

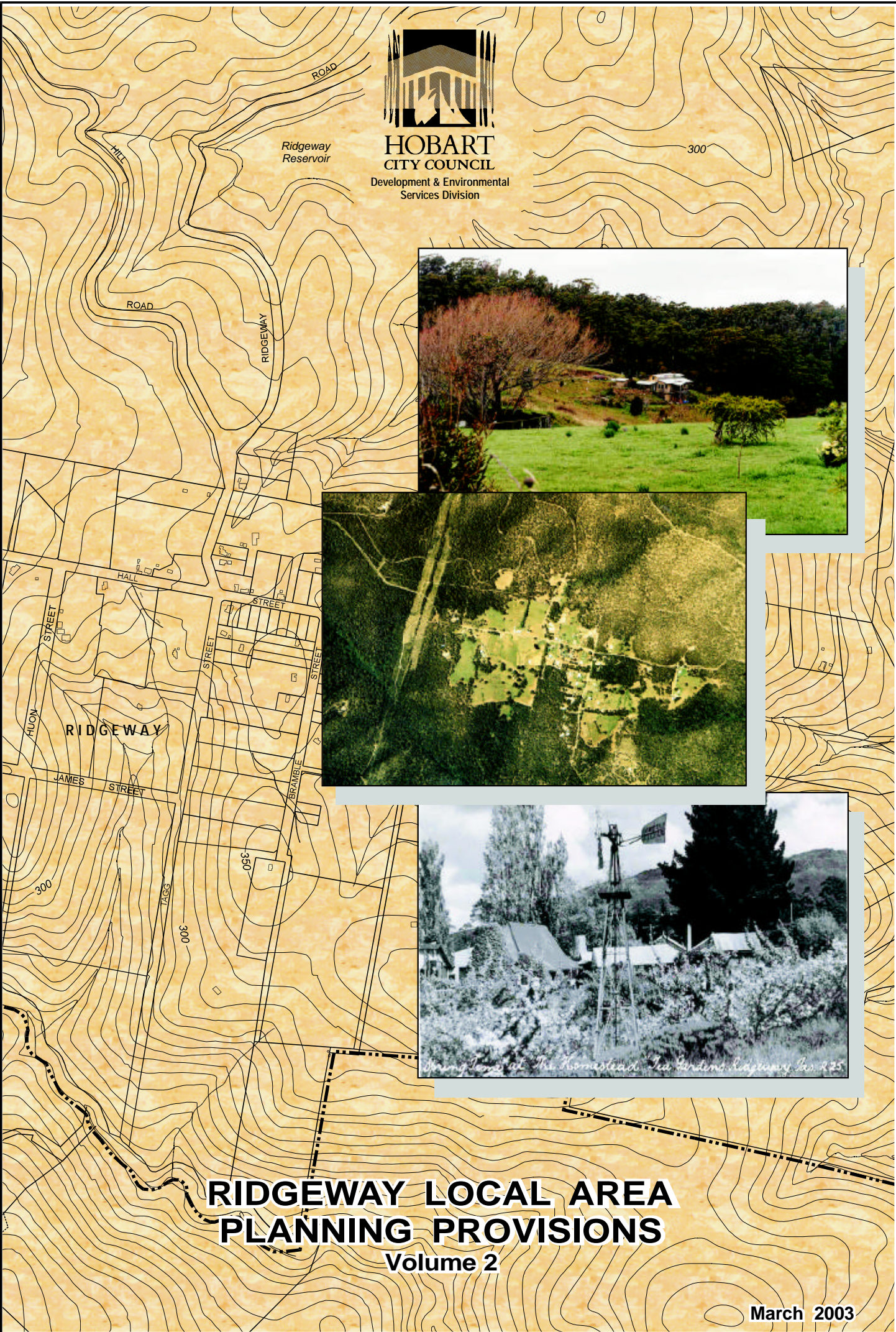
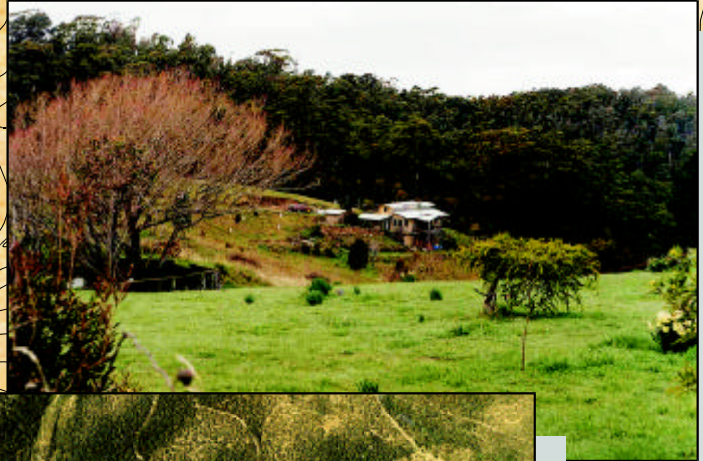


**HOBART
CITY COUNCIL**

Development & Environmental
Services Division

Ridgeway
Reservoir

300



RIDGEWAY LOCAL AREA PLANNING PROVISIONS

Volume 2

March 2003

Hobart City Council

DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION

**RIDGEWAY
LOCAL AREA PLANNING
PROVISIONS**

FINAL VERSION

ENDORSED BY COUNCIL 14 APRIL 2003

March 2003

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1. LOCAL AREA PLANNING PROVISIONS FOR RIDGEWAY

1.1 Introduction

This Local Area Planning Provisions (LAPP) document follows from the Background Documentation which provided a detailed analysis of all relevant background information on environmental, social, economic and cultural issues within the Study Area.

The LAPP has been prepared following the completion of the various tasks required by the brief which identified the key outcomes expected from the project as follows:

- An environmental inventory and capability assessment of the Study Area, based on an integrated assessment of its environment, catchments and resources.
- The identification of possible future pressures for development in the context of both the overall city wide and regional patterns of growth and infrastructure provision.
- An integrated resource assessment and land use planning framework for the Study Area. This framework should define the desired nature and character of the area and the related performance criteria for its environmentally sustainable development and management.
- Appropriate provisions for City of Hobart Planning Scheme or other recommended statutory planning instruments.

The LAPP are a means of bringing together background information and analysis, identifying the objectives for the future of the Study Area and the outline of the actions and statutory controls that may be put in place to assist in the achievement of those objectives.

One option for the third stage of the project will be the preparation of the planning scheme amendment documents which will be implemented through the process set out in the Land Use Planning and Approvals Act 1993 (Appendix 1). The other option is to use the study outcomes as the policy basis in the formulation of a new City of Hobart Planning Scheme.

The range of planning issues in the Background Documentation suggests that the LAPP should be based around the development of a number of objectives for the Study Area that address:

- landscape and environmental improvement;
- infrastructure;
- access and traffic management;
- planning and development.

These objectives would then help determine an overall planning framework (the LAPP) to guide the future development of the Ridgeway area.

2. PLANNING FRAMEWORK

2.1 THE RESOURCE MANAGEMENT AND PLANNING SYSTEM

In 1993 the Tasmanian Government introduced a suite of legislation called the Resource Management and Planning System (RMPS). This system provides the context for all resource management and planning in Tasmania.

The legislation introduced in 1993 and related legislation introduced in subsequent years includes:

- The Land Use Planning and Approval Act 1993;
- The Environmental Management and Pollution Control Act 1994;
- The State Policies and Projects Act 1993;
- The Historic Cultural Heritage Act 1995; and
- The Resource Management and Planning Appeal Tribunal Act 1993.

The overall purpose of this system is to achieve sustainable development through the implementation of a series of objectives. These objectives are set out in Section 1.3.2 of the Background Documentation (Volume 1).

The system also has a series of objectives for the planning process. These objectives provide guidance on the preparation and implementation of the Ridgeway LAPP. The objectives are:

- a) *to require sound strategic planning and co-ordinated action by State and local government; and*
- b) *to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and*
- c) *to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*
- d) *to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*
- e) *to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and*
- f) *to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and*
- g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*
- h) *to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*

- i) to provide a planning framework which fully considers land capability.*

The RMPS also enables the State Government to prepare State Policies which are to be implemented through local planning schemes. The only State policies currently in operation are the State Policy on Water Quality Management and the State Policy on the Protection of Agricultural Land.

These matters will guide the format and content of the LAPP. The outcomes of any Plan will need to be in accordance with the requirements of the legislation and the RMPS.

3. LANDSCAPE AND ENVIRONMENTAL IMPROVEMENT

3.1 INTRODUCTION

This section provides a framework for objectives and actions relating to landscape and environmental improvement. The objectives/actions are based on the background information collected, documented and analysed in the initial stages of the project and the outcomes from public consultation conducted during the preparation of the background documentation.

The matters to be addressed are:

- a) landscape values;
- b) conservation values;
- c) cultural heritage;
- d) open space and recreation; and
- e) environmental hazards.

3.2 LANDSCAPE VALUES

3.2.1 Visual Analysis

The landscape values of Ridgeway have been assessed from both a physical and cultural point of view. The report by D Elton (1997) *Ridgeway Habitat and Hazards Mapping* (see Background Document - Appendix B) includes a visual analysis of the landscape and its sensitivity to further development and change. The assessment divides the area into visual character units (See Map 1) and describes the character of each unit in terms of its landscape, development pattern and visual prominence.

Elton (1997) considers that the study area forms an important forested backdrop to the City's regional setting with the natural areas forming a continuum with the upper slopes of Wellington Park. On a more local level the qualities of the landscape and setting of the Ridgeway area are of sufficient importance to the local and regional community that particular management objectives need to be put in place to manage changes in the landscape over time.

3.2.2 Cultural Landscape

The report by G Sheridan (2000) *History, Landscape and Planning in Ridgeway*, details the historical evolution of the Ridgeway landscape since European settlement and identifies aspects of that landscape which have cultural value. Sheridan (2000) considers that Ridgeway has significant landscape values due to the natural bushland character, the sense of enclosure and isolation and it can be seen from distant viewing points at both lower and higher elevations.

Sheridan (2000) also carried out an assessment of the ability of the landscape to visually accommodate change without adverse impacts on the landscape values (Visual Absorption Capability See Map 2). The VAC assessment has shown that most of the area has a similar rating of 3/4. Some areas, particularly those along heavily vegetated gullies and ridges, are extremely sensitive and will not accept change without a reduction of the present landscape qualities. Other areas, such as around Tagg and Hall Streets, have a greater ability to absorb change as the natural landscape has already been substantially modified. In those areas however that change needs to be managed to preserve the semi rural/bushland character of Ridgeway.

3.2.3 Community Views

The household survey conducted in April 2000 highlighted the importance of the landscape qualities of the area to the local community. Ninety seven percent of respondents identified the natural bushland / rural setting as being one of the reasons they choose to live in Ridgeway. When asked to rate the condition of the local environment in regard to scenic values and views 90% of respondents said it was good or very good. The design and location of houses and subdivision of bushland areas were identified as being important to the future planning of the area.

The community workshop held in December 2000 identified the following problems/threats and issues which may impact on the landscape qualities of the area:

- subdivision of land ;
- clearing of bushland;
- weed infestation; and
- design and siting of residential development.

Ideas and opportunities for better managing issues which may impact on the landscape values were:

- limit further subdivision;
- have vegetation clearance controls; and
- improve siting and design of houses in bushland areas.

3.3 CONSERVATION VALUES

3.3.1 Flora

A botanical survey of the area was undertaken by A J North & Associates (1997), (see Background Document - Appendix C - *Botanical Survey of Hobart Bushland - Stage 2 Ridgeway*). The survey found several plant species of conservation significance including *Danthonia procera*, *Gahnia rodwayi*, *Olearia rodwayi* and *Allocasuarinia duncanii* all of which are listed as rare under the Threatened Species Protection Act 1995. Two plant communities (*Grassy White Gum Woodland* and *Sedgey Black Gum Forest*) were considered in critical need for further conservation. Several plant communities were also identified as having important conservation priority. The location and significance of the plant communities identified is shown on Map 3.



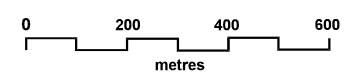
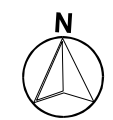
RIDGEWAY LOCAL AREA PLANNING PROVISIONS (Volume 2)

KEY TO VISUAL UNIT CLASSIFICATIONS

- FR Forest Ridge
- FS Forest Slope
- R Rural
- RC Rural Cluster
- RI Rural Isolated
- PC Power Corridor
- Road Corridor

Study Area Boundary

Local Authority Boundary

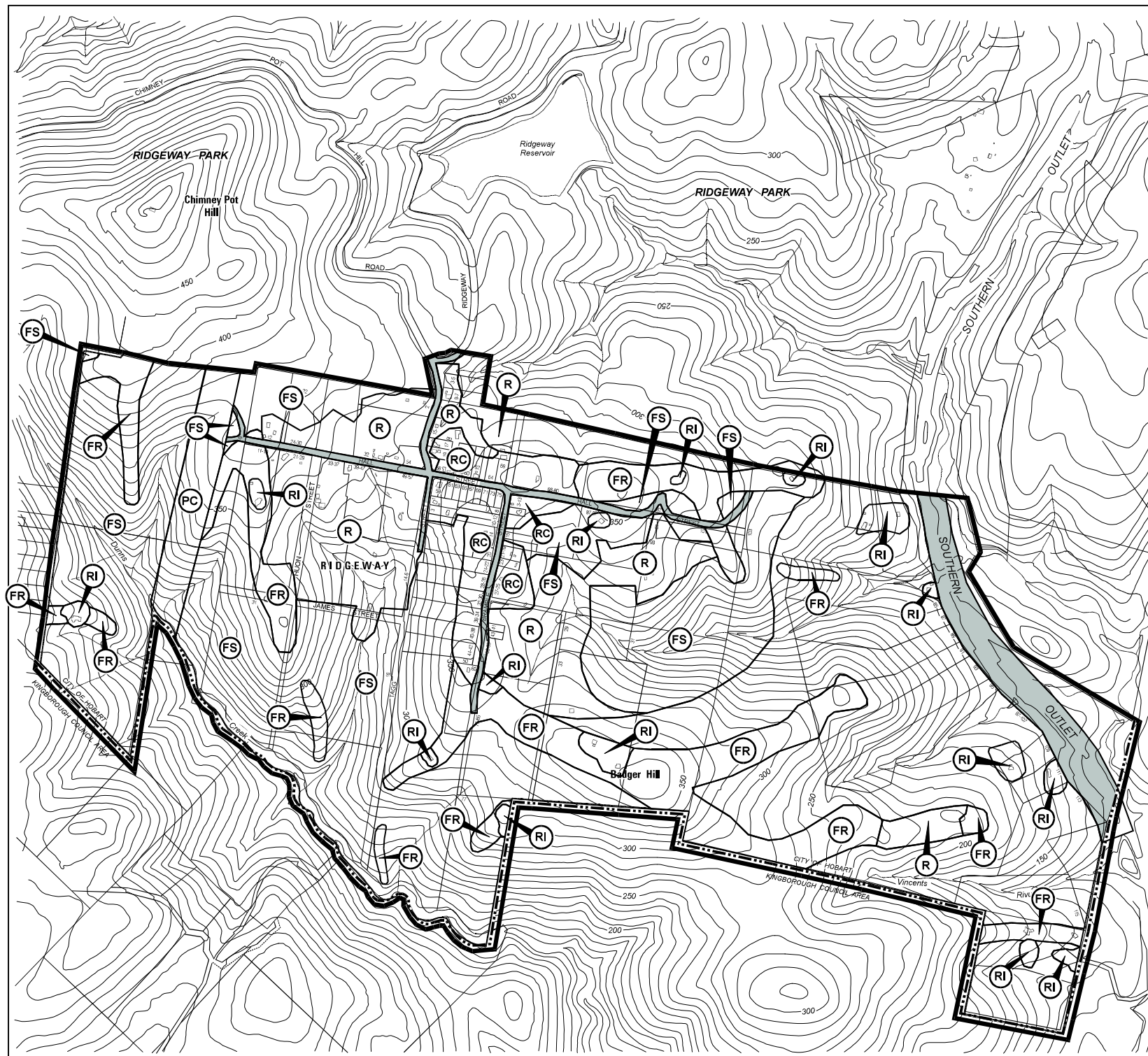


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Map 1

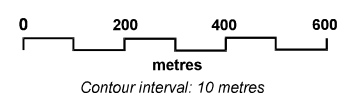
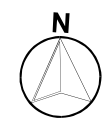
VISUAL CHARACTER UNITS





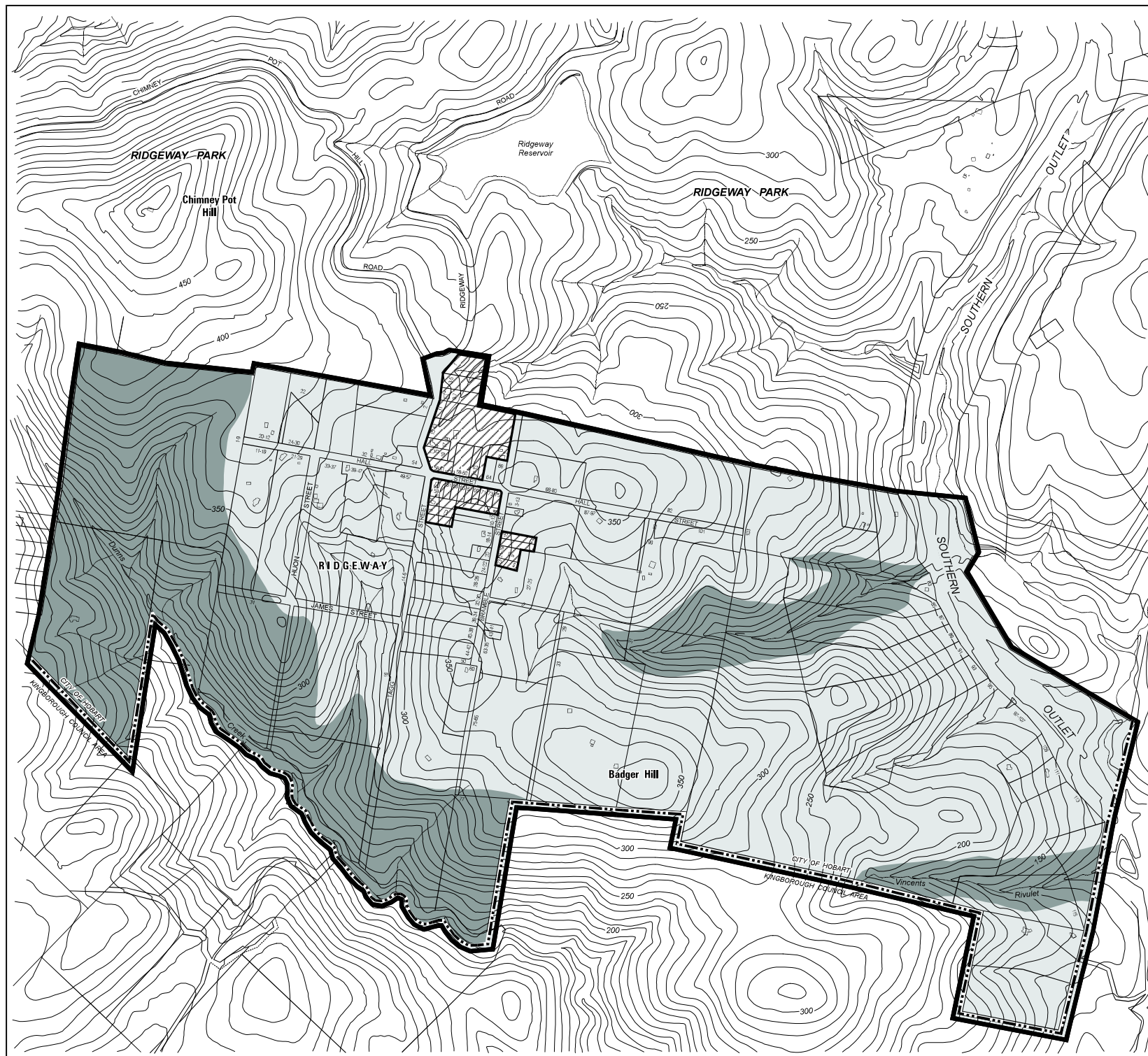
RIDGEWAY LOCAL AREA PLANNING PROVISIONS (Volume 2)

- Study Area Boundary
- Local Authority Boundary
- VAC 1/2
Areas with very low VAC
(extreme sensitivity to change)
Change not recommended
- VAC 3/4
Sensitive areas
Change allowable
Strict guidelines to be adhered to
- VAC 5/6
Areas with moderate VAC levels
Can absorb some change.
Guidelines to be followed



Contours supplied by the
Department of Primary Industries, Water & Environment

Map 2
AREAS OF DIFFERENT VISUAL ABSORPTION CAPABILITY (VAC) SENSITIVITIES



3.3.2 Fauna

An assessment of the fauna values within the Study Area was undertaken by Brereton (2000) (see Background Document - Appendix D - *Ridgeway Local Area Plan Fauna and Habitat Overview*). Map 4 shows the location of significant faunal habitats.

The assessment found that there are a large number of species of conservation significance which have been recorded from the Ridgeway area. Many of the significant faunal species such as the Mt Mangana Stag Beetle and the Long –nosed Potoroo are associated with the wet forest and wet gully habitats which are mostly located along drainage lines. Other significant species include the Eastern Barred Bandicoot, the Grey Goshawk and the Broad-striped Ghost Moth.

The assessment recommends several measures to maintain the faunal values within the area. These include the protection of significant habitats from development, controls over vegetation removal and fire management planning which considers the need to maintain faunal habitats.

3.3.3 Community Views

The results of the household survey and community workshop in 2000 indicate that conservation of the flora and fauna values of the area are a concern of the local community. Ninety seven percent of respondents to the survey gave the natural bushland setting as a reason for choosing to live in Ridgeway. Issues of concern regarding the conservation of natural values included;

- spread of weeds into bushland;
- land and housing development;
- impact of woodcutting;
- vegetation removal; and
- dog and cat control.

At the community workshop ideas/opportunities put forward for better managing the natural resources/local environment in Ridgeway included;

- protect threatened vegetation;
- weed eradication programs and education of community about appropriate garden planting;
- cat control;
- encourage native birds by planting native vegetation; and
- protect waterhole and put in more ponds for frogs.



RIDGEWAY LOCAL AREA PLANNING PROVISIONS (Volume 2)

- DRY-shOB-dol** Shrubby *E. obliqua* dry sclerophyll forest doleritic
- DRY-shOB-mud** Shrubby *E. obliqua* dry sclerophyll forest argillaceous
- DRY-shOB-sand** Shrubby *E. obliqua* dry sclerophyll forest siliceous
- DRY-shPULC** Shrubby *E. pulchella* forest
- DRY-shTEN-dol** Shrubby *E. tenuiramis* dry sclerophyll forest
- DRY-gPULC** Grassy *E. pulchella* woodland
- DRY-gGLOB** Grassy *E. globulus* dry sclerophyll forest
- DRY-sdOv** Sedgely *E. ovata*
- DRY-inVERT** Inland *A. verticillata* closed forest
- DRY-gVIM** Grassy *E. viminalis* woodland
- WET-DEL0010** *E. delegatensis* - *Olearia phlogopappa* - *Olearia viscosa* sub-alpine wet sclerophyll forest
- WET-GLOB1** *E. globulus* - wet sclerophyll forest
- WET-OB010** *E. obliqua* - *Olearia lirata* - *Pultenaea juniperina* wet sclerophyll forest
- WET-OB0110** *E. obliqua* - *Acacia dealbata* - *Olearia argophylla* wet sclerophyll forest

Cleared land

Source: North, A., (1998), *Botanical Survey of Hobart Bushland - Stage 3*. Hobart City Council

Study Area Boundary

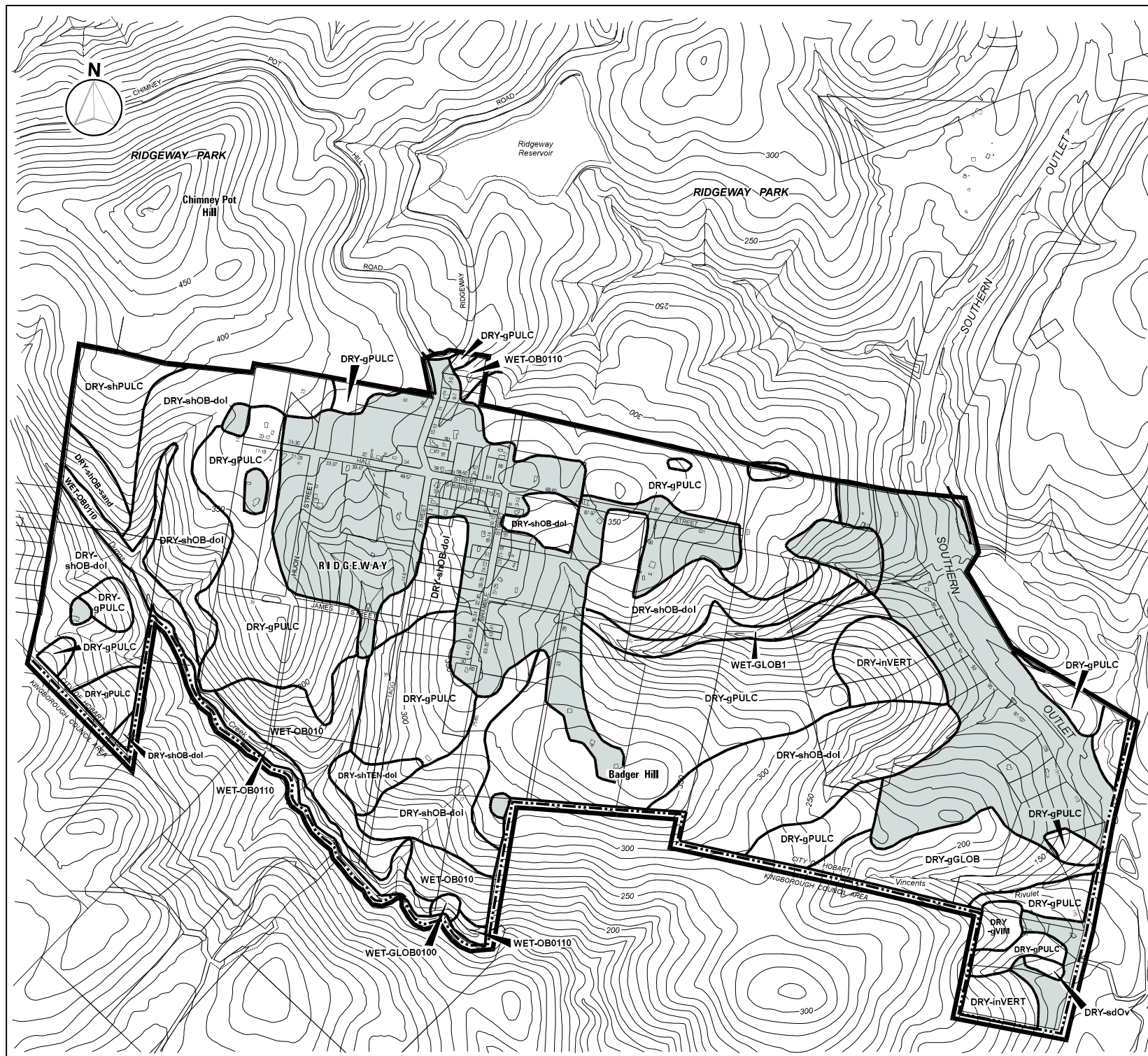
Local Authority Boundary

0 200 400 600
metres

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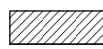
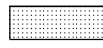






Map 3
PLANT COMMUNITIES

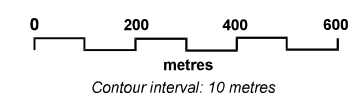
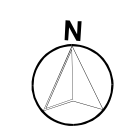




**RIDGEWAY
LOCAL AREA PLANNING
PROVISIONS
(Volume 2)**



- Grassy *E. globulus* forest 
- Mature wet forest 
- Shrubby *E. tenuiramis* forest 
- Swift Parrot nesting area 
- Grassy *E. pulchella* forest (potential Broad-Striped Ghost Moth habitat) 
- Old growth forest 
- Study area boundary 
- Local authority boundary 



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Map 4
SIGNIFICANT FAUNAL HABITATS

3.4 CULTURAL HERITAGE

3.4.1 Aboriginal Heritage

Investigations undertaken for the *Mt Wellington: Mountain Park Resource Inventory*, (1994) 208 Network, (see Background Document - Appendix E) indicate that the history of Aboriginal occupation and use of the Mt Wellington foothills was likely to be significant. Evidence of Aboriginal use of the area has been found in the nearby Ridgeway Park. Areas of potential archaeological sensitivity within the Ridgeway Study Area include:

- sandstone rock shelters;
- undisturbed banks of major creeks;
- historical and unsealed tracks; and
- level to gently sloping areas facing north or south east.

Where there is any potential for impacts to aboriginal values, development applications should be referred to the Aboriginal Heritage Section of the Tasmanian Heritage Office in order to ascertain if a detailed assessment is required.

3.4.2 European Heritage

The history and evolution of Ridgeway since European settlement is outlined in the report by G Sheridan (2000) *History, Landscape and Planning in Ridgeway*. It identifies several themes in the development of Ridgeway commencing with rural land grants in the early 1800's, followed by the development of roads and transport and then followed by early settlers and tourism. The development of Ridgeway has been overshadowed by the 1967 bush fires which destroyed many of buildings in the area and much of the historic fabric.

Sheridan (2000) identified the following four places of heritage significance that were recommended for protection in the Local Area Planning Provisions.

- 32 Hall Street - Tagg family home;
- 25-27 Bramble Street - Originally Jack Finn's cottage;
- 29 Bramble Street - The Tea House;
- Line of *pinus radiata*, Hall Street.

3.4.3 Community Views

At the community workshop there was support for identifying and protecting places of heritage value such as the remnants of the tea gardens. There was little community support expressed however for the recommended listings during the consultation process in the regard to the draft Ridgeway Local Area Planning Provisions. Several people made the comment that they have no significance. Reasons given for this are that the dwellings at 32 Hall Street and 25-27 Bramble Street have been extensively modified and little of the original buildings remain. In the case of 29 Bramble Street it is a 'meditation room' constructed in 1993 and is not particularly valued by the community and in regard to the *pinus radiata* they are viewed as an environmental weed.

The cultural heritage significance of these 4 places has been reassessed by Council's Cultural Heritage Officer and the following conclusions reached:

- 32 Hall Street – This property contains a weatherboard house constructed in 1968. Its significance lies not in the building but in the sites historical associations with the Tagg family. It is considered that listing will do little to protect its heritage values.
- 25-27 Bramble Street – Part of this house was constructed in the 1880's and since it was assessed by the Consultant in October 2000 it has been extensively modified. As a result its listing is no longer recommended.
- 29 Bramble Street – This building is a meditation retreat designed with traditional Japanese influences. Although of relatively recent construction (1993) it is considered significant as it is an unusual cultural element in the Ridgeway landscape. Listing of this property is still recommended.
- Pinus radiata, Hall Street – These trees have been assessed by Council's Technical Officer – Arboriculture who has advised that they are in poor condition and are nearing the end of their life span. Their listing is no longer recommended.

The suggestion was made that 2 drystone walls on properties in Hall and Bramble Streets should be considered for heritage listing. Cultural heritage consultant, Gwenda Sheridan was commissioned to provide a further assessment of these and has recommended that they should be listed. A statement of significance has been prepared for these (see Appendix3).

3.5 OPEN SPACE AND RECREATION

3.5.1 Existing Situation

Ridgeway is well served by open space available for a variety of recreational activities. There are significant areas of public open space in nearby Ridgeway and Wellington Parks.

The City of Hobart Open Space Study (1997) Acer Wargon Chapman, published by the Hobart City Council, undertook a strategic analysis of open space within the City and made recommendations for open space acquisitions. No areas in Ridgeway were identified for acquisition in this Study or the more recent City of Hobart Open Space Strategy endorsed by Council in 2000.

The most significant walking track running through the area is the Pipeline Track which runs from the Waterworks Reservoirs in South Hobart, through Ridgeway and past Neika to near the start of the North West Bay River.

There is a network of fire trails in the Ridgeway area which link to trails in the south and east in the Municipality of Kingborough. There is limited opportunity for the establishment of new trails due to the steep terrain.

Horse riding trails are not officially designated in the area, several tracks and fire trails however are used informally for this purpose. The need for a link for horse riders between the Southern Outlet and Ridgeway Park has been identified. This may need to cross private land in the north eastern corner of the Study Area and would be subject to discussions with the landowners affected.

Action should be taken to prevent inappropriate vehicular access to trails and tracks in the area.

3.5.2 Community Views

The household survey indicated that 86% of respondents rated the adequacy of open spaces and reserves as very good or acceptable.

The community workshop identified a few ideas and opportunities for improving open space and recreation within the Study Area. These being:

- Identification of bridle, trail bike and walking tracks;
- Pedestrian right of ways required from end of Bramble Street to Kingborough Municipality;
- Increase picnic facilities at the 'triangle' at the corner of Chimney Pot Hill Road and Ridgeway Road; and
- Maintain or ensure public access to trails from Southern Outlet to Ridgeway and south to Kingborough Municipality.

3.6 ENVIRONMENTAL CONSIDERATIONS

The analysis of the physical features of the Study Area highlighted the following environmental considerations that may place limitations on the location and form of development: (Some of the terms used in this section are defined in the Glossary - Appendix 2)

3.6.1 Land Slip

The potential for land slip is dependent on slope, geology, level of sub-surface moisture, and vegetation cover. From the landform analysis in the *Ridgeway Habitats and Hazards Mapping* report, D Elton (1997) (see Background Document - Appendix B), most of the Study Area consists of gentle (5-12°) mid-slopes (12-20°) which can generally be built on safely.

Most of the Study Area could be built upon safely provided that a thorough geo-technical assessment was undertaken beforehand. The Elton (1997) report recommends that creek gullies be reserved from development for their inherent risk of flood and earth movement, and importance in maintaining creek stability and water quality.

3.6.2 Soil Erosion

Soil erosion is an important consideration because excessive soil loss from an area constitutes a serious environmental impact and increased soil levels in waterways diminishes water quality and amenity.

Evidence of rill/small gully erosion is noticeable adjacent to tracks and fire trails. Where drains have been established on steep slopes beside roads significant erosion occurs. Tunnel erosion is evident adjacent to Proctors Road. In this medium-high rainfall area any disturbance of existing vegetation is likely to result in some erosion problems.

Any development needs to be undertaken with the appropriate sediment control structures in place and stormwater needs to be managed in accordance with best management practices. The length and number of driveways on steep slopes also need to be minimised.

3.6.3 Flooding

With most of the area covered in vegetation and relatively small water catchments, houses in Ridgeway rarely if ever experience flooding. This situation also stems from the low level of stormwater runoff due to low development densities. High water flows could be expected at

times of significant rainfall alongside the creeks in the Study Area and it is important that forest cover on the steep upper slopes be retained in their natural state to buffer any storm generated runoff. One dwelling on Old Proctors Road may be in a flood risk zone.

3.6.4 Water Quality

Ridgeway is drained by Dunns Creek to the south and Vincents Rivulet to the east, both of which subsequently drain into Browns River which then discharges into the River Derwent at Kingston Beach. High levels of faecal contamination have been recorded in the lower section of Browns River and it has been demonstrated that this is primarily due to the impact of stormwater and leaky sewers in the residential suburbs of Kingston and not further up in the catchment.

Although areas like Ridgeway and Fern Tree have not been identified as contributing to the Browns River problem, there is the potential that future development could change this. A decline in water quality can be expected following modification of the riparian system or the input of pollutants. Around Ridgeway modification of the riparian system has been minimal, with all of the upper watershed (recharge) zones still functional and little development has taken place in the gullies.

3.6.5 Bushfire

The destruction wrought by the 1967 bushfires in Ridgeway, and the more recent "near-miss" in January 1998, indicate that Ridgeway is at risk from bushfire, particularly those dwellings which are in close proximity to vegetation. During the major bushfires in 1967 very few structures around Ridgeway survived intact. The Tasmanian Fire Service defines areas of high fire hazard as being over 15° in slope and covered with vegetation. A significant part of the Study Area fits this classification.

Planning Note No. 11 - *Bushfire Hazard Minimisation Planning*, (1997), Land Use Planning Review Panel states that land identified as being either moderate or high bushfire hazard should ideally not be used for land uses which would present a potential risk to life or property. It also states that any developments in medium or high risk areas should comply with measures to reduce fire risk, such as those found in *Planning Conditions and Guidelines for Subdivision in Bushfire Prone Areas*, Tasmania Fire Service (1995). The impact of the extent of clearing or other bushfire fuel management on landscape and conservation values does however need to be carefully considered.

More detailed guidelines are currently being prepared by a regional committee comprising representatives from local government, the Tasmania Fire Service and the Housing Industry Association (*Guidelines for Development in Bushfire Prone Areas for Tasmania*, Draft 2002, Bushfire Planning Group).

3.7 LANDSCAPE AND ENVIRONMENTAL IMPROVEMENT OBJECTIVES

Below are the matters to be addressed with respect to landscape and environmental improvement issues in the Study Area. Many of the issues canvassed relate to other sections of this report and highlight the need for integrated approaches to planning and management.

3.7.1 Landscape

Issues

The background analysis identified the value of the landscape and setting of Ridgeway and the following issues that need to be addressed in these planning provisions:

- the capacity for subdivision of larger land parcels (those over 4ha in the Rural B Zone or over 8ha in the Rural C Zone) which could alter the desired character of Ridgeway, principally through the removal of remnant vegetation for house sites and access and loss of setting ;
- inappropriate siting and design of houses leading to poor quality appearance, loss of amenity values, impacts on viewlines and loss of remnant vegetation.

Objective

To protect and enhance the landscape character and values of the Ridgeway area.

Actions

Actions recommended to address the issues and promote the achievement of the objective are:

- a) That appropriate zonings/planning scheme controls be put in place to protect the landscape qualities of the area.
- b) That applications for development be assessed in regard to their impact on the landscape qualities of the area and appropriate conditions be placed on approvals to ensure that their impact is minimised. This will involve removing the current Planning Scheme exemption on single dwellings from obtaining planning approval.
- c) That the potential for additional subdivision of land in the area be limited under the Planning Scheme.

3.7.2 Conservation

Issues

Several conservation issues have been identified in the background analysis. These include:

- problems with introduced weed infestation;
- landscape and habitat value which may be vulnerable to future development pressure as most bushland areas are in private ownership;
- the impact of domestic animals on native fauna;
- the impact of fire hazard reduction measures on rainforest species;
- the conflict between minimising fire hazard for development and the impact on conservation values.

Objective

To ensure the conservation of native plant and animal species through maintenance and restoration of suitable habitats.

Actions

Actions recommended to address the issues and promote the achievement of the objective are:

- a) That appropriate zonings/planning scheme controls be put in place to protect the conservation values identified in the area.

-
- b) That applications for development be assessed in regard to their impact on the conservation values of the area and appropriate conditions be placed on approvals to ensure that their impact is minimised.
 - c) Continue weed eradication programs and provision of information to the community about appropriate garden planting.
 - d) Inform the community about the impact of domestic pets, such as cats, on native wildlife and measures to reduce those impacts.
 - e) That Council consider the impact of fire management practices on conservation values when carrying out fire hazard reduction, issuing abatement notices or giving approval to new development.
 - f) That Council advise landowners with properties containing 'critical' vegetation communities and provide information as to appropriate management of those communities.
 - g) Council promote awareness of conservation assistance programs such as the Private Forests Reserve Program.

3.7.3 Cultural Heritage

The report by G Sheridan (2000) identified four places of heritage significance that were recommended for protection in the draft Local Area Planning Provisions. Two stone walls have subsequently been assessed and recommended for heritage listing.

Issues

The main issues raised related to the protection and promotion of the cultural heritage values identified and the lack of identification and acknowledgement of the value and presence of heritage sites.

Objective

To protect and promote the preservation of the places identified as having cultural heritage value and to identify sites of potential archaeological sensitivity.

Actions

Actions recommended to address the issues and promote the achievement of the objective are:

- a) That developments proposed in areas of potential archaeological sensitivity be required to investigate the presence of Aboriginal sites and protect them where appropriate. Where there is any potential for impacts to aboriginal values, development applications be referred to the Aboriginal Heritage Section of the Tasmanian Heritage Office in order to ascertain if a detailed assessment is required
- b) That Council request the Tasmanian Heritage Council to register the following places under the Historic Cultural Heritage Act 1995:
 - 29 Bramble Street - The Tea House
 - 2 drystone walls on properties at 87-97 Hall St and 25-27 Bramble St

3.7.4 Open Space and Recreation

Issues

The main issues raised relating to open space and recreation were:

- The need to identify bridle, trail bike and walking tracks.
- Pedestrian right of ways required from end of Bramble Street to Kingborough Municipality.
- The need for picnic facilities at the 'triangle' at the corner of Chimney Pot Hill Road and Ridgeway Road.
- Maintain or ensure public access to trails from Southern Outlet to Ridgeway and south to Kingborough Municipality.

Objective

To maintain and improve the quality of recreational experiences within the Ridgeway area for both residents and visitors.

Actions

Actions recommended to address the issues and promote the achievement of the objective are:

- a) Investigate the opportunities for the provision of additional tracks, trails and pedestrian links within the Ridgeway area in consultation with local residents.
- b) Provide improved picnic facilities at the corner of Chimney Pot Hill and Ridgeway Roads.
- c) Take necessary action to prevent inappropriate vehicular access to tracks and trails in the Ridgeway area.

3.7.5 Environmental Hazards

Issues

The background analysis identified a number of environmental hazards that will need to be considered in assessing future development proposals in Ridgeway. These were:

- The need for a thorough geo-technical assessment to be undertaken where required by Council's guidelines for land instability assessment prior to development being approved;
- Erosion problems along track and roads;
- High water flows in creeks after heavy rain and the need to maintain vegetation cover on the steep upper slopes to buffer any storm generated runoff; and
- Much of the Ridgeway area is classified as being in a high bushfire hazard area.

Objective

To minimise the risk to life and property and the potential for damage to the environment caused by natural hazards.

Actions

Actions recommended to address the issues and promote the achievement of the objective are:

- (a) That in determining appropriate conditions for new development Council have regard to *Guidelines for Development in Bushfire Prone Areas* (draft 2002) Bushfire Planning Group.
- (b) That the Tasmania Fire Service to be encouraged to inform the community about appropriate fire hazard reduction practices which minimise damage to conservation values.
- (c) That in determining appropriate conditions for new development to prevent soil erosion, Council continue to have regard to *Soil and Water Management Guidelines* (1998), Hobart City Council and/or *Soil and Water Management Code of Practice for Hobart Regional Councils* (June 1999).
- (d) That development on sites of potential instability as determined by Council's *Land Instability Assessment Guidelines* (1999) only be permitted where it can be demonstrated by way of a geo-technical assessment that the land is capable of supporting the proposed development and that it will not cause or accelerate land instability on the development site or adjacent sites.
- (e) That in determining appropriate conditions for new development Council have regard to *Land Instability Assessment Guidelines* (1999), Hobart City Council.
- (f) That the need for upgrading or improved maintenance of fire trails in the Ridgeway area be assessed.

4. INFRASTRUCTURE

4.1 INTRODUCTION

This section provides a framework for objectives related to infrastructure issues in the Ridgeway area. The objectives and actions are also based on the background information collected and the outcomes from the public consultation process.

The matters to be addressed are:

- a) water supply;
- b) waste disposal; and
- c) stormwater management.

4.2 WATER SUPPLY

The water supply to Ridgeway comes from the Mount Wellington North West Bay system. Water from this system flows into the pump station at Stephenson Place and is pumped to the Fern Tree Reservoir and it flows from there to Ridgeway via a pressure control station. The reservoir capacity is 4.5ML which is adequate to serve 750 dwellings. There are currently 273 dwellings in the area serviced by the reservoir which includes Fern Tree and Ridgeway. With only limited potential for further subdivision in the area (maximum theoretical potential is 51 lots), the reservoir has adequate capacity to cater for the expected future demand.

There are several residences outside the area covered by the Ridgeway Water Scheme (see Appendix 4) which do not have a reticulated water supply and rely on tank water or other on-site storage for domestic purposes and fire protection.

The main water supply issue in Ridgeway relates to fire protection. There are a few residences that do not have fire protection and any 'new' properties created in recent times without fire protection were required to have covenants on the title in relation to this issue.

Where development cannot be connected to the urban reticulation system on-site water storage systems would be appropriate as there is substantial rainfall in the area. A minimum roof area would apply as would the need to maintain an adequate water storage for fire fighting purposes.

4.2.1 Community Views

Ninety seven percent of respondents to the community survey rated the adequacy of the water supply as very good or acceptable/appropriate and no issues of concern to the community have been raised.

4.3 WASTE DISPOSAL

4.3.1 Sewerage

All sewage disposal in Ridgeway is on-site, with almost all dwellings connected to a septic tank and absorption trenches. This situation has been investigated and discussed in the report *Septic Tank Survey - Method | Discussion | Conclusions*, (1998) B Ridder, (unpublished report for the Hobart City Council - see Volume 1 Appendix F).

The report found that most people using septic systems in Hobart municipality are generally satisfied with the situation and would not wish to be connected to the sewerage system. The survey indicated that only 9% of people would prefer connection to the sewerage system.

It is likely that some properties in Ridgeway are experiencing some sort of problem with the operation of their septic tank. Most would be minor problems, such as occasional smell or trench bogginess. The actual proportion of problems which would be posing a health risk, causing neighbour disputes and/or contaminating waterways would be very small. No complaints have been received in recent years.

In response to the septic tank survey Council has decided to increase community awareness of septic tank management issues and an information leaflet has been sent out to households using septic tanks.

The lack of a reticulated sewerage system is one constraint to more intensive development in the Ridgeway area. The high rainfall, steep land and dolerite based soils provide a difficult environment for the efficient operation of septic tanks. Relatively large land areas are required to allow for the on-site absorption or spray irrigation of septic tank effluent.

Given that most of the problems being experienced with septic tanks could be solved through better management by the residents, it seems that the expense of connecting the area to sewerage mains could not be justified. Alternative systems of sewerage disposal such as composting toilets should also be encouraged.

4.3.2 Community Views

Only eight percent of respondents to the community survey identified septic tanks as one of the worst aspects of living in Ridgeway, this was ninth on the list of worst aspects. The failure of septic tanks was also raised as an issue of environmental concern by some residents.

4.3.3 Solid Waste

All properties in the Ridgeway area are serviced by Council's weekly garbage collection service and no issues have been raised in regard to the provision of this service.

4.4 STORMWATER MANAGEMENT

Stormwater in Ridgeway is reticulated only in isolated cases, with most water from rooftops being directed into rainwater tanks, on-site absorption trenches or onto the ground. Road runoff is generally directed to overland flow paths which discharge eventually to waterways. Extensive reticulation of stormwater in Ridgeway would serve little purpose as it would still need to be discharged into a waterway. A preferable option would be to encourage re-use of stormwater by requiring all new residential development to provide onsite stormwater storage facilities. This would provide the dual benefit of providing water for gardening purposes and also as an emergency storage for fire fighting purposes in the event that the reticulated water supply was disrupted.

The current stormwater disposal techniques used in Ridgeway seem to function effectively, with few complaints relating to nuisance caused by runoff, and few apparent problems with erosion. It is advisable however to manage stormwater in a fashion which encourages re-use, detention and infiltration. This enables contaminants to be captured and decomposed, rather than discharged into the drainage system. These processes can be achieved through

the use of structures such as grassed swale drains and small-scale stormwater basins / sediment traps.

The lack of problems with stormwater in Ridgeway is largely due to the relatively low density of development and high level of vegetation cover. Problems are most likely to occur on construction sites when soil is exposed. These sites need to be suitably protected to ensure that sediment-laden runoff does not enter the stormwater system when it rains. Other management measures can also reduce the likelihood of problems occurring in the future.

The *Guidelines for Development in Bushfire Prone Areas* (draft 2002) Bushfire Planning Group require the storage of water for firefighting purposes where reticulated water is not available. The usual source of this water is stormwater stored in dams, tanks or swimming pools.

4.4.1 Community Views

The community survey identified soil erosion as being a threat to the local environment and water quality in creeks as an environmental issue of concern.

4.5 INFRASTRUCTURE OBJECTIVES

Issues

The following issues related to infrastructure provision were identified in the background analysis:

- Fire protection for those properties which do not have a reticulated water supply;
- Problems with septic tank systems due to climatic conditions and inadequate management by residents; and
- Water quality in creeks and soil erosion

Objective

To ensure the high quality provision of reticulated water and management of wastewater and stormwater in a manner which minimises adverse impacts on the environment.

Actions

Actions recommended to address the issues and promote the achievement of the objective are:

- (a) That all properties be encouraged to maintain sufficient water storage for fire fighting purposes and any new houses be required to provide such a supply.
- (b) That Council continue the provision of advice to residents regarding the appropriate management of septic tank systems.
- (c) That residents be encouraged to collect and reuse stormwater for gardening and fire fighting purposes.
- (d) That Council encourage alternatives to septic tanks as a method of sewerage disposal by providing information on the alternatives available.

5. ACCESS AND TRAFFIC MANAGEMENT

5.1 INTRODUCTION

This section provides objectives for the improvement and management of access and traffic issues in the Study Area. The recommended objectives and actions are based on the background information collected in the initial stages of the project and the outcomes from public consultation.

5.2 ROADS

The principal means of access to Ridgeway from Hobart is via Huon and Chimney Pot Hill Roads or Waterworks and Ridgeway Roads.

The main arterial road serving the Study Area is Huon Road which starts at the end of Davey Street in South Hobart and continues through Fern Tree to join with the Huon Highway at Sandfly. This road carries about 2390 vehicles per day north of Strickland Avenue. The junction of Chimney Pot Hill and Huon Roads is about 600m south of Jacksons Bend on Huon Road.

All other roads in the area are minor access roads mostly servicing residential properties. The roads in the area have adequate capacity to cater for the anticipated traffic volumes now and in the future.

There are also a number of unused road reserves in the area. These were defined in the 1800's with no consideration for the local topography. They tend to run perpendicular to the contour and may be environmentally damaging if ever developed as roads.

5.2.1 Community Views

A number of issues relating to roads in the area have been identified by the community during the preparation of this report. These are as follows:

- Sight distance problems due to regrowth in Ridgeway Road.
- Roads narrow, poorly signposted and require more maintenance.
- 80KM speed limit too high, threat to wildlife and public safety.
- Narrow point in road in Tagg Street between Hall Street and junction of Chimney Pot Hill and Ridgeway Roads.
- School bus turning circle at corner of Hall and Bramble Streets in poor repair.
- Give way road sign required at junction of Chimney Pot Hill and Ridgeway Roads.

Issues such as regrowth along roads and poor repair will be addressed by Council during routine maintenance on roads in the area. It should be noted however that some of the streets in Ridgeway are 'yellow roads' and maintenance is the responsibility of the property owners fronting the road.

The speed limit in Ridgeway and Chimney Pot Hill Roads is currently 60kmph. Council and the Department of Infrastructure Energy and Resources are currently assessing a proposal that the speed limit on these 2 roads be further reduced to 50kmph.

The speed limit in all residential areas in Tasmania was reduced to 50kmph on 1 May 2002 and this includes the Ridgeway area south of the junction of Chimney Pot Hill and Ridgeway Roads.

Give way signs are already in place at the junction of Chimney Pot Hill and Ridgeway Roads.

5.3 ACCESS AND TRAFFIC MANAGEMENT OBJECTIVES

Objective

To maintain and improve the existing access system in the area to better meet the needs of residents, visitors and cyclists in a manner which minimises adverse impacts on the natural or cultural environment.

Actions

Actions to address the issues outlined in 5.2.1 and promote the achievement of the objective have already been initiated through Council's City Services Division and will be followed up where necessary.

6. LOCAL AREA PLANNING PROVISIONS

6.1 INTRODUCTION

This section discusses the issues affecting future development in the Ridgeway area and outlines the Local Area Planning Provisions which will provide the statutory planning framework for the future use and development of land in the Ridgeway area. These have been derived from the detailed analysis of the various matters set out in the Background Documentation (Vol 1) and the objectives outlined in other parts of this document. It sets out a development plan for the future of the area and indicates how that plan would be implemented by way of amendments to the City of Hobart Planning Scheme 1982.

6.2 LAND USE AND DEVELOPMENT POTENTIAL

6.2.1 Current Planning Scheme

The Study Area is contained within Precincts 43E, 44A and 44B of the City of Hobart Planning Scheme 1982 and is zoned either Rural B or Rural C. The intent of these Precincts as described in the Statements of Desired Future Character is to protect the existing rural and bushland character while providing for rural activities and the development of single dwellings on large lots.

Within Precincts 43E and 44B the minimum subdivision lot size is 4ha and within Precinct 44A it is 2ha. Further subdivision is discouraged in Precinct 44B.

The only permitted uses in Table A1 of the Scheme are a house and passive recreation. There are 2 use groups in the Rural B zone (IV-domestic business, XIV-light industry, warehouse, saleyard) and 1 in the Rural C zone (IV-domestic business) which may be allowed at the discretion of Council. Bed and breakfast accommodation, self contained visitor accommodation and backpacker accommodation are also discretionary uses in both zones. All other use groups are prohibited.

The pattern of land use in the Study Area reflects the land tenure and development pattern. The predominant use in the area is residential with 61% of lots containing a dwelling. 34% of properties are vacant and 5% are used for other purposes. Other land uses include bushland, open space/recreation, rural activities, public utilities and a plant nursery. There are no significant commercial or industrial activities providing employment in the area .

Rural activities are limited in the Study Area and are largely confined to domestic agricultural activities on larger lots. The Land Capability Assessment (Walker 2000) for agricultural use found that the topography and the south-south west aspect of much of the land, the shallow stony soils and a lengthy cold winter period with frosts experienced into late spring are the most significant matters that limit the primary industry enterprises that can be undertaken on a sustainable basis. With these constraints it is unlikely that significant small scale agricultural activity will occur as more favourable rural environments for intensive enterprises are to be found near Hobart.

Most of the steeper areas are undeveloped and contain significant vegetation cover.

The Rural C (Precinct 43B & E) Zone under the City of Hobart Planning Scheme 1982 has a minimum lot size of 4ha. In this zone only 5 privately owned lots have subdivision potential with the theoretical maximum number of lots being 25. Much of this land however is too

steep or has other environmental factors which would preclude its subdivision into 4ha sized lots.

In the Rural B Zone the minimum lot size is 2ha. Eight lots in this zone have subdivision potential with the theoretical maximum number of lots being 26. Again some of this land could not be subdivided due to difficult access or other environmental constraints.

Land in the Rural B and C Zones is subject to the provisions of the Bushland Management Schedule (see Appendix 5) in the City of Hobart Planning Scheme 1982 where proposed use or development is to be located within an existing bushland habitat. The primary objective of this Schedule is to protect the environmental values of bushland and it requires the preparation of a Development and Environmental Management Plan for all use and development.

Schedule I Clearing of Land in the City of Hobart Planning Scheme 1982 also applies throughout the area. This Schedule requires approval to be obtained for the removal of vegetation where it involves an area of land greater than 500m² on any one lot within 2 consecutive years or any significant tree listed in the appendix to the Schedule. The exemption provided by Schedule I clause 1.3k for the removal of not greater than 500m² of vegetation within 2 consecutive years does not apply in the zones covered by the Bushland Management Schedule. These include the Low Density Residential and Landscape and Skyline Conservation Zones.

6.3 DEVELOPMENT ISSUES

The main development issues identified within the Study Area during the preparation of the Background Documentation included:

- a) the capacity for subdivision of larger land parcels which could alter the character of Ridgeway, principally through the removal of remnant vegetation and loss of setting;
- b) inappropriate siting and design of houses leading to poor quality appearance, loss of amenity values, limited solar benefits, impacts on view lines and loss of remnant vegetation;
- c) narrow roads and unsatisfactory intersections in certain locations ;
- d) lack of a reticulated sewerage system and limitations on the effective operation of septic tank systems; and
- e) the limitations of vegetation clearing controls for protection and management of vegetation.

6.3.1 Community Views

The community workshop held in December 2000 identified the following issues related to development in Ridgeway:

- Need for sympathetic design for new housing development including natural materials/colour to blend with the environment.
- Minimise land clearing.
- Minimum 4ha lots in subdivisions.
- Some houses inappropriate, design better for suburbia.
- Subdivision of rural landscape.
- Limit Dog Kennels.

The ideas/opportunities related to development issues in Ridgeway were identified as:

- Retain and reinforce rural village character
- Could increase population by 20%.
- Greater discretion to allow the provision of village facilities. Greater uses than are available at present ie low key commercial uses such as: restaurant, gallery, home based cottage industries and B&B.
- Greater scope for cottage industries/contemporary lifestyle uses gallery/retreats.
- Min lot 2ha with no discretion.
- No sewerage mains, allow new disposal systems and be consistent.
- Guidelines for house colour and possibly design.

6.4 PROPOSED DEVELOPMENT PLAN

Map 5 identifies 2 zones and Precincts recommended to guide the future development of Ridgeway under the City of Hobart Planning Scheme 1982. These 2 zones are:

- Low Density Residential
- Landscape and Skyline Conservation

The Landscape and Skyline Conservation Zone was inserted into the Planning Scheme by way of the 3/2002 Amendments which were intended to implement the Fern Tree Local Area Plan.

These zone and Precinct boundaries have been defined on the basis of the existing development pattern and the management requirements identified in the background analysis and formulation of the objectives and actions. The Precincts within zones contain broadly similar sets of characteristics and across each there are similar management and planning requirements.

The rationale for the designation of each of these zones is explained below.

6.4.1 Low Density Residential Zone

Most of the land suitable for low density residential development is contained within the northern part of Precinct 44A in the Rural B Zone. The objective of the Rural B Zone, is to provide for uses suited to broad-acre subdivision consistent with the character of the natural and rural landscape and the proper management of rural enterprises and public utility services.

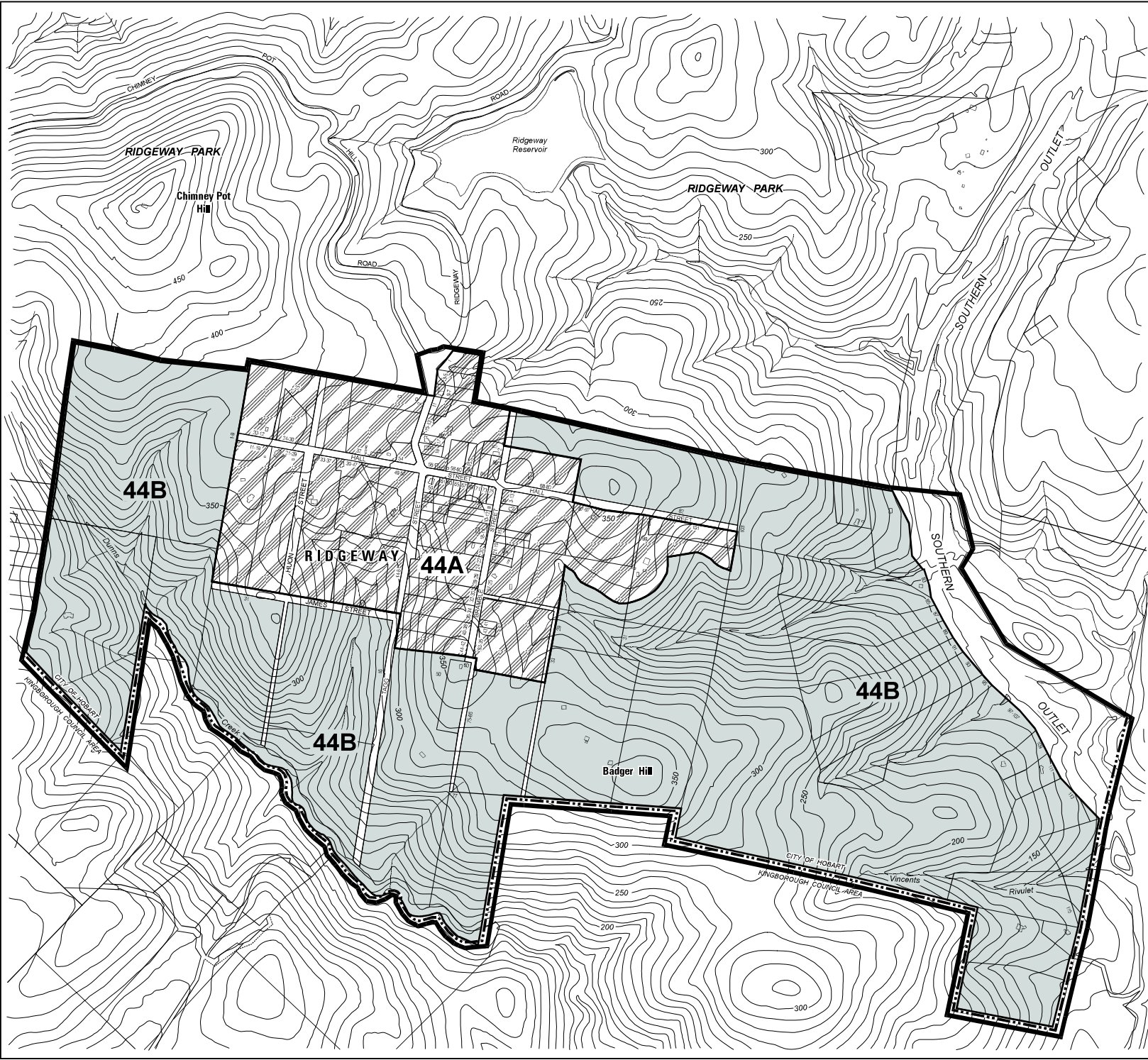
The Statement of Desired Future Character for Precinct 44A states that it is set aside as an area for rural/residential activities. New development should be compatible with the semi-rural character and generally be restricted to single dwellings on large lots. Farming and grazing at a domestic level should be permitted as should leisure and recreational activities such as bushwalking, horse riding and orienteering.

While the existing Rural B Zone has acted in most cases to protect the character of the area it is considered that the extent of the Rural B Zone south of James Street is inappropriate. These areas are located on forest slopes or ridges and the visual analysis by D Elton (1997 see Background Document Vol 1 Appendix B) suggested that further development in these areas should be minimised. The site assessment in Chapter 6 of the background document also indicates that this area (Sectors 6, 12 and 13 - see Map 6) has potential for adverse environmental impacts if developed to a significant extent.

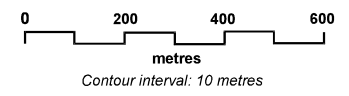
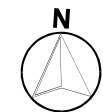
The suitability of different areas to accommodate residential development is based on the capacity of the resources of any area to be used in a sustainable manner and on an assessment of other non environmental resource issues such as access, land tenure, infrastructure, etc.



**RIDGEWAY
LOCAL AREA PLANNING
PROVISIONS
(Volume 2)**



- Study Area Boundary
- Local Authority Boundary
- Precinct Number **44B**
- Precinct Boundary
- Low Density Residential Zone
- Landscape & Skyline Conservation Zone



Contours supplied by the
Department of Primary Industries, Water & Environment

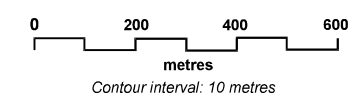
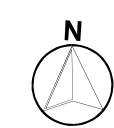
Map 5
**Recommended Planning Scheme
Zones & Precincts**



RIDGEWAY LOCAL AREA PLANNING PROVISIONS (Volume 2)



- Study Area Boundary
- Local Authority Boundary
- Sector Boundary
- Sector Number



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Map 6
SITE ANALYSIS SECTORS

The assessment of these factors indicates that there is little scope in Ridgeway for any significant expansion of the area currently used for residential purposes. The analysis of vegetation, landscape and fauna as well as the detailed site assessment in Chapter 6 of the Background Document does indicate however that from a land capability perspective there is potential for additional development to be accommodated in the northern part of Precinct 44A (Sectors 8, 9 and 10) without compromising environmental values. It is considered however that a significant increase in the number of dwellings in the central part of Ridgeway would have the potential to have adverse impacts on residential amenity, visual amenity, rural character and cultural values of the area. The rural character and current open nature of the area is a feature highly valued by many residents and as a result it is recommended that the subdivision density remain at 1 lot per 2 hectares.

It is considered that the values of the area can be better managed and protected through the designation of new zone boundaries and a Precinct in the Low Density Residential Zone, the objective of which is to protect the bushland environment at the fringe of urban development while allowing for development of single houses at a low average density (1 lot per 2 ha). The Zone provides that clustering of houses may be an acceptable way of providing services and improving fire protection at the bushland/development interface.

6.4.1.1 Objectives and Planning Criteria

The key values of this area are associated with its development as a low density residential area in a bushland and rural setting. The values to be maintained and enhanced through the planning process are associated with the following:

- Residential development which has high levels of on-site and neighbourhood amenity and views of the surrounding hills and valleys.
- A quiet living environment where noise transmission may be an issue due to the topography and relatively low background noise levels.
- A relatively pollution free atmosphere, clean water, access to adjoining bushland, reasonable access to high level urban services and facilities and an identifiable community.
- Remnant areas of natural bushland and open spaces with high environmental values which provide habitat for a wide variety of flora and fauna.
- An attractive landscape setting with high quality views and vistas and a bushland or rural setting for development.

Goal

To provide for low density residential development set within the natural bushland or rural character consistent with the environmental capacity of the area.

Objectives

- To provide for low density residential development within the existing bushland or rural setting.
- To provide a form of residential living which respects the existing bushland or rural character at the same time as satisfying the basic infrastructure requirements.
- To ensure adequate infrastructure is provided to each lot on a sustainable basis and recognising the sensitive nature of the environment.

- To ensure that future development is consistent with the conservation or improvement of the existing environment.
- To provide for fire safety in all aspects of the development process having regard to the bushland nature of the area and the other objectives.
- To encourage forms of development and service provision which are more environmentally sustainable.

Planning Criteria

Uses –

Permitted uses will be one house per allotment and passive recreation. Single dwellings will not be exempt from obtaining planning approval. Discretionary uses will include the following types of uses: self contained visitor and backpacker accommodation, bed and breakfast accommodation, art and craft gallery and domestic business. More intensive commercial uses and industrial uses will be prohibited.

Applications would need to be assessed against any Statement of Desired Future Character for the relevant Precinct. This should require that any commercial development be small scale and not adversely affect the rural or bushland environment due to noise or significant increases in traffic.

Development and Densities –

The recommended development density for subdivision in this Precinct is 1 lot per hectare with a minimum lot size of 5000m² or the minimum area required for effluent disposal or to satisfy other environmental objectives, whichever is greater. Clustering of houses will be encouraged where there is opportunity for bushland areas to left undeveloped and managed as a single unit. Each lot will be restricted to a single house per block. A minimum frontage of 6 metres will also apply. Where site constraints or design impact requires a lesser frontage than 6 metres Council shall require an applicant to demonstrate why a variation should be considered. The number of rear lots of any roadway will be restricted to a maximum of two.

The proposed development density for subdivision in this Precinct of 1 lot per 2 hectare would provide for a theoretical potential of an additional 7 lots to be created.

The maximum 'plot ratio' (building floor area divided by site area) for lots less than 1500m² in area will be 0.25 and for lots larger than this the maximum permitted floor area will be 375m². Other controls in the planning scheme such as setbacks, bushland management and vegetation clearance controls are sufficient to limit the impact of development.

Infrastructure –

Developments will need to be self sufficient in terms of effluent disposal and where necessary reticulated water. Stormwater will require specific management to maintain the environmental quality of drainage lines. Where possible every attempt should be made to share infrastructure development to minimise disturbance of the natural features and to promote defined service corridors.

Where roads are to be extended to service this area a sealed carriageway of 5.0 metres with dish drains is preferred although Council may approve of a lesser width where sustainable benefits to the environment can be demonstrated. Private access ways may be either sealed or finished in another all weather surface. Roads on steeper land should be designed to minimise cut and fill and have special controls relating to erosion and

stormwater concentration. The Statement of Desired Future Character for the Ridgeway Precincts should state that a vehicular link not be provided between Ridgeway and the Southern outlet except for emergency purposes.

Building Controls - All buildings in the area should respect the bushland / rural character and the use of muted subdued colours in building finishes will be encouraged. A maximum overall height restriction of 7.5m will apply.

In seeking approval for any new development an applicant will need to demonstrate maximum bushland retention and habitat protection within the overall context of the proposal together with modern bushfire hazard minimisation principles, in accordance with the Bushland Management Schedule in the City of Hobart Planning Scheme 1982 (Schedule L).

It should also be stated in any future Statement of Desired Future Character for the Ridgeway Precincts that development which involves significant vegetation clearance will not be approved.

6.4.2 Landscape and Skyline Conservation

This area consists primarily of the forest hills and slopes surrounding the low density residential development. Its designation as Landscape and Skyline Conservation will provide for the protection of the physical, environmental and landscape values in this area.

Most of this area is currently zoned Residential C and is contained in Precincts 43B and 43E. The Objective of the Rural C Zone is to retain an area of natural bushland beyond the fringe of urban development, generally with only one detached house per broad-acre allotment. It also states that these Precincts should continue to be dominated by their verdant bushland and within this setting, buildings should be unobtrusively sited and not impinge on the tree dominated skyline. The minimum subdivision size is 4ha.

While much of the land in these Precincts has not been developed due to its steep topography there are examples of housing form, siting and appearance not responding to site constraints and characteristics. There are also examples of environmental degradation, problems with access to some sites and houses in areas of high bushfire hazard. The subdivision of land along the Southern Outlet is one example of the subdivision and development pattern not responding to site constraints and characteristics.

Further subdivision within these Precincts has implications for environmental degradation, tree clearing, bushfire hazard and visual amenity. Removal of bushfire hazards often has implications for conservation and landscape values. The 4ha minimum lot size appears too low for this zone as much of the land is too steep or has other environmental constraints which would preclude its subdivision into 4ha sized lots. Although only 5 privately owned lots have subdivision potential, the theoretical maximum number of lots is 25.

Within the Study Area there are 2 parcels of land in public ownership currently zoned either Rural B or Rural C. These land parcels appear to have limited public use and their values are adequately protected by the proposed Landscape and Skyline Conservation Zone.

6.4.2.1 Objectives and Planning Criteria

The key values of this area to be maintained and enhanced through the planning process are associated with the following:

- The hill and valley topography, the various small streams and watercourses with unpolluted water, the natural processes of erosion and the relationships between landforms and micro-climates.

- The vegetation cover and the associations between aspect, slope and vegetation cover, habitats for rare and threatened species, the wide variety of native bird life, local populations of mammals, the vertebrate and invertebrate fauna of streams and watercourses.
- The critical role of wooded hills and valleys in providing a natural setting for residential development, visual links between the foothills of Mt Wellington and urbanised areas, views and vistas both to and from the area.
- A variety of resource based recreational opportunities in nearby Ridgeway Park, particularly for walking and sightseeing.
- The natural protection provided by vegetation from erosion and poor water quality particularly along watercourses, opportunities for a range of compatible use and development forms, opportunities for recreation in natural settings and for limited rural production.
- A quiet living environment where noise transmission may be an issue due to the topography and relatively low background noise levels.
- Pollution free environments, clean water, bushland setting for development and access to natural areas adjacent to urban development.

Given the problems identified above with the operation of the Rural C Zone, it is considered that the values associated with the area can be better managed and protected through the designation of a new Precinct in the Landscape and Skyline Conservation Zone which would have the following objectives and planning criteria:

Goal

To identify areas of significant landscape and conservation value and to provide limited residential development opportunities subject to sensitive management controls sufficient to ensure that the area retains its bushland and landscape values.

Objectives

- To maintain the visual integrity of the Ridgeway area.
- To minimise the potential for further subdivision through appropriate density controls and environmental management controls which ensure maintenance of the present bushland values.
- To encourage the best practice in environmental planning and design in development of the remaining land in this area.
- To encourage property management techniques which will maintain the landscape and habitat values of the area.
- To provide for fire safety in all aspects of the development process having regard to the bushland nature of the area and the other objectives.

Planning Criteria

Uses –

The only permitted use in this Precinct will be passive recreation. Discretionary uses will include the following types of uses; one house per allotment, self contained visitor and

backpacker accommodation, bed and breakfast accommodation, art and craft gallery, domestic business and agriculture. More intensive commercial uses and industrial uses will be prohibited.

Applications would need to be assessed against any Statement of Desired Future Character for the relevant Precinct. This should require that any commercial development be small scale and not adversely affect the rural or bushland environment due to noise or significant increases in traffic.

Development and Densities –

It is intended to establish a relatively low residential density within this precinct to ensure that the existing bushland character is maintained in larger allotments. Subdivision is proposed to be permitted where it maintains an average density of one lot per 10 hectares and it can be demonstrated that there will be no adverse environmental impacts. The average density provisions will provide for some smaller lots to be created on the basis that larger balance areas will result which are more suited to management controls and maintaining the bushland character. The minimum lot size to be permitted where the average lot size provisions are to be applied shall be 5000m² or the minimum area required for effluent disposal or to satisfy other environmental objectives, whichever is greater. The potential yield from these provisions would be an additional 6 lots.

In all cases applications for use or development must be accompanied by a development and environmental management plan prepared in accordance with clause 2.8 of the Planning Scheme.

Infrastructure –

Individual sites will mainly need to be self-sufficient in regard to effluent disposal and water supply. Reticulated services may be provided however where available and if it can be demonstrated that they can be provided in an environmentally sensitive and sustainable manner.

Provision of new infrastructure will be required to demonstrate that minimum visual impact will occur to the bushland character of the area. Stormwater disposal will need to be developed in a manner which does not cause any significant environmental effects.

New roads, both public and private, are to be kept to a minimum. Pavement widths are to be kept to a minimum sufficient to provide access. Roads are to be designed in a manner which responsibly manages stormwater and erosion (especially if cut and fill is involved). Steep or exposed road alignments are to be avoided at all costs and edge surfaces are to be rehabilitated with vegetation cover. The Statement of Desired Future Character for the Ridgeway Precincts should state that a vehicular link not be provided between Ridgeway and the Southern outlet except for emergency purposes.

Building Controls –

All new buildings are to be designed to avoid contrasting shape, colour, size and mass within the bushland or rural setting in which they are to be located. Design in particular shall be compatible with and contribute to the bushland quality of the area. Modern bushfire hazard minimisation principles shall be included.

Ancillary structures should be kept to a minimum and their intrusion into the landscape minimised. The design of fences should allow for fauna to traverse property boundaries. Buildings will be limited to an overall maximum height of 7.5 metres.

It should also be stated in any future Statement of Desired Future Character for the Ridgeway Precincts that development which involves significant vegetation clearance will not be approved.

7. SUMMARY OF ACTIONS AND IMPLEMENTATION

The table below provides a summary of the various actions recommended in this report along with priorities for implementation and designation of the responsible Council Division. The actions are grouped by topic such as planning scheme/policy related or environmental improvement. Some actions can be implemented immediately such as those related to the assessment of planning applications.

In regard to priority and timing for the implementation of actions, high and medium are defined as follows:

- High - Action to be initiated within 6 months of adoption of Local Area Planning Provisions.
- Medium - Action to be initiated within 2 years of adoption of Local Area Planning Provisions.

CSD = City Services Division, **DESD** = Development & Environmental Services Division, **PCSD** = Parks & Customer Services Division

Ref No	RECOMMENDED ACTIONS	PRIORITY -TIMING	RESPONSIBILITY
	PLANNING SCHEME/POLICY RELATED ACTIONS		
3.7.1(a)	That appropriate zonings/planning scheme controls be put in place to protect the landscape qualities of the area.	High	DESD
3.7.1(b)	That applications for development be assessed in regard to their impact on the landscape qualities of the area and appropriate conditions be placed on approvals to ensure that their impact is minimised. This will involve removing the current Planning Scheme exemption on single dwellings from obtaining planning approval.	High	DESD
3.7.1(c)	That the potential for additional subdivision of land in the area be limited under the Planning Scheme.	High	DESD
3.7.2(a)	That appropriate zonings/planning scheme controls be put in place to protect the conservation values identified in the area.	High	DESD
3.7.2(b)	That applications for development be assessed in regard to their impact on the conservation values of the area and appropriate conditions be placed on approvals to ensure that their impact is minimised.	High - Immediate Ongoing	DESD
3.7.3(a)	That developments proposed in areas of potential archaeological sensitivity be required to investigate the presence of Aboriginal sites and protect where appropriate. Where there is any potential for impacts to aboriginal values, development applications be referred to the Aboriginal Heritage Section of the Tasmanian Heritage Office in order to ascertain if a detailed assessment is required	High - Immediate Ongoing	DESD
3.7.3(b)	That Council request the Tasmanian Heritage	High	DESD

	<p>Council to register the following places under the Historic Cultural Heritage Act 1995::</p> <ul style="list-style-type: none"> • 2 drystone walls on properties at 87-97 Hall St and 25-27 Bramble St • 29 Bramble Street - The Tea House 		
3.7.5(a)	That in determining appropriate conditions for new development Council have regard to <i>Guidelines for Development in Bushfire Prone Areas</i> (draft 2002) Bushfire Planning Group.	High Ongoing	DESD
3.7.5(c)	That in determining appropriate conditions for new development to prevent soil erosion, Council continue to have regard to <i>Soil and Water Management Guidelines</i> (1998), Hobart City Council and/or <i>Soil and Water Management Code of Practice for Hobart Regional Councils</i> (June 1999).	High Ongoing	DESD
3.7.5(d)	That development on sites of potential instability as determined by Council's <i>Land Instability Assessment Guidelines</i> (1999) only be permitted where it can be demonstrated by way of a geo-technical assessment that the land is capable of supporting the proposed development and that it will not cause or accelerate land instability on the development site or adjacent sites.	High Immediate Ongoing	DESD
3.7.5(e)	That in determining appropriate conditions for new development Council have regard to <i>Land Instability Assessment Guidelines</i> (1999), Hobart City Council.	High Immediate Ongoing	DESD
6.2.	That the proposed development plan outlined in 6.2 be implemented through the City of Hobart Planning Scheme 1982.	High	DESD
	ENVIRONMENTAL IMPROVEMENT		
3.7.2(c)	Continue weed eradication programs and provision of information to the community about appropriate garden planting.	High - ongoing	PCSD
3.7.2(d)	Inform the community about the impact of domestic pets such as cats on native wildlife and measures to reduce those impacts.	High - ongoing	PCSD
3.7.2(e)	That Council consider the impact of fire management practices on conservation values when carrying out fire hazard reduction, issuing abatement notices or giving approval to new development.	High - ongoing	PCSD & DESD

3.7.2(f)	That Council advise landowners with properties containing 'critical' vegetation communities and provide information as to appropriate management of those communities.	High	PCSD & DESD
3.7.2(g)	Council promote awareness of conservation assistance programs such as the Private Forests Reserve Program.	High	PCSD & DESD
3.7.5(b)	That the Tasmania Fire Service be encouraged to inform the community about appropriate fire hazard reduction practices which minimise damage to conservation values.	Medium	DESD & PCSD
4.5(b)	That Council continue the provision of advice to residents regarding the appropriate management of septic tank systems.	Ongoing	DESD
4.5(d)	That Council encourage alternatives to septic tanks as a method of sewerage disposal by providing information on the alternatives available.		

	OPEN SPACE AND RECREATION		
3.7.4(a)	Investigate the opportunities for the provision of additional tracks, trails and pedestrian links within the Ridgeway area in consultation with local residents..	Medium	PCSD
3.7.4(b)	Provide improved picnic facilities at the corner of Chimney Pot Hill and Ridgeway Roads.	Medium	PCSD
3.7.4(c)	Take necessary action to prevent inappropriate vehicular access to tracks and trails in the Ridgeway area.	Medium	PCSD
	INFRASTRUCTURE / ACCESS		
3.7.5(f)	That the need for upgrading or improved maintenance of fire trails in the Ridgeway area be assessed.	Medium	PCSD
4.5(a)	That all properties be encouraged to maintain sufficient water storage for fire fighting purposes and any new houses be required to provide such a supply.	High	DESD
4.5(c)	That residents be encouraged to collect and reuse stormwater for gardening and fire fighting purposes.	High	DESD
5.3	That the issues related to roads and traffic identified in 5.2.1 continue to be addressed.	High	CSD

Land Use Planning & Approvals Act 1993 - Planning Scheme Amendment Process

Division 2 - Amendment of planning scheme

Interpretation: Division 2

31. In this Division, "**amend**", in relation to a planning scheme, includes –

- (a) revoke, in whole or in part, the planning scheme; and
- (b) alter the area covered by the planning scheme.

Requirements for preparation of amendments

32. (1) An amendment of a planning scheme –

- (a) must seek to further the objectives set out in [Schedule 1](#); and
- (b) [\[Section 32 Subsection \(1\) amended by No. 21 of 1997, s. 17, Applied:01 Aug 1997\]](#) must be prepared in accordance with State Policies made under [section 11 of the State Policies and Projects Act 1993](#); and
- (c) [\[Section 32 Subsection \(1\) amended by No. 57 of 2002, s. 11, Applied:05 Dec 2002\]](#) may make any provision which relates to the use, development, protection or conservation of any land; and
- (d) [\[Section 32 Subsection \(1\) amended by No. 57 of 2002, s. 11, Applied:05 Dec 2002\]](#) must have regard to the safety requirements set out in the standards prescribed under the [Gas Pipelines Act 2000](#).

(2) The provisions of [section 20\(2\)](#), [\(3\)](#), [\(4\)](#), [\(5\)](#), [\(6\)](#), [\(7\)](#), [\(8\)](#) and [\(9\)](#) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

Request for amendment of planning scheme

33. (1) A person may request a planning authority to amend a planning scheme administered by it.

(2) A request is to be in a form approved by the planning authority.

(2A) [\[Section 33 Subsection \(2A\) inserted by No. 104 of 1995, s. 9\]](#) If a request under [subsection \(1\)](#) is in respect of one parcel or several parcels of land covered by the planning scheme and is requested by a person who is not the owner of the land to which the proposed amendment applies, the request must be –

- (a) signed by the owner or owners of the land; or
- (b) accompanied by the written permission of the owner or owners to the making of the request.

(2B) [\[Section 33 Subsection \(2B\) inserted by No. 84 of 1997, Applied:01 Jan 1998\]](#) Before making a decision as to whether or not to initiate an amendment of the planning scheme, the planning authority must consider –

(a) whether the requested amendment is consistent with the requirements of [section 32](#); and

(b) any advice referred to in [section 65 of the Local Government Act 1993](#) received by it.

(3) A planning authority must, within 42 days of the receipt of a request, make a decision as to whether or not to initiate an amendment of the planning scheme and serve on the person who made the request notice of its decision within 7 days of making the decision.

(3A) *[Section 33 Subsection (3A) inserted by No. 84 of 1997, Applied:01 Jan 1998]* Where a planning authority decides not to initiate an amendment of the planning scheme, the person who requested the amendment may, within 14 days of being notified of that decision, request the Commission to review the process by which the planning authority reached its decision.

(3B) *[Section 33 Subsection (3B) inserted by No. 84 of 1997, Applied:01 Jan 1998]* Where the Commission has been requested to review the process by which the planning authority reached its decision, the Commission may request the planning authority to provide it with any material relevant to that process.

(3C) *[Section 33 Subsection (3C) inserted by No. 84 of 1997, Applied:01 Jan 1998]* A planning authority must provide the material requested by the Commission within 7 days of receiving that request.

Penalty:

Fine not exceeding 100 penalty units.

(3D) *[Section 33 Subsection (3D) inserted by No. 84 of 1997, Applied:01 Jan 1998]* The Commission must, not later than 28 days after receiving the material requested by it or such longer period as the Minister may allow –

(a) direct the planning authority to reconsider the amendment; or

(b) confirm that in reaching its decision the planning authority took into account the matters specified in [subsection \(2B\)](#).

(3E) *[Section 33 Subsection (3E) inserted by No. 84 of 1997, Applied:01 Jan 1998]* The Commission must, within 7 days of making its decision, notify the planning authority and the person who requested the review of its decision.

(4) Where a planning authority decides not to initiate an amendment of the planning scheme, a person may not request the authority to initiate an amendment which is substantially the same as the first-mentioned amendment within a period of 2 years from the date on which the planning authority made its decision.

Amendment of planning scheme

34. (1) A planning authority may –

(a) in response to a request under [section 33](#); or

(b) of its own motion –

initiate an amendment of a planning scheme administered by it.

(2) [\[Section 34 Subsection \(2\) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998\]](#) [\[Section 34 Subsection \(2\) amended by No. 49 of 2001, s. 15, Applied:16 Jul 2001\]](#) The Commission may, with the approval of the Minister, give a written direction to a planning authority to initiate an amendment of a planning scheme administered by the authority and the authority must initiate the amendment of the planning scheme in accordance with the direction within 10 weeks after receiving the direction or such longer period as the Commission allows.

Certification of draft amendments by planning authorities

35. [\[Section 35 Amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998\]](#) [\[Section 35 Substituted by No. 49 of 2001, s. 16, Applied:16 Jul 2001\]](#) (1) After preparing a draft amendment of a planning scheme, the planning authority must determine whether the draft amendment meets the requirements specified in [section 32](#) and –

(a) if satisfied that it does, certify the draft amendment as so meeting those requirements; or

(b) if not so satisfied, proceed to modify the draft amendment until it does meet those requirements and then certify the modified draft amendment as so meeting those requirements.

(2) [\[Section 35 Subsection \(2\) amended by No. 100 of 2001, s. 5, Applied:17 Dec 2001\]](#) For the purposes of [subsection \(1\)](#), the planning authority must certify the draft amendment by instrument in writing affixed with the common seal of the planning authority.

(3) [\[Section 35 Subsection \(3\) omitted by No. 100 of 2001, s. 5, Applied:17 Dec 2001\]](#).

(4) Within 7 days after certifying under [subsection \(1\)](#) that the draft amendment of a planning scheme meets the requirements specified in [section 32](#), the planning authority must give a copy of the draft amendment and the instrument containing that certification to the Commission.

36.

Power of Commission to dispense with certain requirements

37. [\[Section 37 Substituted by No. 84 of 1997, s. 12, Applied:01 Jan 1998\]](#) Where, on the submission to the Commission of a draft amendment of a planning scheme, the Commission is satisfied that –

(a) the draft amendment is for the purpose of –

(i) the correction of any error in the planning scheme; or

(ii) the removal of any anomaly in the planning scheme; or

(iii) clarifying or simplifying the planning scheme; or

(iv) removing any inconsistency between the planning scheme and any

Act; or

(v) making procedural changes to the planning scheme; or

(vi) amending the planning scheme to bring it into conformity with the model planning scheme framework; or

(vii) for any other prescribed reason; and

(b) the public interest will not be prejudiced –

the Commission may, by notice in writing given to the planning authority, dispense with the requirements of [sections 38, 39, 40 and 41](#) in relation to the draft amendment and give its approval to the draft amendment in accordance with [section 42](#).

Public exhibition of draft amendment

38. *[Section 38 Amended by No. 104 of 1995, s. 11]* *[Section 38 Amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* *[Section 38 Amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* *[Section 38 Amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* *[Section 38 Substituted by No. 49 of 2001, s. 17, Applied:16 Jul 2001]*

After giving to the Commission a copy of a draft amendment of a planning scheme and the instrument certifying that the amendment meets the requirements specified in [section 32](#), the planning authority must –

(a) cause a copy of the draft amendment to be placed on public exhibition for a period, being not less than 3 weeks and not more than 2 months, determined by the planning authority; and

(b) advertise, as prescribed, the exhibition of the draft amendment.

Representations in respect of draft amendments

39. (1) Where a draft amendment of a planning scheme is placed on public exhibition by a planning authority in accordance with [section 38](#), representations in relation to that draft amendment may be submitted to the authority by any person before the expiration of the exhibition period referred to in [section 38\(a\)](#).

(2) *[Section 39 Subsection (2) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* The planning authority must, not later than the expiration of 35 days after the exhibition period referred to in [section 38\(a\)](#) or such further period as the Commission allows, forward to the Commission a report comprising –

(a) a copy of each representation received by the authority in relation to the draft amendment or, where it has received no such representation, a statement to that effect; and

(b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to –

(i) the need for modification of the draft amendment in the light of that representation; and

(ii) the impact of that representation on the draft amendment as a whole;

and

(c) such recommendations in relation to the draft amendment as the authority considers necessary.

Consideration by Commission of draft amendment and relevant representations

40. (1) *[Section 40 Subsection (1) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* As soon as practicable after receipt by it of a report under [section 39\(2\)](#), the Commission must consider the draft amendment and the representations, statements and recommendations contained in the report.

(2) *[Section 40 Subsection (2) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* For the purposes of its consideration under [subsection \(1\)](#), the Commission must hold a hearing in relation to each representation contained in the report.

(2A) *[Section 40 Subsection (2A) inserted by No. 104 of 1995, s. 12]**[Section 40 Subsection (2A) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* Despite [subsection \(2\)](#), the Commission may dispense with the holding of a hearing in relation to a representation contained in the report if, after examining each representation –

(a) *[Section 40 Subsection (2A) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* the Commission is satisfied that all the representations received by the planning authority are in support of the draft amendment; or

(b) *[Section 40 Subsection (2A) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* the Commission has consulted with a person who made a representation and that person has advised the Commission in writing that he or she does not wish to attend a hearing.

(2B) *[Section 40 Subsection (2B) inserted by No. 104 of 1995, s. 12]**[Section 40 Subsection (2B) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* The Commission must, within 14 days of making a decision to dispense with the holding of a hearing under [subsection \(2A\)](#), give notice in writing to each person who made a representation under [section 39\(1\)](#) of its decision to dispense with the holding of a hearing.

(2C) *[Section 40 Subsection (2C) inserted by No. 104 of 1995, s. 12]**[Section 40 Subsection (2C) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* The Commission must hold a hearing in respect of a representation if a person who has been notified under [subsection \(2B\)](#) requests the Commission in writing, within 7 days after the date of that notice, that a hearing be held.

(3) *[Section 40 Subsection (3) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* The Commission may consolidate any of the representations and hold a hearing in relation to the consolidated representations.

Modification or rejection of draft amendment before approval

41. *[Section 41 Amended by No. 104 of 1995, s. 13]**[Section 41 Amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* The Commission may, after its consideration under [section 40](#) of a draft amendment prepared by a planning authority –

(a) *[Section 41 Amended by No. 49 of 2001, s. 18, Applied:16 Jul 2001]* require the planning

authority to modify, or alter to a substantial degree, the draft amendment after having regard to the report made under [section 39](#), and any evidence and submissions made in a hearing under [section 40](#), in relation to it; or

(ab) [\[Section 41 Amended by No. 49 of 2001, s. 18, Applied:16 Jul 2001\]](#) modify, or alter to a substantial degree, the draft amendment after having regard to the report made under [section 39](#) and any evidence and submissions made in a hearing under [section 40](#); or

(b) by notice in writing given to the authority, reject the draft amendment.

Direction to undertake modification or alteration of draft amendment

41A. [\[Section 41A Inserted by No. 104 of 1995, s. 14 \] \(1\) \[Section 41A Subsection \(1\) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998\]](#) If a draft amendment is required to be modified, or altered to a substantial degree, under [section 41\(a\)](#), the Commission, by notice in writing to the planning authority, must –

(a) direct that it undertake the modification or alteration; and

(b) specify the manner in which the draft amendment is to be modified or altered.

(2) [\[Section 41A Subsection \(2\) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998\]](#) [\[Section 41A Subsection \(2\) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998\]](#) [\[Section 41A Subsection \(2\) amended by No. 17 of 1996, Applied:19 May 1998\]](#) A planning authority must undertake a modification, or an alteration to a substantial degree, to a draft amendment in accordance with a direction by the Commission under [subsection \(1\)](#) and submit the modified or altered amendment to the Commission within 28 days from the receipt of that direction or such longer period as the Commission may allow.

(3) The period referred to in [section 42\(2\)](#) does not run after a direction to modify or alter the draft amendment has been made until the period referred to in [subsection \(2\)](#) of this section expires.

Limitation on planning authority's actions

41AB. [\[Section 41AB Inserted by No. 49 of 2001, s. 19, Applied:16 Jul 2001\]](#) If a draft amendment to a planning scheme is required to be modified, or altered to a substantial degree, under [section 41\(a\)](#), the planning authority must not issue a permit or do any other thing that would, if the draft amendment modified as required had at that time become operative, be a contravention of that planning scheme as amended by that amendment.

Certification of altered draft amendments

41B. [\[Section 41B Inserted by No. 104 of 1995, s. 14 \] \(1\) \[Section 41B Subsection \(1\) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998\]](#) If a draft amendment has been altered to a substantial degree in accordance with [section 41A](#), the Commission must, within 28 days of receipt of the altered draft amendment –

(a) certify the altered draft amendment; and

(b) by notice in writing to the planning authority, direct that it be publicly exhibited, as prescribed.

- (2) [Sections 38](#) to [43](#) apply to a draft amendment certified under [subsection \(1\)](#).

Approval of draft amendments

42. (1) [[Section 42 Subsection \(1\) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998](#)] [[Section 42 Subsection \(1\) amended by No. 84 of 1997, s. 13, Applied:01 Jan 1998](#)] Where, after consideration by the Commission, under [section 40](#), of a draft amendment (including any modifications made under [section 41](#)), the Commission is satisfied that the draft amendment is in order, it must give its approval to the draft amendment.

(2) [[Section 42 Subsection \(2\) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998](#)] [[Section 42 Subsection \(2\) amended by No. 84 of 1997, s. 13, Applied:01 Jan 1998](#)] The Commission must give its approval to a draft amendment not later than –

(a) 3 months after the submission to it, under [section 39\(2\)](#), of the report of the planning authority in relation to the draft amendment; or

(b) such later day as the Minister may approve.

(3) [[Section 42 Subsection \(3\) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998](#)] [[Section 42 Subsection \(3\) amended by No. 84 of 1997, s. 13, Applied:01 Jan 1998](#)] When the Commission gives its approval to a draft amendment –

(a) [[Section 42 Subsection \(3\) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998](#)] [[Section 42 Subsection \(3\) amended by No. 49 of 2001, s. 20, Applied:16 Jul 2001](#)] the amendment must be signed –

(i) by the chairperson of the Commission; or

(ii) if for any reason the chairperson is unavailable or unable to sign the amendment, by another member of the Commission approved by the Commission under [subsection \(3A\)](#); and

(b) [[Section 42 Subsection \(3\) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998](#)] notwithstanding any failure to comply with a procedural provision of this Part, the amendment comes into operation on such date as is specified by the Commission, being a date not earlier than the date on which it is signed; and

(c) [[Section 42 Subsection \(3\) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998](#)] the Commission must advise the planning authority of its approval; and

(d) [[Section 42 Subsection \(3\) amended by No. 17 of 1996, Applied:19 May 1998](#)] the authority must give notice of the Commission's approval, as prescribed.

(3A) [[Section 42 Subsection \(3A\) inserted by No. 49 of 2001, s. 20, Applied:16 Jul 2001](#)] For the purposes of [subsection \(3\)\(a\)\(ii\)](#), the Commission may approve a member of the Commission –

(a) to sign a particular amendment if the chairperson is unavailable or unable to sign it; or

(b) to sign draft amendments as required during any period during which the

chairperson is unavailable or unable to sign them.

(4) *[Section 42 Subsection (4) inserted by No. 6 of 1995, s. 7]**[Section 42 Subsection (4) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* *[Section 42 Subsection (4) amended by No. 84 of 1997, s. 13, Applied:01 Jan 1998]* If a date is not specified under **subsection (3)(b)**, the amendment comes into operation 7 days after the date on which the Commission gives its approval.

Failure to comply with provision of this Division

43. (1) Where a planning authority fails to comply with a provision of this Division within the period referred to in that provision –

(a) *[Section 43 Subsection (1) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* the Commission may assume the responsibilities and obligations of the authority under this Division in relation to the preparation of a draft amendment; and

(b) *[Section 43 Subsection (1) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* the authority must pay to the Commission all costs incurred by the Commission in assuming the responsibilities and obligations of the authority in relation to the preparation of the draft amendment.

(2) *[Section 43 Subsection (2) amended by No. 85 of 1997, Sched. 4, Applied:01 Jan 1998]* *[Section 43 Subsection (2) amended by No. 84 of 1997, s. 14, Applied:01 Jan 1998]* The failure to comply with a provision of this Division within the period referred to in that provision does not invalidate an amendment to a planning scheme approved by the Commission under this Division.

Glossary

Erosion

In this report, erosion concerns the transport of soil particles by water. Soil erosion can remove all of the fertile topsoil from an area, and undermine roads, fences and houses. A further problem occurs when large quantities of soil are deposited downstream in areas such as bays along the Derwent River.

Land Slip

This is the term given to the rapid, mass movement of soil. Land slips occur when the combination of gravity, and pressure on the soil from upslope, overcomes the forces holding the soil in place. This will cause the mass of soil to slide, slump, or flow, down the slope. One of the most common causes of land slip is an increase in the level of soil moisture.

Rill Erosion

Rill erosion is the most common form of erosion. It occurs when soil is removed by water from little streamlets that run through land with poor surface drainage.

Tunnel Erosion

Tunnel erosion occurs when tunnels form in clay subsoils that lie under a loam surface layer. The clay subsoils are highly unstable in water and when saturated the tiny clay particles disperse into the water. If the subsoil is exposed in a cut batter or in a gully or stream bank these particles will flow. The movement of subsoil material results in a tunnel being formed, as the topsoil layer remains intact.

Appendix 3

Ridgeway Significant heritage item; Dolerite drystone boundary wall.

Name:	Not relevant
Location:	87-97 Hall Street and 25-27 Bramble Street.
Grid Reference:	Sheet 5224. Taroona 1:25000 Area Reference: 2347 Eastings: 523775 Northings: 547100 [Hall Street]
Date:	Local resident gives a figure of 120 years. Not verified.
Heritage listing:	Not listed.
Architectural style:	Drystone dolerite boundary walls.
Description:	The wall tending north/south on the property of Bruce Longmore, [87-97 Hall Street] is a drystone wall approximately a metre high. Closest to the road it appears as an intact wall, further down the valley it is covered in many areas with encroaching vegetation. A second wall on Bruce Longmore's property tends east/west. This wall is broken in places but is still very visible as a micro landscape element.
History:	It is possible that these walls were built by one of the Finn family who in the past owned both lots of land cited above. Shamrock cottage [25-27 Bramble Street] was Jack Finn's cottage and walls are found on this site. As well walls, or remains of walls are found on the property now of Bruce Longmore, whose property also was an original grant to Cornelius Finn.
Curtilage:	Length of the walls and one metre on either side.
Condition:	Variable. See above.

Statement of Significance:

Criterion B.

The drystone walls at 87-97 Hall Street and 25-27 Bramble Street are of historic heritage significance because they help demonstrate a micro pattern of boundary identification not seen elsewhere in Ridgeway, but also one not common in the Tasmanian landscape despite considerable outcroppings of dolerite.



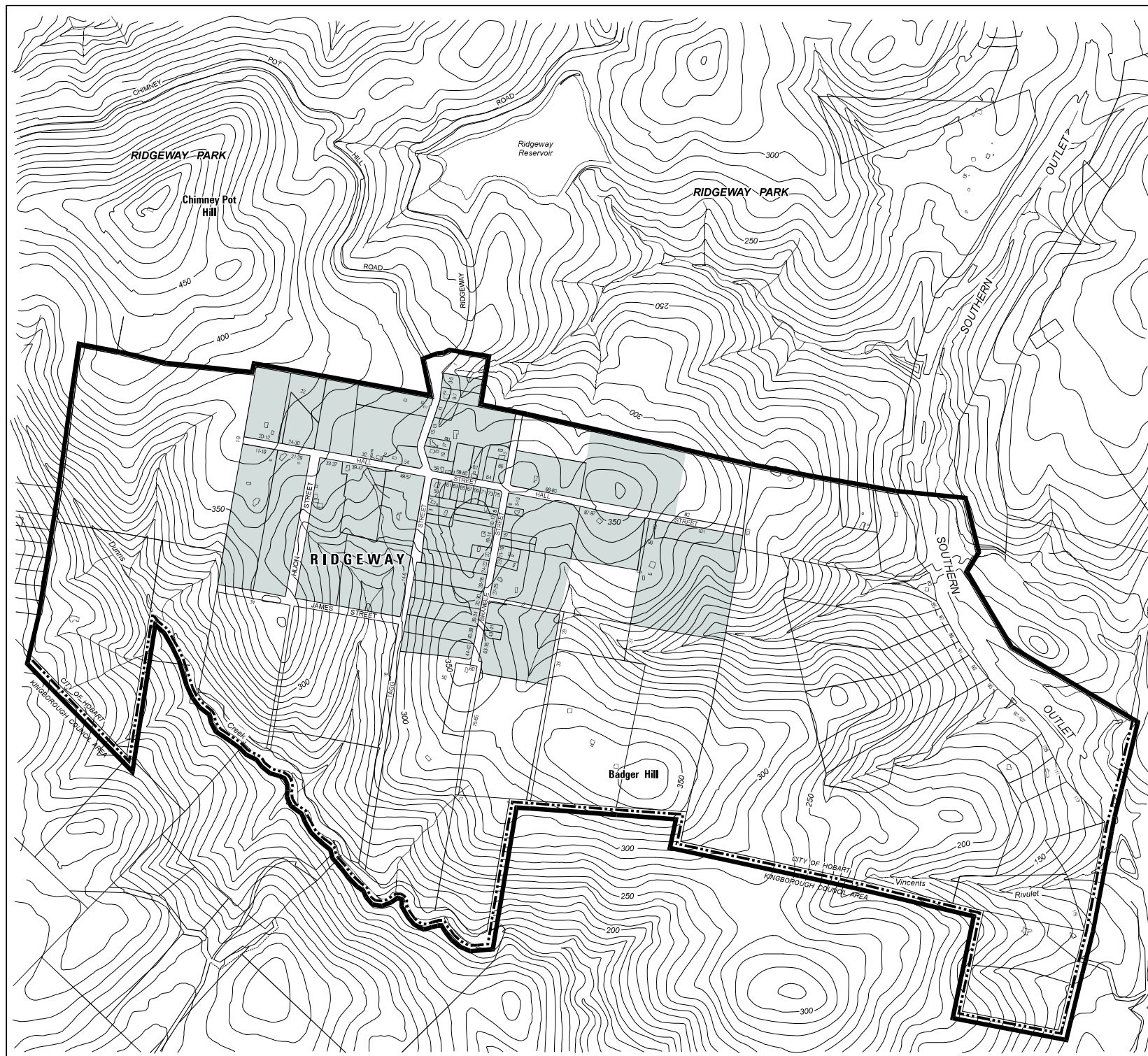
Drystone wall
Orientation north/south
87-97 Hall Street,
Ridgeway.



Remains of drystone wall, orientation east/west.
87 – 97 Hall Street, Ridgeway.
Both are located on the property of B. Longmore.

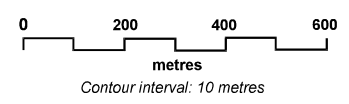
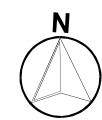


RIDGEWAY LOCAL AREA PLANNING PROVISIONS (Volume 2)



- Study Area Boundary
- Local Authority Boundary
- Properties included in the Ridgeway Water Scheme*

*Applications for connection to water supply for properties lying outside of this area are assessed in accordance with statutory provisions.



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Schedule L BUSHLAND MANAGEMENT SCHEDULE**L 1 Objectives and Scope**

This Schedule shall apply to all land contained within the Modified Bushland, Community Bushland, Landscape and Skyline Conservation, Rural, Low Density Residential and Recreation Zones where proposed use or development is to be located within an existing bushland habitat and also to any lots in the Residential 2 Zone that abut those zones.

Within such areas the objectives to be applied are set out as follows:

- (i) To ensure the retention of the natural landscape features of the City.
- (ii) To ensure that the individual and cumulative impact of development and land use does not adversely affect the bushland character, vegetation, fauna and water quality of such areas.
- (iii) To encourage development for which the scale, form and siting are appropriate for and which harmonise with the bushland character of the area.
- (iv) To ensure that bushfire protection measures are undertaken with appropriate environmental controls minimising any adverse impact on the surrounding bushland.

L 2 Approval Required

The Council has a discretion to refuse or permit a use or development to which this Schedule applies.

L 3 Assessment Criteria

L.3.1 Land affected by this Schedule shall be developed in a manner that is compatible with its biodiversity, catchment and landscape values .

L.3.2 All buildings are to be designed to avoid contrasting shape, colour, size and mass such as to remain relatively unobtrusive when viewed from the City, Derwent River and Eastern Shore.

L.3.3 An application for use or development on land contained within this Schedule shall include a site development plan. The plan shall set out:-

- a description of the community(s) and species of vegetation on the site;
- where all proposed development is to take place;
- the extent of construction activity and other works including roads/access ways and the associated potential disturbance to soil and vegetation;
- the location of water courses;

- the location of all existing vegetation;
- the extent of vegetation proposed to be removed; and
- proposed rehabilitation, landscaping and the measures proposed to reduce erosion, maintain the ecological and hydrological values of waterways and protect public infrastructure.

- L.3.4 An application for use or development on land contained within this Schedule must aim to maximise the retention and protection of indigenous plant species (including threatened species). Council may require a report from a suitably qualified person to accompany the application where land is considered likely, by Council's Bushland Manager:
- (i) to contain vegetation of critical, urgent or important conservation priority;
 - or
 - (ii) to contain habitat required to support threatened species; or
 - (iii) to involve clearing of more than 500m² in total of bushland vegetation, in one or more stages, on any title.
- L 3. 5 No works shall be permitted within 30 metres of any watercourse or drainage line unless it can be demonstrated that there will be minimal adverse impact on the environment or compromising of recreational opportunities.
- L.3.6 An application for use or development on land to which this Schedule applies shall be required to demonstrate it can satisfactorily minimise and manage any bushfire threat with minimal adverse impact upon landscape and environmental values.
- L 3.7 Roads, access ways and car parking areas are to be sited and designed to minimise visual impact and shall also incorporate features for the management of erosion and stormwater disposal to minimise impact on bushland areas.
- L3.8 Fences should be designed to enable fauna to traverse property boundaries.