

## J1 Regional Land Use Strategy assessment

### J1.1 Biodiversity

| Policy reference | Regional policy   | Assessment response   |
|------------------|---|---|
| BNV 1            | Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change.   | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Protecting land with the highest environmental values through the application of the Environmental Management Zone.</li> <li>• Protecting significant environmental values through codes dealing with natural assets such as biodiversity, landscape, waterways and coastal protection.</li> <li>• Rezoning of land previously zoned Environmental Living to Environmental Management and Rural Living based upon existing development, vegetation type and quality and lot size.</li> <li>• Minimising loss of native vegetation and/or soil disturbance, preventing the spread of weeds from development sites and sedimentation of waterways through construction management provisions.</li> </ul> |
| BNV 1.1          | <p>Manage and protect significant native vegetation at the earliest possible stage of the land use planning process.</p> <p>Where possible, avoid applying zones that provide for intensive use or development to areas that retain biodiversity values that are to be recognised and protected by the planning scheme.</p>   |   |
| BNV 1.2          | <p>Recognise and protect biodiversity values deemed significant at the local level and in the planning scheme:</p> <p>a) specify the spatial area in which biodiversity values are to be recognised and protected; and</p> <p>b) implement an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.</p>   |   |
| BNV 1.3          | <p>Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated.</p> <p>Biodiversity offsets:</p> <p>a) are to be used only as a 'last resort';</p> <p>b) should provide for a net conservation benefit and security of the offset in perpetuity;</p> <p>c) are to be based upon 'like for like' wherever possible.</p> |   |
| BNV 1.4          | Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.   |   |
| BNV 1.5          | Where vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation.  |   |
| BNV 1.6          | Include in the planning scheme, preserving climate refugia where there is scientifically accepted spatial data.   |   |
| BNV 2.           | Protect threatened native vegetation communities, threatened flora and fauna species, significant habitat for threatened fauna species, and other native vegetation identified as being of local importance and places important for building resilience and adaptation to climate change for these.  |   |
| BNV 2.1          | <p>Avoid the clearance of threatened native vegetation communities except:</p> <p>(a) where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and</p> <p>(b) where the clearance will not significantly detract from the conservation of that threatened native vegetation community.</p>  |   |

| Policy reference | Regional policy   | Assessment response |
|------------------|---|---------------------|
| BNV 2.2          | Minimise clearance of native vegetation communities that provide habitat for threatened species.  |                     |
| BNV 2.3          | Advise potential applicants of the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999.           |                     |
| BNV 3            | Protect the biodiversity and conservation values of the Reserve Estate.   |                     |
| BNV 4            | Recognise the importance of non land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.   |                     |
| BNV 4.1          | Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy.   |                     |
| BNV 5            | Restrict the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.   |                     |
| BNV 5.1          | Provide for construction management plans where vegetation clearance or soil disturbance is undertaken that include weed management actions where the site is known, or suspected, to contain declared weeds. |                     |
| BNV 6            | Geodiversity:   |                     |
| BNV 6.1          | Improve knowledge of sites and landscapes with geological, geomorphological, soil or karst features and the value they hold at state or local level.  |                     |
| BNV 6.2          | Progress appropriate actions to recognise and protect those values, through means commensurate with their level of significance (state or local).   |                     |

## J1.2 Water resources

| Policy reference | Regional policy  | Assessment response   |
|------------------|--|---|
| WR 1             | Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries                 | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>Protecting environmental values of waterways generally through the Natural Assets Code.</li> <li>Minimising loss of riparian native vegetation in particular through the Natural Assets Code and zone provisions.</li> <li>Minimising loss of native vegetation and/or soil disturbance, preventing the spread of weeds from development sites and sedimentation of waterways through construction management provisions.</li> </ul> |
| WR 1.1           | Use and development is to be undertaken in accordance with the State Policy on Water Quality Management.   |   |
| WR 1.2           | Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers. |   |
| WR 1.3           | Include buffer requirements in the planning scheme to protect riparian areas relevant to their classification under the Forest Practices System.                         |   |

| Policy reference | Regional policy   | Assessment response |
|------------------|---|---------------------|
| WR 1.4           | Where development that includes vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands. |                     |

### J1.3 The Coast

| Policy reference | Regional policy  | Assessment response   |
|------------------|--|---|
| C 1              | Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.   | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Protecting coastal values through the application of the Environmental Management Zone and the Natural Assets, Coastal Erosion and Coastal Inundation Hazard Codes.</li> <li>• Protecting significant environmental values through the Natural Assets Code.</li> <li>• Providing appropriate setbacks for development from the coast.</li> <li>• Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of, weeds from development sites through a construction management provisions.</li> <li>• Avoiding zoning any further land or urban development identified as at risk from rising sea levels.</li> <li>• Back-zoning land identified as potentially at risk from rising sea levels where not substantially developed.</li> <li>• Managing areas identified as potentially at risk from rising sea levels through the Coastal Inundation Hazards Code.</li> <li>• Recognising and protecting climate refugia through appropriate zoning and/or code provisions.</li> <li>• Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</li> </ul> |
| C 1.1            | Use and development is to avoid or minimise clearance of coastal native vegetation.  |   |
| C 1.2            | Maximise growth within existing settlement boundaries through local area or structure planning for settlements in coastal areas.   |   |
| C 1.3            | Prevent development on coastal mudflats, unless for the purposes of public access or facilities or for minor infrastructure that requires access to the coast. Prevent development on actively mobile landforms in accordance with the State Coastal Policy 1996.  |   |
| C 1.4            | Zone existing undeveloped land within the coastal area, Environmental Management, Recreation or Open Space unless:<br>(a) The land is utilised for rural resource purposes; or<br>(b) It is land identified for urban expansion through a strategic planning exercise consistent with this Regional Land Use Strategy. |   |
| C 2              | Use and development in coastal areas is to be responsive to the effects of climate change including sea level rise, coastal inundation and shoreline recession.  |   |
| C 2.1            | Include provisions in the planning scheme relating to minimising risk from sea level rise, storm surge inundation and shoreline recession and identify those areas at high risk through the use of overlays.   |   |
| C 2.3            | Growth is to be located in areas that avoid exacerbating current risk to the community through local area or structure planning for settlements and the Urban Growth Boundary for metropolitan area of Greater Hobart.   |   |
| C 2.4            | Identify and protect areas that are likely to provide for the landward retreat of coastal habitats at risk from predicted sea level rise.  |   |

#### J1.4 Managing risks and hazards

| Policy reference | Regional policy  | Assessment response   |
|------------------|--|---|
| MRH 1            | Minimise the risk of loss of life and property from bushfires.   | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Avoiding zoning any further land for urban development identified as at risk from rising sea levels.</li> <li>• Back-zoning land identified as potentially at risk from rising sea levels where not substantially developed.</li> <li>• Managing areas identified as potentially at risk from rising sea levels through the Coastal Inundation Hazard Code.</li> <li>• Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</li> <li>• Avoiding zoning any new areas identified as at unacceptable risk from bushfire, flooding, land instability, dispersive and/or acid sulphate soils for urban development.</li> <li>• Recognising areas at risk from bushfire and managing use and development accordingly through the Bushfire-Prone Areas Code.</li> <li>• Recognising areas at risk from flooding and managing use and development accordingly through the Coastal Inundation Hazard Code.</li> <li>• Recognising areas at risk from land instability and managing use and development accordingly through the Landslip Hazard Code.</li> <li>• Implementation of the Potentially Contaminated Land Code.</li> </ul> |
| MRH 1.1          | Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.   |   |
| MRH 1.2          | Subdivision road layout designs are to provide for safe exit points in areas subject to bushfire hazard.   |   |
| MRH 1.3          | Allow clearance of vegetation in areas adjacent to dwellings existing at the time that the planning scheme based on this Strategy come into effect, in order to implement bushfire management plans. Where such vegetation is subject to vegetation management provisions, the extent of clearing allowable is to be the minimum necessary to provide adequate bushfire hazard protection. |   |
| MRH 1.4          | Include provisions in the planning scheme for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.  |   |
| MRH 1.5          | Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation.  |   |
| MRH 1.6          | Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners.   |   |
| MRH 2            | Minimise the risk of loss of life and property from flooding.  |   |
| MRH 2.1          | Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.   |   |
| MRH 2.2          | Include provisions in the planning scheme for use and development in flood prone areas based upon best practice in order to manage residual risk.  |   |
| MRH 3            | Protect life and property from possible effects of land instability.   |   |
| MRH 3.1          | Prevent further development in declared landslip zones.  |   |
| MRH 3.2          | Require the design and layout of development to be responsive to the underlying risk of land instability.  |   |
| MRH 3.3          | Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.  |   |
| MRH 4            | Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.  |   |
| MRH 4.1          | Include provisions in the planning scheme requiring the consideration of site contamination issues.  |   |
| MRH 5            | Respond to the risk of soil erosion and dispersive and acid sulfate soils.   |   |

| Policy reference | Regional policy   | Assessment response |
|------------------|---|---------------------|
| MRH 5.1          | Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.   |                     |
| MRH 5.2          | Wherever possible, development is to avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is unavoidable then require management to be undertaken in accordance with the Acid Sulfate Soils Management Guidelines prepared by the Department of Primary Industries, Parks, Water and the Environment. |                     |

### J1.5 Cultural values

| Policy reference | Regional policy   | Assessment response   |
|------------------|---|---|
| CV 1             | Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.  | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Providing for the recognition and appropriate protection of known historic cultural heritage and archaeological sites of at least local significance in the Local Historic Heritage Code.</li> <li>• Protecting heritage and cultural landscape precincts through the Local Historic Heritage Code.</li> <li>• Applying the Environmental Management or Local Historic Landscape Precincts, to recognised significant landscapes, particularly key skylines and ridgelines around Greater Hobart.</li> <li>• Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</li> </ul> |
| CV 1.1           | Support the completion of the review of the Aboriginal Relics Act 1975 including the assimilation of new Aboriginal heritage legislation with the RMPS.   |   |
| CV 1.2           | Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community.  |   |
| CV 1.3           | Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.  |   |
| CV 1.4           | Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes.   |   |
| CV 2             | Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.   |   |
| CV 2.1           | Support the completion of the review of the Historic Cultural Heritage Act 1995.  |   |
| CV 2.2           | <p>Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows:</p> <p>(a) places of local significance are to be listed within the Local Historic Heritage Code, as determined by the local Council.</p> <p>(b) places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council.</p> <p>(c) places of national or international significance are listed through national mechanisms as determined by the Australian Government.</p> |   |
| CV 2.3           | Provide for a system wherein the assessment and determination of applications for development affecting places of significance is undertaken at the level of government appropriate to the level  |   |

| Policy reference | Regional policy   | Assessment response |
|------------------|---|---------------------|
|                  | <p>of significance:</p> <p>(a) Heritage places of local significance: by the local Council acting as a Planning Authority.</p> <p>(b) Heritage places of state significance: by the Tasmanian Heritage Council on behalf of the State Government with respect to heritage values, and by the local Council with respect to other land use planning considerations, with coordination and integration between the two.</p>   |                     |
| CV 2.4           | Recognise and list heritage precincts within the Local Historic Heritage Code and spatially define them by associated overlays.   |                     |
| CV 2.5           | Base heritage management upon the Burra Charter and the HERCON Criteria, with the Local Historic Heritage Code provisions in the planning scheme drafted to be consistent with relevant principles therein.   |                     |
| CV 2.6           | <p>Standardise statutory heritage management.</p> <p>(a) Listings in the planning scheme should be based on a common inventory template, (recognising that not all listings will include all details due to knowledge gaps).</p> <p>(b) The Local Historic Heritage Code provisions in the planning scheme should be consistent in structure and expression, whilst providing for individual statements in regard to heritage values and associated tailored development control.</p> |                     |
| CV 2.7           | Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage buildings that might otherwise be prohibited.  |                     |
| CV 3             | Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration.  |                     |
| CV 3.1           | Heritage Studies or Inventories should be open to public comment and consultation prior to their finalisation.  |                     |
| CV 4             | Recognise and manage significant local historic and scenic landscapes throughout the region to protect their key values.  |                     |
| CV 4.1           | State and local government, in consultation with the community, to determine an agreed set of criteria for determining the relative significance of important landscapes and key landscape values.  |                     |
| CV 4.2           | The key values of regionally significant landscapes are not to be significantly compromised by new development through appropriate provisions within the planning scheme.   |                     |
| CV 4.3           | Protect existing identified key skylines and ridgelines around Greater Hobart by limited development potential and therefore clearance through the zones in the planning scheme.  |                     |
| CV 5             | Recognise and manage archaeological values throughout the region to preserve their key values.  |                     |
| CV 5.1           | Known sites of archaeological potential to be considered for listing as places of either local or state significance within the Local Historic Heritage Code or on the State Heritage Register respectively, as appropriate.  |                     |

| Policy reference | Regional policy   | Assessment response |
|------------------|---|---------------------|
| CV 5.2           | Development that includes soil disturbance within an area of archaeological potential is to be undertaken in accordance with archaeological management plans to avoid values being lost, or provide for the values to be recorded, conserved and appropriately stored if no reasonable alternative to their removal exists. |                     |

## J1.6 Recreation and open space

| Policy reference | Regional policy  | Assessment response  |
|------------------|--|--|
| ROS 1            | Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy.   | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>Applying the Recreation and Open Space Zones to land accommodating active sporting facilities and passive recreation respectively.</li> </ul> |
| ROS 1.1          | Adopt an open space hierarchy consistent with the Tasmanian OpenSpace Policy and Planning Framework 2010, as follows; <ul style="list-style-type: none"> <li>(a) Local</li> <li>(b) District</li> <li>(c) Sub-regional</li> <li>(d) Regional</li> <li>(e) State</li> <li>(f) National</li> </ul>   |  |
| ROS 1.2          | Adopt an open space classification system consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows; <ul style="list-style-type: none"> <li>(a) Parks;</li> <li>(b) Outdoor Sports Venues;</li> <li>(c) Landscape and Amenity;</li> <li>(d) Linear and Linkage;</li> <li>(e) Foreshore and waterway;</li> <li>(f) Conservation and Heritage;</li> <li>(g) Utilities and Services; and</li> <li>(h) Proposed Open Space.</li> </ul> |  |
| ROS 1.3          | Undertake a regional open space study, including a gap analysis, to establish a regional hierarchy within a classification system for open space in accordance with the Tasmanian Open Space Policy and Planning Framework 2010.   |  |
| ROS 1.4          | Undertake local open space planning projects through processes consistent with those outlined in the Tasmanian Open Space Policy and Planning Framework 2010 (Appendix 3).   |  |
| ROS 1.5          | Provide for residential areas, open spaces and other community destinations that are well connected with a network of high quality walking and cycling routes.   |  |

| Policy reference | Regional policy  | Assessment response |
|------------------|--|---------------------|
| ROS 1.6          | Subdivision and development is to have regard to the principles outlined in 'Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania'.   |                     |
| ROS 2            | Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community. |                     |
| ROS 2.1          | Avoid unnecessary duplication of recreational facilities across the region.  |                     |

### J1.7 Social infrastructure

| Policy reference | Regional policy   | Assessment response  |
|------------------|---|--|
| SI 1             | Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.  | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Recognising and protecting key sites used for community facilities by applying the Community Purpose Zone.</li> <li>• Including planning scheme provisions pertaining to Crime Protection through Environmental Design principles in the Central Business Zone SAP.</li> <li>• Recognising and protecting the ongoing operation of the Royal Hobart Hospital through application of a PPZ.</li> </ul> |
| SI 1.1           | Recognise the significance of the Royal Hobart Hospital and support, through planning scheme provisions, its ongoing function and redevelopment in its current location.  |  |
| SI 1.2           | Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.  |  |
| SI 1.3           | Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.  |  |
| SI 1.4           | Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres.                    |  |
| SI 1.5           | Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.  |  |
| SI 1.6           | Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner consistent with the Activity Centre hierarchy. |  |
| SI 1.7           | Provide flexibility in the planning scheme for the development of aged care and nursing home facilities in areas close to an Activity Centre and with access to public transport.                                   |  |
| SI 1.8           | Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within the planning scheme.                     |  |
| SI 1.9           | Provide for the inclusion of Crime Prevention through Environmental Design principles in the planning scheme.   |  |
| SI 1.10          | Recognise the role of the building approvals processes in providing access for people with disabilities.  |  |



| Policy reference | Regional policy   | Assessment response |
|------------------|---|---------------------|
| SI 2             | Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services. |                     |
| SI 2.1           | Provide flexibility in the planning scheme for a variety of housing types (including alternative housing models) in residential areas.  |                     |
| SI 2.2           | The planning scheme is not to prevent the establishment of social housing in residential areas.   |                     |

### J1.8 Physical infrastructure

| Policy reference | Regional policy  | Assessment response  |
|------------------|--|--|
| PI 1             | Maximise the efficiency of existing physical infrastructure.   | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Confining land zoned for urban development to in the Urban Growth Boundary.</li> <li>• Protecting the function and safety of transport infrastructure through the Parking and Sustainable Transport Code.</li> <li>• Facilitating densification in inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential and Urban Mixed Use Zones.</li> <li>• Recognising and protecting major utilities through the use of the Utilities Zone.</li> <li>• Protecting major transmission assets through the Electricity Transmission Infrastructure Code.</li> </ul> |
| PI 1.1           | Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.  |  |
| PI 1.2           | Provide for small residential scale energy generation facilities in the planning scheme.   |  |
| PI 2             | Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.  |  |
| PI 2.1           | Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.  |  |
| PI 2.2           | Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.  |  |
| PI 2.3           | Identify, protect and manage existing and future infrastructure corridors and sites.   |  |
| PI 2.4           | Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.  |  |
| PI 2.5           | Develop a regionally consistent framework(s) for developer charges associated with infrastructure provision, with pricing signals associated with the provision of physical infrastructure (particularly water and sewerage) consistent with the Regional Land Use Strategy. |  |
| PI 2.6           | Recognise and protect electricity generation and major transmission assets within the planning   |  |

## J1.9 Land use and transportation

| Policy reference | Regional policy   | Assessment response  |
|------------------|---|--|
| LUTI 1           | Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.   | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Confining land zoned for urban development to in the Urban Growth Boundary.</li> <li>• Implementing a Residential Land Release Program for the Greenfield Development Precincts identified in the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets in urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit.</li> <li>• Protecting the function and safety of transport infrastructure through the Road and Rail Assets Code.</li> <li>• Facilitating densification in inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential and Urban Mixed Use Zones and facilitating higher density dwelling types through zone standards.</li> <li>• Recognising and protecting major utilities and transport corridors through the use of the Utilities Zone.</li> <li>• Ferry infrastructure is supported in Activity Area 1.0 (City of Hobart Waterfront) of the Sullivans Cove PPZ</li> </ul> |
| LUTI 1.1         | Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.   |  |
| LUTI 1.2         | Allow higher density residential and mixed use developments within 400 metres, and possibly up to 800 metres (subject to topographic and heritage constraints) of integrated transit corridors.                                     |  |
| LUTI 1.3         | Encourage residential development above ground floor level in the Primary, Principal and Major Activity Centres.  |  |
| LUTI 1.4         | Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.   |  |
| LUTI 1.5         | Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.  |  |
| LUTI 1.6         | Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.  |  |
| LUTI 1.7         | Protect major regional and urban transport corridors through the planning scheme as identified in Maps 3 & 4.   |  |
| LUTI 1.8         | Apply buffer distances for new development to regional transport corridors identified in Map 4 in accordance with the Road and Railway Assets Code to minimise further land use conflict.   |  |
| LUTI 1.9         | Car parking requirements in the planning scheme and provision of public car parking is to be consistent with achieving increased usage of public transport.   |  |
| LUTI 1.10        | Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes. |  |
| LUTI 1.11        | Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.                                   |  |
| LUTI 1.12        | Encourage end-of-trip facilities in employment generating developments that support active transport modes.   |  |

## J1.10 Tourism

| Policy reference | Regional policy  | Assessment response  |
|------------------|--|--|
| T 1              | Provide for innovative and sustainable tourism for the region. | The Hobart LPS is consistent with these regional policies and will likely further the outcomes by: |

| Policy reference | Regional policy   | Assessment response  |
|------------------|---|--|
| T1.1             | Protect and enhance authentic and distinctive local features and landscapes throughout the region.  | <ul style="list-style-type: none"> <li>• Ensuring key tourism uses are appropriately zoned and provided for.</li> <li>• Providing for small scale visitor accommodation as a permitted use in appropriate zones.</li> <li>• Providing for the assessment of new major tourism developments through alternative assessment processes such as Section 43A applications.</li> </ul> |
| T1.2             | Identify and protect regional landscapes, which contribute to the region's sense of place, through the planning scheme.   |  |
| T1.3             | Allow for tourism use in the Rural Zone and Agriculture Zone where it supports the use of the land for primary production.  |  |
| T1.4             | Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.   |  |
| T1.5             | Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.                                  |  |
| T1.6             | Recognise, that the planning scheme may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.         |  |
| T1.7             | Allow for objective site suitability assessment of proposed tourism use and development through existing planning scheme amendment processes (section 40T application). |  |

### J1.11 Strategic economic opportunities

| Policy reference | Regional policy   | Assessment response   |
|------------------|---|---|
| SEO1             | Support and protect strategic economic opportunities for Southern Tasmania.   | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Applying a SAP to the commercial and light industrial areas in Hobart to support the existing patterns of use.</li> <li>• Applying the Port and Marine Zone to recognise the regional strategic importance of the port and marine activities.</li> <li>• Application of a PPZ to Self's Point oil and gas storage facility.</li> <li>• Minimising and preventing land use conflicts through allocation of zones and the use of the Attenuation Code.</li> <li>• Place specific provisions have been provided for Sullivans Cove in a PPZ.</li> </ul> |
| SEO1.1           | Protect the following key sites and areas from use and development which would compromise their strategic economic potential through the planning scheme provisions:<br>(a) Hobart Port (including Macquarie and Princes Wharves);<br>(b) Macquarie Point rail yards; and<br>(c) Princes of Wales Bay marine industry precinct. |   |
| SEO1.2           | Include place specific provisions for the Sullivans Cove area in the planning scheme.   |   |
| SEO1.3           | Recognise the regional economic importance of Southwood through specific planning provisions within the planning scheme that allow for its expansion and use by timber, mineral or other primary industries benefitting from its strategic location.  |   |

## J1.12 Productive resources

| Policy reference | Regional policy  | Assessment response  |
|------------------|--|--|
| PR 1             | Support agricultural production on land identified as significant for agricultural use by affording it the highest level of protection from fettering or conversion to non- agricultural uses.   | There is no land suitable for significant agriculture in the Hobart municipal area. As such this section is not applicable to assessment of the LPS. |
| PR 1.1           | Utilise the Agriculture Zone to identify land significant for agricultural production in the planning scheme and manage that land consistently across the region.  |  |
| PR 1.2           | Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Agriculture Zone, within which the planning scheme is to manage potential for land use conflict. |  |
| PR 1.3           | Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production.   |  |
| PR 1.4           | Prevent further land fragmentation in the Agriculture Zone by restricting subdivision unless necessary to facilitate the use of the land for agriculture.  |  |
| PR 1.5           | Minimise the use of prime agricultural land for plantation forestry.   |  |
| PR 2             | Manage and protect the value of non-significant agricultural land in a manner that recognises the potential and characteristics of the land.   |  |
| PR 2.1           | Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.   |  |
| PR 2.2           | Support opportunities for down-stream processing of agricultural products in appropriate locations or 'on-farm' where appropriate supporting infrastructure exists and the use does not create off-site impacts.   |  |
| PR 2.3           | Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.   |  |
| PR 2.4           | The introduction of sensitive uses not related to agricultural use, such as dwellings, are only to be allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.   |  |
| PR 3             | Support and protect regionally significant extractive industries.  |  |
| PR 3.1           | Existing regionally significant extractive industry sites are to be appropriately zoned, such as the Rural Zone, and are protected by appropriate attenuation areas in which the establishment of new sensitive uses, such as dwellings, is restricted.      |  |
| PR 4             | Support the aquaculture industry.  |  |
| PR 4.1           | Provide appropriately zoned land on the coast in strategic locations, and in accordance with The Coast Regional Polices, for shore based aquaculture facilities necessary to support marine farming.   |  |
| PR 4.2           | Identify key marine farming areas to assist in reducing potential land use conflicts from an increasingly industrialised industry.   |  |

| Policy reference | Regional policy  | Assessment response |
|------------------|--|---------------------|
| PR 5             | Support the forest industry.   |                     |
| PR 5.1           | Working forests, including State Forests and Private Timber Reserves (for commercial forestry), are to be appropriately zoned, such as the Rural Zone. |                     |
| PR 5.2           | Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.   |                     |
| PR 5.3           | Control the establishment of new dwellings in proximity to State Forests, Private Timber Reserves  |                     |

### J1.13 Industrial activity

| Policy reference | Regional policy  | Assessment response  |
|------------------|--|--|
| IA 1             | Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.  | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Applying a SAP to light industrial areas in Hobart and a PPZ to the Self's Point oil and gas storage facility to support the existing patterns of use.</li> <li>• Applying the Port and Marine Zone to recognise the regional strategic importance of the port and marine activities and to support ongoing operation.</li> <li>• Minimising and preventing land use conflicts through appropriate zoning of land and the use of the Attenuation Code.</li> </ul> |
| IA 1.1           | Industrial land is to be relatively flat and enable easy access to major transport routes, and other physical infrastructure such as water, wastewater, electricity and telecommunications   |  |
| IA 1.2           | Locate new industrial areas away from sensitive land uses such as residentially zoned land.  |  |
| IA 1.3           | Provide for a 30-year supply of industrial land, protecting such land from use and development that would preclude its future conversion to industrial land use - in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013. |  |
| IA 1.4           | Provide a 15-year supply of industrial land, zoned for industrial purposes within the planning scheme – in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.   |  |
| IA 1.5           | Aim to provide a minimum 5-year supply of subdivided and fully serviced industrial land.   |  |
| IA 1.6           | Take into account the impact on regional industrial land supply, using best available data, prior to rezoning existing industrial land to non- industrial purposes.  |  |
| IA 2             | Protect and manage existing strategically located export orientated industries.  |  |
| IA 2.1           | Identify significant industrial sites through zoning and avoid other industrial uses not related to its existing function from diminishing its strategic importance.   |  |
| IA 3             | Industrial development is to occur in a manner that minimises regional environmental impacts and protects environmental values.  |  |
| IA 3.1           | Take into account environmental values and the potential environmental impacts of future industrial use and the ability  |  |

## J1.14 Activity centres

| Policy reference | Regional policy  | Assessment response  |
|------------------|--|--|
| AC 1             | Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.                               | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Applying a SAP for the Central Business Zone in accordance with the Activity Centre Network.</li> <li>• Applying the General Business Zone in accordance with the Activity Centre Network.</li> <li>• Applying the Local Business Zone in accordance with the Activity Centre Network.</li> <li>• Applying a SAP for the Commercial zone in accordance with the Activity Centre Network.</li> </ul> |
| AC 1.1           | Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.   |  |
| AC 1.2           | Utilise the Central Business, General Business, Local Business Zones as the main zones to deliver the activity centre network through the planning scheme, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.                                 |  |
| AC 1.3           | Discourage out-of-centre development by only providing for in-centre development within the planning scheme.   |  |
| AC 1.4           | Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.  |  |
| AC 1.5           | Encourage high quality urban design and pedestrian amenity through the respective development standards.   |  |
| AC 1.6           | Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.   |  |
| AC 1.7           | Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.   |  |
| AC 1.8           | Encourage new development and redevelopment in established urban areas to reinforce the strengths and individual character of the urban area in which the development occurs.  |  |
| AC 1.9           | Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.  |  |
| AC 1.10          | Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.  |  |
| AC 1.11          | Consolidate the Cambridge Park Specialist Activity Centre by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing. |  |
| AC 1.12          | Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within the planning scheme.   |  |
| AC 2             | Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.  |  |
| AC 2.1           | Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre.  |  |

| Policy reference | Regional policy   | Assessment response |
|------------------|---|---------------------|
| AC 2.2           | Encourage high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres.  |                     |
| AC 2.3           | Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.              |                     |
| AC 2.4           | Encourage structure and economic development planning for lower- level Activity Centres by local planning authorities.  |                     |
| AC 3             | Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.  |                     |
| AC 3.1           | Actively encourage people to walk, cycle and use public transport to access Activity Centres.   |                     |
| AC 3.2           | Support high frequency public transport options into Principal and Primary Activity Centres.  |                     |
| AC 3.3           | The minimum car parking requirements and associated 'discretion' in the planning scheme for use and development in the Principal and Primary Activity Centres are to encourage the use of alternative modes of transport other than private cars. |                     |
| AC 3.4           | Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.      |                     |
| AC 3.5           | Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.   |                     |

### J1.15 Settlement and residential development

| Policy reference | Regional policy  | Assessment response  |
|------------------|--|--|
| SRD 1            | Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.   | <p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Confining land zoned for urban development to the Urban Growth Boundary.</li> <li>• Zoning land for higher densities in inner urban areas through use of the Inner Residential and Urban Mixed Use Zones.</li> <li>• Applying the General Residential Zone to existing areas developed to suburban densities where fully serviced or if not fully serviced where they are capable of being serviced</li> <li>• Applying the Inner Residential Zone to inner urban areas where full services exist, in close proximity to good public transport, services, facilities and employment opportunities.</li> </ul> |
| SRD 1.1          | Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.  |  |
| SRD 1.1A         | <p>A Notwithstanding the growth strategies or growth scenarios listed in Table 3, where a contemporary land supply and demand analysis of residential growth patterns for a settlement which is a Major District Centre, District Town or Township, indicates that more residential land should be made available to accommodate additional residential growth, the growth strategy or growth scenario listed in Table 3 for that settlement may be varied where the additional residential growth:</p> <p>(a) supports urban consolidation or contiguous development;</p> |  |

| Policy reference | Regional policy   | Assessment response   |
|------------------|---|---|
|                  | <p>(b) does not significantly alter the intended relative growth between the settlements in the region and their proposed regional function listed in Table 3;</p> <p>(c) will service the shortage of residential land within the settlement identified in the land supply and demand analysis;</p> <p>(d) is identified in a contemporary land use strategy for the municipality endorsed by the planning authority;</p> <p>(e) is documented in a settlement structure plan approved by the planning authority which provides for the additional residential growth;</p> <p>(f) can be supplied with reticulated water, sewerage and stormwater services; and</p> <p>(g) is aligned with the capacity of transport and road infrastructure and minimises impacts on the efficiency and safety and road and rail networks.</p> <p>The settlement structure plan in (e) should include, where relevant, indicative subdivision plans, potential staging, key movement paths, open space networks, buffers for relevant constraints, plans or proposals for the protection of cultural and natural values, and, with demonstrated consultation with State agencies and relevant infrastructure providers, plans or proposals for:</p> <ul style="list-style-type: none"> <li>• the provision of reticulated services;</li> <li>• the management of waste or stormwater; and</li> <li>• the delivery of social infrastructure (such as health and educational facilities) to match proposed residential growth, public transport and road infrastructure considerations.</li> </ul> <p>The provision of additional residential growth in Major District Centres, District Towns or Townships should be considered in the context of any available regional or sub-regional contemporary supply and demand analysis or settlement strategy.</p> | <ul style="list-style-type: none"> <li>• Applying the Low Density Residential Zone only where necessary to manage land values or hazards, where full services are not available and are unlikely to become available, or to acknowledge existing lot density area.</li> </ul> |
| SRD 1.2          | <p>Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:</p> <ol style="list-style-type: none"> <li>1. Strategy (regional function &amp; growth scenario);</li> <li>2. Settlement Structure Plans (including identification of settlement boundaries);</li> <li>3. Subdivision Permit;</li> <li>4. Use and Development Permit.</li> </ol>   |   |
| SRD 1.3          | <p>Support the consolidation of existing settlements by restricting the application of the Rural Living Zone:</p> <ol style="list-style-type: none"> <li>1. to existing rural living communities; or</li> <li>2. for the purposes of preparing a Local Provision Schedule, to land within an existing Environmental Living Zone in an interim planning scheme if consistent with the purpose of the Rural Living Zone.</li> </ol> <p>Land not currently zoned for rural living or environmental living communities may only be zoned for such use where one or more of the following applies:</p> <p>(a) Recognition of existing rural living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to Rural Living provided:</p>   |   |



| Policy reference | Regional policy  | Assessment response |
|------------------|--|---------------------|
|                  | <ul style="list-style-type: none"> <li>(i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and</li> <li>(ii) only limited subdivision potential is created by rezoning.</li> </ul> <p>(b) Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agriculture with other land better suited for rural living purposes, in accordance with the following:</p> <ul style="list-style-type: none"> <li>(i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use;</li> <li>(ii) the land rezoned to rural living use is adjacent to an existing rural living community;</li> <li>(iii) the land rezoned to rural living use is not designated as Significant Agriculture Land on Map 5 of this Strategy;</li> <li>(iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</li> <li>(v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</li> </ul> <p>(c) Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:</p> <ul style="list-style-type: none"> <li>(i) the land must predominantly share common boundaries with: <ul style="list-style-type: none"> <li>A. existing Rural Living zoned land; or</li> <li>B. rural living communities which comply with SRD1.3(a);</li> </ul> </li> <li>(ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;</li> <li>(iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;</li> <li>(iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;</li> <li>(v) the land rezoned to rural living use is not designated as Significant Agricultural Land on Map 5 of this Strategy;</li> <li>(vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</li> <li>(vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</li> </ul> |                     |
| SRD 1.4          | Allow for increased densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.   |                     |
| SRD 1.5          | Encourage land zoned General Residential to be developed at a minimum of 15 dwellings per hectare (net density).   |                     |
| SRD 1.6          | Utilise the Low Density Residential Zone only where it is necessary to manage land constraints   |                     |
| SRD 2            | Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.  |                     |

| Policy reference | Regional policy  | Assessment response |
|------------------|--|---------------------|
| SRD 2.1          | Residential growth for Greater Hobart is to occur through 50% infill development and 50% greenfield development.   |                     |
| SRD 2.2          | Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.   |                     |
| SRD 2.3          | <p>Provide greenfield land for residential purposes across the following Greenfield Development Precincts:</p> <ul style="list-style-type: none"> <li>• Bridgewater North</li> <li>• Brighton South</li> <li>• Droughty Point Corridor</li> <li>• Gagebrook/Old Beach</li> <li>• Granton (Upper Hilton Road up to and including Black Snake Village)</li> <li>• Midway Point North</li> <li>• Risdon Vale to Geilston Bay</li> <li>• Sorell Township East</li> <li>• Spring Farm/Huntingfield South</li> </ul> |                     |
| SRD 2.4          | Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc.  |                     |
| SRD 2.5          | <p>Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows:</p> <ol style="list-style-type: none"> <li>1. Strategy (greenfield targets within urban growth boundary);</li> <li>2. Conceptual Sequencing Plan;</li> <li>3. Precinct Structure Plans (for each Greenfield Development Precinct);</li> <li>4. Subdivision Permit; and</li> <li>5. Use and Development Permit.</li> </ol>   |                     |
| SRD 2.6          | Increase densities to an average of at least 25 dwellings per hectare (net density) <sup>1</sup> within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.   |                     |
| SRD 2.7          | <p>Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:</p> <ul style="list-style-type: none"> <li>• Glenorchy LGA - 40% (5300 dwellings)</li> </ul>   |                     |

<sup>1</sup> It is recognised that within a defined suburb or precinct in the densification area that not every hectare will contain 25 dwellings. Indeed in some locations a consistent increase in density across a single hectare maybe less desirable than the redevelopment of key sites at much higher densities to achieve an alternative measure of densification such as 250 dwellings per 10 hectares.

| Policy reference | Regional policy   | Assessment response |
|------------------|---|---------------------|
|                  | <ul style="list-style-type: none"> <li>• Hobart LGA – 25% (3312 dwellings)</li> <li>• Clarence LGA - 15% (1987 dwelling)</li> <li>• Brighton LGA - 15% (1987 dwellings)</li> <li>• Kingborough LGA - 5% (662 dwellings)</li> </ul>  |                     |
| SRD 2.8          | Aim for the residential zones in the planning scheme to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.  |                     |
| SRD 2.9          | Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.  |                     |
| SRD 2.10         | Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.  |                     |
| SRD 2.11         | Increase the supply of affordable housing.  |                     |
| SRD 2.12         | <p>Notwithstanding SRD 2.2 and SRD 2.8, land outside the Urban Growth Boundary shown in Map 10 may be considered for rezoning for urban development if it:</p> <p>(a) shares a common boundary with land in the Urban Growth Boundary which is zoned for urban development;</p> <p>(b) comprises:</p> <ul style="list-style-type: none"> <li>(i) a lot that is outside the Urban Growth Boundary with an area not more than 2ha; or</li> <li>(ii) the residual area of a lot that is partially outside the Urban Growth Boundary, with the area of the lot outside the Urban Growth Boundary not more than 2ha;</li> </ul> <p>(c) does not constitute a significant increase in land zoned for urban development outside the Urban Growth Boundary in that locality; and</p> <p>(d) results in minimal potential for land use conflicts with adjoining land uses.</p> |                     |