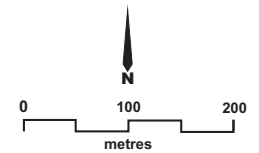
Current Zoning:

- Recreation Zone
- Residential 1 Zone
- Residential 2 Zone
- Rural B Zone
- Hills Face Zone
- Special Use Zone
- Precinct Boundary & N° 29

Recommended Future Zoning:

- Environmental Management
- Low Density Residential
- Map reference (see Tables 3.5 & 3.6)
- Extent of recommended future zoning

Note
This map relates only to specific areas considered in the Boundary Delineation Report. It does not indicate the recommended future zonings of other land.



Map D

ZONING RECOMMENDATIONS

