

ATTACHMENT 1

Tasmanian Planning Commission

'Section 35 Notice' 23 June 2021

TASMANIAN PLANNING COMMISSION



Our ref: DOC/21/62638
Officer: Claire Wolf
Phone: 03 6165 6818
Email: tpc@planning.tas.gov.au

23 June 2021

Ms Lyn Eyles
General Manager
Central Highlands Council
PO Box 20
Hamilton TAS 7140

By email: council@centralhighlands.tas.gov.au;

Attention: Damien Mackey

Dear Ms Eyles,

**Central Highlands Draft Local Provisions Schedule (LPS)
Notice under section 35(5)(b) and Schedule 6, clauses 8C(5)(a) and 8D(9)(a) of the *Land Use Planning and Approvals Act 1993***

I refer to the Central Highlands draft LPS, submitted to the Commission on 7 February 2020.

Following the post lodgement conferences and your provision of additional supporting information and draft revisions, the Commission has finalised its review of the Central Highlands draft LPS under section 34(2) and Schedule 6 of the *Land Use Planning and Approvals Act 1993* (the Act).

In accordance with section 35(5)(b) and Schedule 6, clauses 8C(5)(a) and 8D(9)(a) of the Act, the Commission directs the Central Highlands planning authority to prepare and submit, under section 35(6) of the Act, the Central Highlands draft LPS modified in accordance with the attached notice (Attachment A) by **Wednesday, 21 July 2021**.

The modified draft LPS needs to include a PDF of the modified written document and PDFs of the modified zone and overlay maps.

A PDF of the written document, modified in accordance with the direction in the attached notice, is included in:

- Attachment B showing the track changes (for your records); and
- Attachment C without the tracked changes (this copy is suitable for submission under section 35(6) if you are in agreement with the changes).

The Commission would also appreciate if you could provide:

- a GIS version of the modified zone and overlay map data; and
- a copy of the revised Supporting Report showing tracked changes to reflect the changes agreed by council and Commission directions to modify the draft LPS.

Please submit the modified draft LPS to tpc@planning.tas.gov.au.

Following submission of the draft LPS, modified in accordance with the direction, the Commission will issue a direction to exhibit the draft LPS under section 35B(4) of the Act.

The Commission considers further information is needed in order to be of the opinion that the draft Lake Meadowbank Specific Area Plan (SAP) meets the LPS Criteria under section 34 of the Act. It intends to issue an LPS Criteria Outstanding Issues Notice under section 35B(4A) in relation to the SAP when the Commission directs the planning authority to undertake exhibition of the draft LPS. You will notice that the written document (Attachment C) has a placeholder for the SAP, and the details of the SAP will be considered and determined through the exhibition and hearing process. A copy of the Planning Authority's preferred version of the SAP submitted to the Commission on 12 May 2021 will be attached to the LPS Criteria Outstanding Issues Notice.

If you need clarification on the listed matters, please contact Claire Wolf, Senior Planning Adviser on 6165 6818.

Yours sincerely



Claire Hynes
Delegate (Chair)

Encl: Attachment A – Notice under section 35(5)(b) and Schedule 6, clauses 8C(5)(a) and 8D(9)(a)
Attachment B – Revised draft LPS (with track changes)
Attachment C – Revised draft LPS (clean version)

Attachment A

Land Use Planning and Approvals Act 1993 (the Act)

Notice under section 35(5)(b) and Schedule 6, Clauses 8C(5)(a) and 8D(9)(a)

Central Highlands draft Local Provisions Schedule

23 June 2021

The Tasmanian Planning Commission (the Commission) directs that the Central Highlands planning authority modify the Central Highlands draft Local Provisions Schedule (draft LPS) in accordance with the following:

1. New specific area plan

The draft LPS is to be modified, to delete CHI-S1.0 Lake Meadowbank Specific Area Plan (SAP), except for the heading 'CHI-S1.0 Lake Meadowbank Specific Area Plan' and to insert a note explaining that an LPS Criteria Outstanding Issues Notice has been issued in accordance with section 35(5)(b) of the Act, and the overlay map for the SAP is included in the draft LPS to meet Local Provisions Schedule Requirement LP1.5.4, as included in the revised Central Highlands draft LPS at Attachment B.

Reason: The Commission needs further information from the planning authority in order to be of the opinion that the CHI-S1.0 Lake Meadowbank Specific Area Plan, as submitted by the planning authority on 12 May 2021, meets the LPS Criteria under section 34(2) of the Act. Therefore, an LPS Criteria Outstanding Issues Notice will be issued under section 35B(4B) in relation to the SAP.

2. Code lists

The following provisions require minor modification under section 35(5)(b) of the Act to:

- (i) meet the Local Provisions Schedule requirements of the SPPs;
- (ii) provide for the effective operation of the provisions; and
- (iii) reflect the terminology used in the SPPs,

as included in the revised Central Highlands draft LPS at Attachment B.

The provisions are:

- (a) CHI-Table C6.2 Local Heritage Precincts; and
- (b) CHI-Table C6.5 Significant Trees.

3. Code lists not meeting section 32(4)

The Commission is not satisfied that the following provisions meet the LPS Criteria under section 34(2) of the Act as the provisions do not meet the requirements of section 32(4), and the Central Highlands draft LPS is to be modified by deleting all local heritage place listings from CHI-Table C6.1 and replacing them with: 'This table is not used in this Local Provisions Schedule', as shown in the revised Central Highlands draft LPS at Attachment B:

- (a) CHI-Table C6.1 Local Heritage Places.

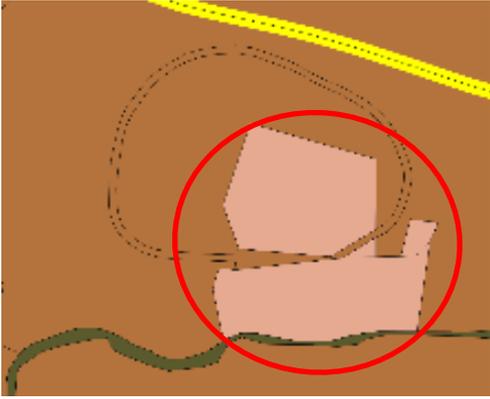
Attachment A

Reason: Inclusion of the Local Heritage Places is not supported by evidence by a suitably qualified person and the planning authority has advised it does not want to include Tasmanian Heritage Register listed places in the Central Highlands draft LPS.

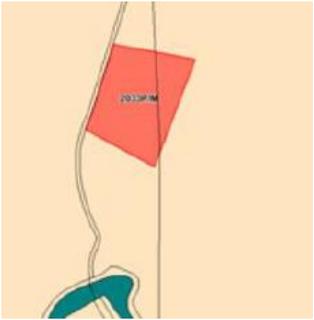
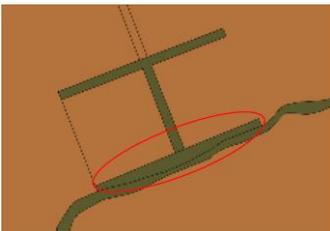
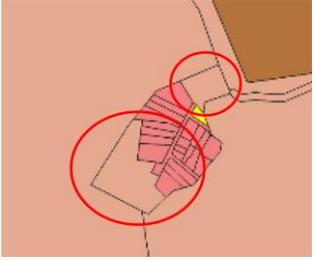
4. Zoning

No.	Description	Direction and Reason
4.1	'Mountain View', 60 Richardsons Road, National Park (FR 212406/1), Belchers Road, National Park	<p>Revise the zoning of folio of the Register 212406/1 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RZ2 and RZ3)</i></p>
4.2	2654 Marlborough Road, Little Pine Lagoon (FR 110117/4 and FR 53504/3)	<p>Revise the zoning of folios of the Register 110117/4 and 53504/3 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No.1 (RZ2 and RZ3)</i></p>
4.3	Lot 1, Highland Lakes Road (FR 158054/1) and 7446 Highland Lakes Road, Miena (FR 158054/2)	<p>Revise the zoning of folios of the Register 158054/1 and 158054/2 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RZ2 and RZ3)</i></p>
4.4	<ul style="list-style-type: none"> • 584 Meadowbank Road, Meadowbank (FR 18933/2, FR 163541/1 and FR 163541/1) • 380 Meadowbank Road, Meadowbank (FR 163527/1 and FR 163527/1) • Lot 1 Ellendale Road, Westerway (FR 7502/1) • 351 Ellendale Road, Fentonbury (FR 49609/1) • Meadowbank Road, Meadowbank (FR 138542/4) • McCallums Road, Fentonbury (FR 248137/1 and FR 247172/1) 	<p>Revise the zoning of folios of the Register 18933/2, 163541/1, 163527/1, 7502/1, 49609/1, 138542/4, 163527/1, 163541/1, 248137/1 and 247172/1 from Rural to Agriculture.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (AZ1)</i></p>
4.5	<ul style="list-style-type: none"> • 'Woolpack', 159 Woolpack Road, Gretna (FR 106686/1 and FR 157787/3) • Lot 3, Woolpack road, Gretna (FR 100979/3) 	<p>Revise the zoning of folios of the Register 106686/1, 157787/3 and 100979/3 from Rural to Agriculture.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (AZ1)</i></p>
4.6	<ul style="list-style-type: none"> • 2780 Dennistoun Road, Interlaken (FR 165589/3 and FR 165589/2) 	<p>Revise the zoning of folios of the Register 165589/3 and 165589/2 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RZ2 and RZ3)</i></p>

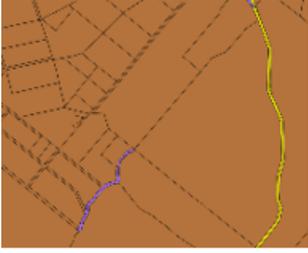
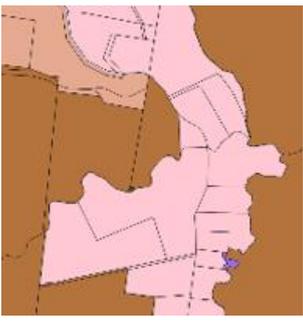
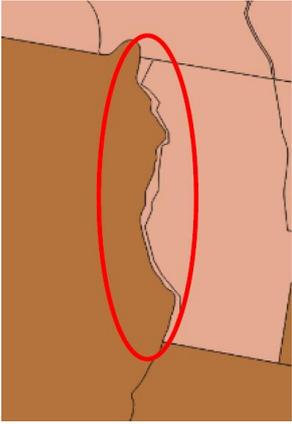
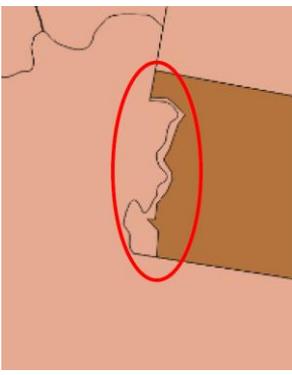
Attachment A

No.	Description	Direction and Reason
4.7	<ul style="list-style-type: none"> 'Hillcrest', 263 Dillons Road, Ellendale (FR 203554/1) 'Youngara', 170 Dillons road, Ellendale (FR 108304/1) and 120 Dillons Road, Ellendale (FR 34567/1) 	<ul style="list-style-type: none"> Revise the zoning of folio of the Register 203554/1 from Agriculture to Rural. Revise the zoning of folios of the Register 108304/1 and 34567/1 from Agriculture to Rural. <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RZ1 and RZ2)</i></p>
4.8	<p>'Hamilton Showgrounds', 5595 Lyell Highway, Hamilton (FR 95697/1, FR 212640/1, FR 145804/1 and FR 35325/1)</p> 	<p>Revise zoning of folios of the Register FR 95697/1, FR 212640/1, FR 145804/1 and FR 35325/1 from Rural to Recreation.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RecZ 1)</i></p>
4.9	<p>Lyell Highway/Marked Tree Road, Gretna area</p> <ul style="list-style-type: none"> FR 108593/1 FR 102690/3 FR 158526/1 FR 146220/2 	<p>Revise the zoning of folios of the Register 108593/1, 102690/3, 158526/1 and 146220/2 from Rural to Agriculture.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (AZ1)</i></p>
4.10	<p>Silver Plains Road, Lake Sorell</p>	<p>Revise the zoning of folio of the Register 168308/2 from Rural to Agriculture and Environmental Management, and insert a split zone boundary notation aligned with the Private Sanctuary Reserve boundary to show the reserve zoned Environmental Management.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (AZ1 and EMZ1).</i></p> <p><i>To meet technical requirements consistent with Practice Note 7.</i></p>
4.11	<p>Nichols Road, Elderslie (FR 119278/1)</p>	<p>Revise the zoning of folio of the Register 119278/1 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No.1 (RZ1 and RZ2)</i></p>
4.12	<p>Multiple locations – Hamilton area</p> <ul style="list-style-type: none"> FR 159231/1 FR 51/4715 FR 51/4716 	<p>Revise the zoning of folios of the Register 159231/1, 51/4715, and 51/4716 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RZ3)</i></p>

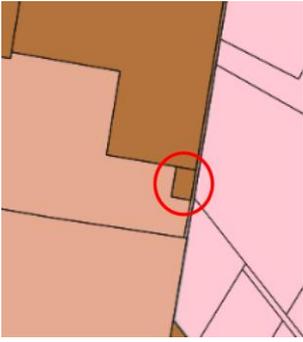
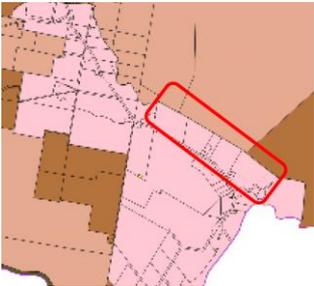
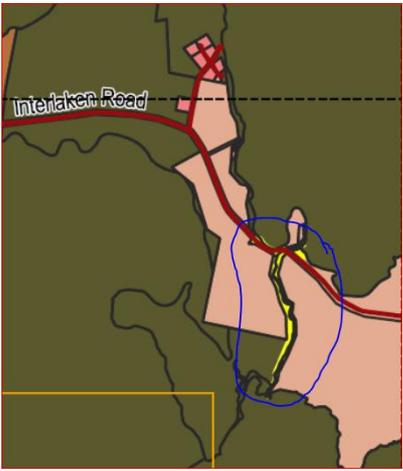
Attachment A

No.	Description	Direction and Reason
4.13	Multiple locations – Dawson Road - Ouse area <ul style="list-style-type: none"> • FR 13531/1 • FR 167186/1 (west of Broad River) • FR 166928/2 • FR 166928/3 • FR 166928/4 • FR 135129/2 • FR 127707/2 	Revise the zoning of folios of the Register 13531/1, 167186/1 (west of Broad River), 166928/2, 166928/3, 166928/4, 135129/2 and 127707/2 from Agriculture to Rural. <i>Reason: To apply the zones consistent with the Section 8A Guideline No.1 (RZ3)</i>
4.14	Lot 1 Fourteen Mile Road, Bronte Park 	Revise the zoning of folio of the Register 179798/1 to Rural to reflect mining lease 2033P/M. <i>Reason: To apply the zones consistent with Guideline No. 1 (RZ3)</i>
4.15	Reserve road owned by DPIPWE near Bothwell (adjacent to FR 216385/2 and FR 107380/1) 	Revise the zoning of the reserve road owned by DPIPWE near Bothwell (adjacent to FR 216385/2 and FR 107380/1) from Environmental Management to Agriculture. <i>Reason: To correct an error and to apply the zones consistent with Guideline No. 1</i>
4.16	Bronte Lagoon Road, Bronte Park 	Revise the zoning of folios of the Register 141661/1 and 141661/1 from Rural to Environmental Management. <i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i>
4.17	Lyell Highway, Derwent Bridge 	Revise the zoning of DPIPWE owned riparian reserve at Lyell Highway, Derwent Bridge (adjacent to FR 212288/1) from Rural to Environmental Management. <i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i>
4.18	Lower Marshes Road, Apsley	Revise the zoning of folio of the Register 52646/2 from Agriculture to Environmental Management. <i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i>

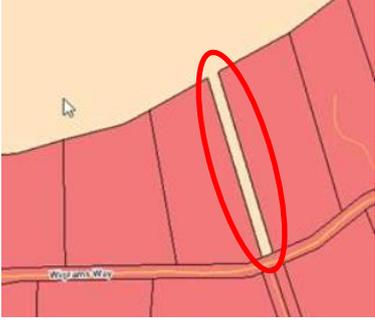
Attachment A

No.	Description	Direction and Reason
4.19	Meadowbank and Lyell Road, Hamilton 	Revise the zoning of DPIPWE owned riparian reserve at Meadowbank and Lyell Road, Hamilton from Agriculture to Environmental Management. <i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i>
4.20	Ellendale Road, Ellendale (FR 235795/1) 	Revise the zoning of folio of the Register 235795/1 from Rural Living A to Environmental Management. <i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i>
4.21	Lyell Highway, Ouse (adjacent to FR 135001/1) 	Revise the zoning of DPIPWE owned riparian reserve at Lyell Highway, Ouse (adjacent to FR 135001/1) from Rural to Environmental Management. <i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i>
4.22	Dee River riparian reserve (adjacent to FR 211771/1) 	Revise the zoning of DPIPWE owned riparian reserve at Dee River (adjacent to FR 211771/1) from Rural to Environmental Management. <i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i>
4.23	6993 Lyell Highway and 10 Cross Street, Ouse	Revise the zoning of folio of the Register FR 150274/1 and PID 3412713 from Village to Community Purpose. <i>Reason: To apply the zones consistent with Guideline No. 1s (CPZ1)</i>

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No.	Description	Direction and Reason
4.24	<p>McCallums Road, Fentonbury (adjacent to FR 248137/1)</p> 	<p>Revise the zoning DPIPWE owned land (adjacent to FR 248137/1) from Agriculture to Rural.</p> <p><i>Reason: To be consistent with the Section 8A Guidelines (RZ1 and RZ3)</i></p>
4.25	<p>Fentonbury and Westerway area</p> 	<p>Revise the zoning of folios of the Register 87479/1, 173557/1, 248383/1, 67638/2, 231633/1 and 67387/1 from Rural Living A to the north-east of the creek line to Rural, and insert a split zone boundary notation to reflect the creek line as the boundary.</p> <p><i>Reason: To ensure the draft Local Provisions Schedule, as far as practicable, is consistent with the Regional Land Use Strategy.</i></p> <p><i>To meet technical requirements consistent with Practice Note 7.</i></p>
4.26	<p>Interlaken area</p> 	<p>Revise the zoning of PID 7122924 for all land identified as part of Interlaken Ramsar Site, Ramsar wetland from Utilities to Environmental Management.</p> <p><i>Reason: To apply zoning consistent with Guideline No. 1 (EMZ1).</i></p>

Attachment A

No.	Description	Direction and Reason
4.27	<p>Walkway – part of 1-2 Wigrams Way, London Lakes (FR 144620/1)</p> 	<p>Revise the zoning of part of folio of the Register 144620/1 from Rural to Low Density Residential, to the walkway only, resulting in a split zone boundary that aligns with the northern property boundary of folios of the Register 116559/73 and 116559/72, and insert a split zone boundary notation.</p> <p><i>Reason: To be consistent with the Section 8A Guidelines (LDRZ1).</i></p> <p><i>To meet technical requirements consistent with Practice Note 7.</i></p>
4.28	All zone maps – zoning roads	<p>Revise the GIS and PDF mapping so that where the zones are different on each side of a road casement, the zone boundary follows the road centreline (unless specific zoning of the road casement is required).</p> <p><i>Reason: To meet technical requirements consistent with Practice Note 7.</i></p>

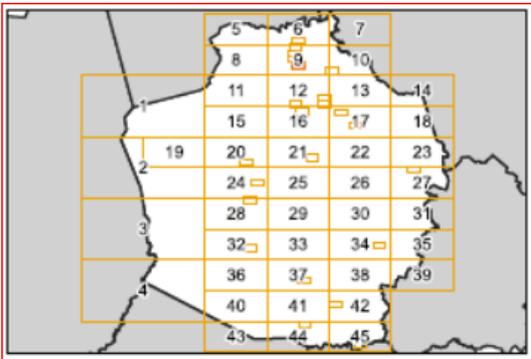
5. Code overlay maps

No.	Description	Direction
5.1	C6.0 Local Historic Heritage Code – Local Heritage Places overlay	<p>Revise the Local Heritage Places overlay as a consequence of the revised CHI-Table C6.1 Local Heritage Places directed above, by deleting local heritage places from the overlay maps.</p> <p><i>Reason: To apply the overlays consistent with Guideline No. 1.</i></p>
5.2	C7.0 Natural Assets Code – Waterway and Coastal Protection Area overlay	<p>Modify the Waterway and Coastal Protection Area overlay maps by applying the overlay to reduce the widths of buffer areas to 10m where a watercourse adjoins the Low Density Residential and Local Business Zones at Bothwell, Miena and Wilberville.</p> <p><i>Reason: To accurately show the Waterway and Coastal Protection Areas on the overlay map consistent with Table C7.3 and to provide for the effective operation of the provisions.</i></p>

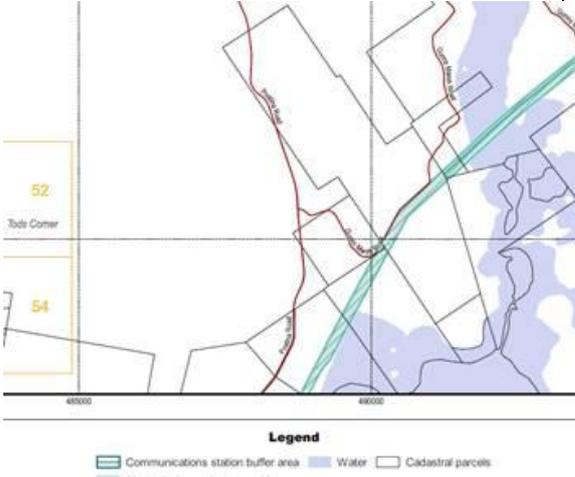
Attachment A

No.	Description	Direction
5.3	C7.0 Natural Assets Code – Waterway and Coastal Protection Area overlay	<p>Modify the Waterway and Coastal Protection Area overlay maps to apply the overlay to the full extent of water bodies, lakes and artificial water storages surrounded by buffer areas or wetlands, identified in the guidance map published on TheList (including filling gaps over water by merging the areas depicted on the guidance map with the current IPS Waterway and Coastal Protection Areas layer).</p> <p><i>Reason: To accurately show the Waterway and Coastal Protection Areas on the overlay map consistent with Guideline No. 1 and to provide for the effective operation of the provisions.</i></p>
5.4	C7.0 Natural Assets Code – Priority Vegetation Area overlay	<p>As a consequence of revised zoning directed above, revise the Priority Vegetation Area overlay maps to ensure that the overlay is applied to all of the applicable zones listed in clause C7.2.1(c) of the Natural Assets Code (including the Utilities Zone) and is not applied to zones listed in NAC 13 of Guideline No. 1, with the area of the overlay based on the unedited version of the Regional Ecosystem Model mapping.</p> <p><i>Reason: To accurately show the overlay consistent with Guideline No. 1 (NAC 13) and to provide for the effective operation of the provisions.</i></p>

6. Technical matters – zone and code overlay pdf maps

No.	Description	Direction
6.1	Overlap or underlap of municipal boundary	<p>Remove any zone or overlay shown outside the municipal area according to the Central Plan Register (CPR) map (including notes), also shown as the Local Government Areas layer on the List, and fill any underlap of zone or overlay within the municipal area boundary.</p> <p><i>Reason: To accurately show the zones and overlays and to provide for the effective operation of the provisions.</i></p>
6.2	Grid lines of map legend 	<p>Show all gridlines for each map scale, as shown in the map legend, on each of the pdf map sheets.</p> <p><i>Reason: To meet technical requirements consistent with Practice Note 7.</i></p>

Attachment A

No.	Description	Direction
6.3	Zone legend	<p>Revise the zone map legend to include all zones arranged in order of zone number in the SPPs (however, do not include zone numbering), as shown below:</p> <p>Correct example of zone legend:</p>  <p><i>Reason: To meet technical requirements consistent with Practice Note 7.</i></p>
6.4	<p>Base layer display – water symbology</p> 	<p>Remove the blue water symbology from the pdf overlay map base layer display, as shown in the example below:</p> <p>Water to be removed:</p>  <p><i>Reason: To accurately show the zones and overlays and to provide for the effective operation of the provisions.</i></p> <p><i>To meet technical requirements consistent with Practice Note 7.</i></p>
6.5	<p>Base layer display – road symbology and cadastre line</p> 	<p>Remove the red road symbology from the pdf overlay map base layer display and reduce the cadastre line thickness on the pdf overlay map base layer display.</p> <p><i>Reason: To accurately show the zones and overlays and to provide for the effective operation of the provisions.</i></p> <p><i>To meet technical requirements consistent with Practice Note 7.</i></p>

Attachment A

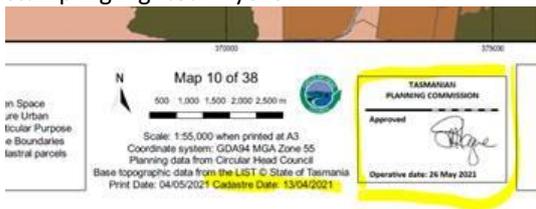
No.	Description	Direction
6.6	Reference area of pdf map sheets	<p>Revise the reference data on each pdf map sheet to include the cadastre date that the base layer display is based upon, as shown below.</p> <p>Revise the reference area on each pdf map sheet where legends and reference data are displayed to provide a blank space for the Commission’s stamp to be placed once the LPS is approved, as shown below.</p> <p>Example of cadastre date and space for Commission’s stamp highlighted in yellow:</p>  <p><i>Reason: To meet technical requirements consistent with Practice Note 7 and to facilitate LPS approval.</i></p>

TABLE OF CONTENTS

CHI-Local Provisions Schedule Title

CHI-Effective Date

CHI-Local Area Objectives

CHI-Particular Purpose Zones

Nil

Specific Area Plans

CHI-S1.0 Lake Meadowbank Specific Area Plan

CHI-Site-specific Qualifications

CHI-Code Lists

CHI-Applied, Adopted or Incorporated Documents

Central Highlands ~~Council~~ Local Provisions Schedule

CHI- Local Provisions Schedule Title

CHI-1.1 This Local Provisions Schedule is called the Central Highlands ~~Council~~ Local Provisions Schedule and comprises all the land within the municipal area.

CHI- Effective Date

CHI-1.2 The effective date for this Local Provisions Schedule is <insert date>.

CHI- Local Area Objectives

This ~~sub~~-clause is not used in this Local Provisions Schedule.

CHI-P1.0—Particular Purpose Zones

There are no particular purpose zones in this Local Provisions Schedule.

CHI-S1.0 Lake Meadowbank Specific Area Plan*

*Note: An LPS Criteria Outstanding Issues Notice, has been issued by the Commission under section 35B(4B) of the Land Use Planning and Approvals Act 1993 and forms part of the relevant exhibition documents in relation to the draft LPS. A draft CHI-S1.0 Lake Meadowbank Specific Area Plan is attached to the LPS Criteria Outstanding Issues Notice. The overlay map for the CHI-S1.0 Lake Meadowbank Specific Area Plan is included in the draft LPS, to meet Local Provisions Schedule Requirement LP1.5.4.

~~CHI-S1.0 Lake Meadowbank Specific Area Plan~~

~~CHI-S1.1 Plan Purpose~~

The purpose of the Lake Meadowbank Specific Area Plan is:

- ~~CHI-S1.1.1 — To encourage the use and development of Lake Meadowbank and the adjoining land for tourism, recreational and accommodation purposes whilst maintaining and enhancing the natural and cultural values of the area.~~
- ~~CHI-S1.1.2 — To recognise and protect the operational requirements of Hydro Tasmania through the involvement of Hydro Tasmania in the statutory process.~~
- ~~CHI-S1.1.3 — To recognise Lake Meadowbank as contributing to the Southern Region's water supply and to protect water quality from adverse use or development.~~
- ~~CHI-S1.1.4 — To encourage co-ownership and sharing of aquatic structures such as pontoons, jetties and boat launching facilities through limitations and rationalisation of such structures.~~
- ~~CHI-S1.1.5 — To minimise erosion and clearance of riparian vegetation along the Lake Meadowbank foreshore and related watercourses.~~
- ~~CHI-S1.1.6 — To support use and development associated with water based activities such as boating, water sports (including water skiing), fishing, and camping and to avoid, as far as practicable, conflict between such activities.~~
- ~~CHI-S1.1.7 — To encourage orderly and strategic development of visitor accommodation including camping and caravan parks.~~
- ~~CHI-S1.1.8 — To recognise and allow for ongoing agriculture and resource development conducted in the area~~

~~CHI-S1.2 Application of this Plan~~

- ~~CHI-S1.2.1 — The specific area plan applies to the area of land designated as Lake Meadowbank Specific Area Plan on the overlay maps.~~
- ~~CHI-S1.2.2 — In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:

 - ~~(a) Rural Resource Zone;~~
 - ~~(b) Agriculture Zone; and~~~~

(c) Environmental Management Zone,
as specified in the relevant provision.

CHI-S1.3 Local Area Objectives

CHI-S1.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
CHI-S1.3.1	Lake Meadowbank Specific Area Plan, shown on an overlay map as CHI-S1.3.1	<p>A discretionary use must have regard to the following Local Area Objectives:</p> <ol style="list-style-type: none"> 1) Use and development will: <ol style="list-style-type: none"> (a) maintain and enhance natural habitat for biodiversity through landscaping and plantings (b) avoid impact on water quality (c) minimise soil disturbance; and (d) minimise, and avoid as far as practicable, vegetation removal 2) Buildings and works are to be setback as far as practical from the Lake Meadowbank foreshore to avoid erosion, protect water quality and maintain the scenic and natural values of the lake shore. 3) Aquatic structures such as jetties, pontoons and boat launching facilities on Lake Meadowbank are to be limited by: <ol style="list-style-type: none"> (a) rationalising structures wherever practicable; and (b) removing and replacing private facilities with shared facilities provided by or on behalf of a Government Authority or Agency. 4) Aboriginal heritage values of the area are protected and impact on such values is avoided through current best practice. 5) The operational requirements and future strategic plans of Hydro Tasmania are protected from adverse development and land use. 6) The scenic, cultural and natural values of the landscape are protected through encouraging works and development compatible with those values and the relevant purpose statements of the Specific Area Plan. 7) Development associated with Visitor

	<p>Accommodation is orderly and rational having regard to:</p> <p>(a) the scenic, natural and cultural values of the land; and</p> <p>(b) the amenity of the area.</p> <p>8) Non-agricultural use or development will not confine or constrain an existing agriculture or resource development use.</p>
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CHI-S1.4. Definition of Terms

CHI-S1.4 .1 In this Specific Area plan, unless the contrary intention appears:

Terms	Definition
Full supply level	Means the level of the lake at which it is at its maximum operational level, as determined by Hydro Tasmania. The supply level is 73.15m above sea level.
MAST	Marine and Safety Tasmania
Maximum flood level	The maximum flood level is 79m above sea level, based on the 1:10,000 year flood.
Master Development Plan	<p>A site specific master plan, including maps, diagrams and written documentation demonstrating the following:</p> <p>(a) The concept design and location of all buildings and associated works, including vehicular access and parking;</p> <p>(b) The concept design and location of any facilities used in association with the Visitor Accommodation;</p> <p>(c) Access points to the public road network, internal roads and parking areas;</p> <p>(d) The location of any associated jetties, boat ramps or other structures on Lake Meadowbank;</p> <p>(e) Landscaping of the site to minimise the visual impact of development on views to the site from Lake Meadowbank;</p> <p>(f) How the development complies with the purpose of this Specific Area Plan; and</p> <p>(g) An operational plan including:</p> <p>i. Waste management;</p> <p>ii. Complaint management;</p> <p>iii. Noise management.</p>

(h) ~~Any staging of operations or development including estimated timeframes.~~

CHI-S1.5 Use Table.

Use Class	Qualification
No Permit Required	
Natural and cultural values management	
Passive Recreation	
Permitted	
Resource Development	If for an agricultural use, excluding controlled environment agriculture, tree farming and plantation forestry.
Utilities	If for: <ul style="list-style-type: none"> (a) electricity generation; (b) collecting, treating, transmitting, storing or distributing water; (c) electrical sub-station or powerline; (d) pumping station; or (e) storm or flood water drain, water storage dam and weir.
Residential	If for: <ul style="list-style-type: none"> (a) (a) a home-based business in an existing dwelling; or (b) (b) alterations or extensions to an existing dwelling.
Discretionary	
Community Meeting and Entertainment	
Food Services	
Pleasure Boat Facility	
Research and Development	
Residential	If: <ul style="list-style-type: none"> (a) a single dwelling; or (b) a home-based business; and (c) not listed as Permitted.
Resource Development	If not listed as No Permit Required.

Resource Processing	If for a winery, brewery, cidery, or distillery.
Sport and Recreation	
Tourist Operation	
Utilities	If not listed as Permitted.
Visitor Accommodation	If holiday cabin, backpackers hostel, bed and breakfast, camping and caravan park, overnight camping area.
Prohibited	
All other uses	

~~CHI-S1.6 — Use Standards~~

~~CHI-S1.6.1 — Discretionary Use~~

~~This clause is in substitution to Rural Zone clause 20.3.1 Discretionary Use~~

~~This clause is in substitution to Agriculture Zone clause 21.3.1 Discretionary Use~~

~~This clause is in substitution to Environmental Management Zone clause 23.3.1 Discretionary Uses~~

Objective:	That uses listed as Discretionary recognise and reflect the values identified in the purpose of the specific area plan and local area objectives
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A use listed as Discretionary must be consistent with the natural and cultural values of Lake Meadowbank together with the Local Area Objectives, having regard to:</p> <ul style="list-style-type: none"> (a) the significance of the ecological, scientific, cultural, historic or scenic values; (b) the protection, conservation, and management of the values; (c) the location, intensity and scale of the use and impact on existing use and other lake activities; (d) the characteristics and type of use; (e) traffic generation and parking requirements; (f) any emissions and waste produced by the use; (g) the storage and holding of goods, materials, and waste; (h) the proximity of sensitive uses;

	<p>(i) measures to minimise or mitigate bushfire hazards; and</p> <p>(j) fettering of an agricultural use; and</p> <p>(k) Any advice from Hydro Tasmania.</p>
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>A use listed as Discretionary must not confine or restrain existing agricultural use on adjoining properties, having regard to:</p> <p>(a) the location of the proposed use;</p> <p>(b) the nature, scale and intensity of the use;</p> <p>(c) the likelihood and nature of any adverse impacts on adjoining uses;</p> <p>(d) any off site impacts from adjoining uses.</p>

CHI-S1.6.3 — Holiday cabins

~~This clause is in substitution to Rural Zone clause 20.3.1 Discretionary Use~~

~~This clause is in substitution to Agriculture Zone clause 21.3.1 Discretionary Use~~

~~This clause is in substitution to Environmental Management clause 23.3.1 Discretionary Uses~~

<p>Objective:</p>	<p>Holiday cabins do not cause an unreasonable loss of amenity or impact on the scenic, cultural or natural values of the area.</p>
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<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Visitor Accommodation must:</p> <p>(a) have not more than 1 holiday cabin per title; or</p> <p>(b) Accommodate guests in existing buildings.</p>	<p>P1</p> <p>A master development plan must demonstrate that holiday cabins do not cause an unreasonable loss of amenity or impact on the scenic, cultural or natural values of the area, having regard to:</p> <p>(a) The concept design and location of all buildings and associated works, including vehicular access and parking;</p> <p>(b) The concept design and location of any facilities used in association with the Visitor Accommodation;</p> <p>(c) Access points to the public road network, internal roads and parking areas;</p> <p>(d) The location of any associated jetties, boat ramps or other structures on Lake Meadowbank;</p> <p>(e) Landscaping of the site to minimise the visual impact of development on views to the site from Lake Meadowbank;</p> <p>(f) How the development complies with the purpose of</p>

	<p>this Specific Area Plan; and</p> <p>(g) An operational plan including:</p> <p style="padding-left: 20px;">(i) Waste management;</p> <p style="padding-left: 20px;">(ii) Complaint management;</p> <p style="padding-left: 20px;">(iii) Noise management.</p>
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~~CHI-S1.6.4 Camping and caravan parks, and overnight camping areas~~

~~This clause is in substitution to Rural Zone clause 20.3.1 Discretionary Use~~

~~This clause is in substitution to Agriculture Zone clause 21.3.1 Discretionary Use~~

~~This clause is in substitution to Environmental Management clause 23.3.1 Discretionary Uses~~

Objective:	Camping and caravan parks, and overnight camping areas, do not cause an unreasonable loss or impact on the scenic, cultural or natural values of the area.
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Acceptable Solutions	Performance Criteria
<p>A4</p> <p>Camping and caravan parks must have not more than five campsites or caravan park sites per title.</p>	<p>P4</p> <p>A master development plan must demonstrate that camping areas and caravan parks with 6 or more campsites and/or caravan park sites do not cause an unreasonable loss of amenity or adverse impact on the scenic, cultural or natural values of the area having regard to:</p> <p style="padding-left: 20px;">(a) The location and size of all camp sites and/or caravan sites;</p> <p style="padding-left: 20px;">(b) The design and location of facilities for the amenity of the camp sites and/or caravan site;</p> <p style="padding-left: 20px;">(c) Access points to the public road network, internal roads and parking areas;</p> <p style="padding-left: 20px;">(d) The location of any associated jetties, boat ramps or other structures on Lake Meadowbank;</p> <p style="padding-left: 20px;">(e) Landscaping of the site to minimise the visual impact of development on views to the site from Lake Meadowbank;</p> <p style="padding-left: 20px;">(f) How the development complies with the purpose of this Specific Area Plan; and</p> <p style="padding-left: 20px;">(g) An operational plan including:</p> <p style="padding-left: 40px;">(i) Waste management;</p> <p style="padding-left: 40px;">(ii) Complaint management;</p> <p style="padding-left: 40px;">(iii) Noise management.</p>

~~CHI-S1.7 Development Standards for Buildings and Works~~

~~CHI-S1.7.1 Height, setback and siting~~

This clause is in substitution to Rural Zone clause 20.4.1 Building height and clause 20.4.2 setbacks

This clause is in substitution to Agriculture Zone clause 21.4.1 Building height and clause 21.4.2 Setbacks

This clause is in substitution to Environmental Management clause 23.4.2 Building height, setback and siting, clause 23.4.3 Exterior finish and in addition to clause 23.4.4 Vegetation Management

Objective:	That buildings and works are compatible with the scenic, natural, cultural values of the area and protect the visual and visitor accommodation amenity of adjoining properties.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Building height must be not more than:</p> <p>a) 4m for a caravan park or camping ground;</p> <p>b) 5m for any Tourist Operation or Visitor Accommodation excluding a caravan park or camping ground; and</p> <p>c) 8m for any other development.</p>	<p>P1</p> <p>No performance criteria.</p>	
<p>A2</p> <p>Buildings and works excluding for a camping ground or caravan park must be setback not less than 100m from:</p> <p>(a) fully supply level; and (b) maximum flood level.</p>	<p>P2</p> <p>Buildings and works other than those associated with a camping ground or caravan park must be compatible with the scenic, natural and cultural values of the area and protect the amenity of the adjoining properties having regard to:</p> <p>(a) not compromise the visual amenity of the rural setting when viewed from adjoining properties, or from the lake;</p> <p>(b) Not discharge stormwater directly to lake; and</p> <p>(c) designed to avoid ongoing erosion.</p>	
<p>A3</p> <p>Buildings must have a setback from all boundaries of not less than 20m</p>	<p>P3</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity, or impact on landscape values of the site, having regard to:</p> <p>(a) The topography of the site;</p> <p>(b) The size, shape and orientation of the site;</p> <p>(c) The side and rear setbacks of adjacent buildings;</p> <p>(d) The height, bulk, and form of existing and proposed buildings;</p> <p>(e) The need to remove vegetation as part of the development;</p> <p>(f) The appearance when viewed from adjacent land, public roads and from Lake Meadowbank;</p>	

	<p>(g) the landscape values of the area; and</p> <p>(h) the Local Area Objectives.</p>
<p>A4</p> <p>Buildings must not be developed on land with a slope greater than 1:5 or 20%.</p>	<p>P4</p> <p>No performance criteria.</p>
<p>A5</p> <p>Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.</p>	<p>P5</p> <p>No performance criteria.</p>

CHI-S1.7.2—Camping and caravan park siting, design and appearance

This clause is in addition to Rural Zone clause 20.4 Development Standards for Buildings and Works

This clause is in addition to Agriculture Zone clause 21.4 Development Standards for Buildings and Works

This clause is in addition to Environmental Management clause 23.4 Development Standards for Building and Works

Objective:	Buildings and structures associated with camping areas and caravan parks have a minimal impact on the surrounding landscape.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings and structures associated with camping areas and caravan parks must not have footings and must have the capacity to be easily removed from the site.</p>	<p>P1</p> <p>Buildings and structures associated with camping areas and caravan parks of a permanent nature are for at least one of the following purposes:</p> <p>(a) a communal toilet/shower/laundry facility associated with a camping area;</p> <p>(b) storage associated with a camping area;</p> <p>(c) A site office or reception area associated with a camping site or caravan park.</p>
<p>A2</p> <p>Individual campsites or caravan park sites must be no more than a gross floor area of 50m².</p>	<p>P2</p> <p>No performance criteria.</p>
<p>A3</p> <p>Campsites and caravan park sites must be setback not less than 40m from the full supply level of the</p>	<p>P3</p> <p>Campsites and caravan park sites located a minimum of 20m from the full supply level of the lake, if it can</p>

lake.	be demonstrated that the local topography or other site characteristics mean that the Acceptable Solution cannot be achieved.
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~~CHI-S1.7.3 — Waste water treatment systems~~

~~This clause is in addition to Rural Zone clause 20.4 Development Standards for Buildings and Works~~

~~This clause is in addition to Agriculture Zone clause 21.4 Development Standards for Buildings and Works~~

~~This clause is in addition to Environmental Management clause 23.4 Development Standards for Building and Works~~

Objective:	Waste water treatment systems do not impact the health and quality and of Lake Meadowbank and associated waterways.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Waste water treatment systems must be setback not less than 100m from the full supply level or above the maximum flood level of the lake, whichever is the greater.</p>	<p>P1</p> <p>Wastewater treatment systems to be setback from the lake and any associated waterways must demonstrate in a report prepared by a suitably qualified person that:</p> <p>(a) local topography or other site characteristics mean that the Acceptable Solution CHI S1.7.3 cannot be achieved; and</p> <p>(b) that the waste treatment system will not result in adverse environmental impacts (e.g. water quality).</p>

~~CHI S1.7.4 — Aquatic structures~~

~~This clause is in addition to Rural Zone clause 20.4 Development Standards for Buildings and Works~~

~~This clause is in addition to Agriculture Zone clause 21.4 Development Standards for Buildings and Works~~

~~This clause is in addition to Environmental Management clause 23.4 Development Standards for Building and Works~~

Objective:	Permanent aquatic structures such as pontoons, boat ramps and jetties on Lake Meadowbank are only constructed as necessary and are safe, functional, and do not detract from the natural and cultural values of the landscape or impede recreational use or the operational needs of Hydro Tasmania.
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Acceptable Solutions	Performance Criteria
<p>A1</p>	<p>P1</p> <p>Aquatic structures must not affect the operational</p>

<p>No Acceptable Solution.</p>	<p>needs of Hydro Tasmania having regard to the full supply level and the maximum flood level of the lake and other relevant matters. Accordingly works and development must have regard to::</p> <p>(a) Be advice and requirements of Hydro Tasmania; and</p> <p>(b) any written permission from Hydro Tasmania for the construction of any aquatic structures on the lake.</p>
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>The siting and visual impact of aquatic structures must avoid negative impact on the scenic, natural and cultural values of Lake Meadowbank having regard to::</p> <p>(a)</p> <p>(b) Local Area Objectives;</p> <p>(c) Avoid proliferation of aquatic structures in the immediate vicinity;</p> <p>(d) Avoid vegetation removal to allow for new structures;</p> <p>(e) Use natural finishes and colours that blend with the surrounding landscape; and</p> <p>(f) the proposed scale and bulk of the aquatic structure.</p>
<p>A3</p> <p>Aquatic structures, including pontoons boat ramps must be designed and constructed to meet MAST and Hydro Tasmania standards.</p>	<p>P3</p> <p>No Performance Criterion.</p>
<p>A4</p> <p>An aquatic structure is for any of the following:</p> <p>(a) The replacement of an existing structure;</p> <p>(b) A structure provided by or on behalf of a Government Authority or Agency; and</p> <p>(c) The rationalisation of two (2) or more structures on Lake Meadowbank.</p>	<p>P4</p> <p>Aquatic structures do not detract from the natural and cultural values of the landscape and are only constructed as necessary and safe having regard to::</p> <p>(a) rationalised as far as practicable;</p> <p>(b) Must not proliferate the number of structures in the immediate vicinity;</p> <p>(c) the advice and operational needs of Hydro Tasmania;</p> <p>(d) Demonstrated need for the structure; and</p> <p>(e) Local Area Objectives.</p>

CHI-S1.7.5 — Roads and tracks

This clause is in substitution Rural Zone clause 20.4.3 Access for new dwellings

This clause is in substitution to Agriculture Zone clause 21.4.3 Access for new dwellings

This clause is in addition to Environmental Management clause 23.4 Development Standards for Building and Works

Objective:	Safe and practicable vehicular access is provided with minimal impact on the surrounding natural, scenic and cultural values.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Access is provided using existing vehicular tracks and internal roads.</p>	<p>P1</p> <p>The design, construction and location of roads must have minimal impact on the surrounding natural, scenic and cultural values having regard to:</p> <ul style="list-style-type: none"> (a) provide safe connections from existing road infrastructure; (b) minimise the total number of new roads and tracks within the Lake Meadowbank Specific Area Plan; (c) be appropriate to the setting, and not substantially detract from the rural character of the area; (d) Avoid impacts from dust, run-off and noise to other land users; and (e) Consolidate and share vehicular access wherever practicable.

CHI-S1.7.6 Outbuildings

This clause is in addition to Rural Zone clause 20.4 Development Standards for Buildings and Works

This clause is in addition to Agriculture Zone clause 21.4 Development Standards for Buildings and Works

This clause is in addition to Environmental Management clause 23.4 Development Standards for Building and Works

Objective:	Outbuildings do not detract from surrounding natural, scenic and cultural values and do not impact on the amenity of adjoining properties.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Outbuildings must comply with the following:</p> <ul style="list-style-type: none"> (a) Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent; (b) Not exceed a maximum gross floor area of 50m²; (c) Not exceed a height of 5m; and (d) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline. 	<p>P1</p> <p>Outbuildings must comply with all of the following:</p> <ul style="list-style-type: none"> (a) must not cause unreasonable impact on the scenic, natural and cultural values of the area, having regard to the Local Area Objectives; (b) must have external finishes that are non-reflective and coloured to blend with the rural landscape; and (c) be located in an area requiring the clearing of native vegetation only if: <ul style="list-style-type: none"> (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the

	<p>functional requirements of infrastructure</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.</p>
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~~CHI-S1.8 — Development Standards for Subdivision~~

~~This sub-clause is not used in this Specific Area Plan.~~

~~CHI-S1.9 Tables~~

~~This sub-clause is not used in this particular purpose zone.~~

CHI-Site-specific Qualifications

There are no site-specific qualifications in this Local Provisions Schedule.

CHI-Code Lists

CHI-Table C3.1 Other Major Roads

Road	From	To
This table is not used in the <u>this</u> Local Provisions Schedule.		

CHI-Table C6.1 Local Heritage Places

<u>Reference Number</u>	<u>Town/Locality</u>	<u>Street Number</u>	<u>Street / Location</u>	<u>Property Name</u>	<u>Folio of the Register</u>	<u>Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values</u>
This table is not used in this Local Provisions Schedule.						

<u>Reference Number</u>	<u>THR Number</u>	<u>Town/Locality</u>	<u>Street address</u>	<u>Property Name</u>	<u>Folio of the Register</u>	<u>Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values</u>
APSLEY						

BOTHWELL						
CHI-C6.1.1	808	Apsley	368 Lower Marshes Road ¹	Strathbarton	CT 126903/4	Homestead
CHI-C6.1.2	7	Bothwell	23 Alexander Street	Batt's Cottage	CT 219434/4	Cottage
CHI-C6.1.3	8	Bothwell	16 Alexander Street	Twin Cottages	CT 127050/4	Cottages
CHI-C6.1.4	40	Bothwell	19 Alexander Street	Literary Society Library	CT 211738/4 CT 220518/4	Council Chambers and Town Hall
CHI-C6.1.5	11	Bothwell	19 Alexander Street	Town Hall	CT 211738/4 CT 220518/4	Town Hall
CHI-C6.1.6	12	Bothwell	12 Alexander Street	Bothwell Stores	CT 24804/4	Shop
CHI-C6.1.7	13	Bothwell	10 Alexander Street	Bothwell Post Office	CT 200732/4	Post Office
CHI-C6.1.8	14	Bothwell	13 Alexander Street		CT 106810/4	Cottage
CHI-C6.1.9	15	Bothwell	20 Alexander Street	White's Shop	CT 134118/4 CT 134118/2	Shop
CHI-C6.1.10	16	Bothwell	15 Alexander Street	Crown Inn (The Bothwell Grange)	CT 224050/4	Inn
CHI-C6.1.11	17	Bothwell	8 Alexander Street	CWA Rooms	PID 5011534	Hall
CHI-C6.1.12	20	Bothwell	1 Alexander Street		CT 214813/4	House
CHI-C6.1.13	21	Bothwell	2 Arthur Crescent	Mrs Gatenby's Repose	CT 19801/4	House
CHI-	22	Bothwell	8 Dalrymple Street	The Falls of	CT 44063/4	House

¹ Street number added

C6.1.14				Clyde		
CHI- C6.1.15	24	Bothwell	1-3 Dennistoun Road	Rock Cottage	CT 127544/1	Cottage
CHI- C6.1.16	25	Bothwell	5 Dennistoun Road		CT 233389/1 CT 25154/1	Cottage
CHI- C6.1.17	26	Bothwell	8-10 Dennistoun Road		CT 37689/3	Cottage
CHI- C6.1.18	27	Bothwell	7 Dennistoun Road		CT 224085/1	Cottage
CHI- C6.1.19	28	Bothwell	1 Elizabeth Street ²	Grantham	CT 164767/1 ³	Farm ^h House and ^b Buildings
CHI- C6.1.20	30	Bothwell	12 Elizabeth Street		CT 252037/1	Cottage
CHI- C6.1.21	31	Bothwell	4 Elizabeth Street	Ivy Cottage	CT 26769/1	Cottage
CHI- C6.1.22	32	Bothwell	18 Elizabeth Street	Birch Cottage	CT 30002/3	Cottage
CHI- C6.1.23	33	Bothwell	20-22 Elizabeth Street	Rose Cottage	CT 120334/1	Cottage
CHI- C6.1.24	34	Bothwell	16 Elizabeth Street	Owl Cottage	CT 30002/1	Cottage
CHI- C6.1.25	35	Bothwell	24-26 Elizabeth Street	Former Manse	CT 27386/1 CT 109517/1	Former Manse
CHI- C6.1.26	36	Bothwell	30 Elizabeth Street	Our House	CT 223432/1	House
CHI- C6.1.27	37	Bothwell	10 High Street	Elizabeth House	CT 218664/2	House
CHI- C6.1.28	38	Bothwell	4 High Street	Slate Cottage	CT 140279/1	Cottage
CHI- C6.1.29	39	Bothwell	16-18 High Street	House	CT 225891/1	House
CHI- C6.1.30	40	Bothwell	8 High Street	Barwick Cottage	CT 135485/1	Cottage
CHI- C6.1.31	42	Bothwell	6 High Street	Cottage	CT 93962/2	Cottage
CHI- C6.1.32	43	Bothwell	30 High Street	Cottage and Butcher's Shop	CT 48670/1	Cottage and former ^b Butcher's ^s Shop
CHI- C6.1.33	44	Bothwell	10 Market Place	St Luke's Uniting Church and Cemetery	CT 204162/1	Church and ^e Cemetery
CHI- C6.1.34	45	Bothwell	6-8 Market Place	Former Headmasters Residence and Former State School	CT 169528/1 ⁴	House and ^f Former ^s School
CHI- C6.1.35	47	Bothwell	2 Market Place	St Michael and All Angels' Anglican	CT 104491/2	Church

² CHIPS2015 Address changed to THR Address

³ CHIPS2015 CT to changed to THR CT

⁴ CHIPS2015 CT change to actual CT both school and house are on same title

					Church		
CHI-C6.1.36	48	Bothwell	Patrick Street	Queen's Square War Memorial	CT 159235/1	Memorial	
CHI-C6.1.37	49	Bothwell	8 Patrick Street	House	CT 238643/1	House	
CHI-C6.1.38	50	Bothwell	14 Patrick Street	Castle Hotel	CT 36105/1	Hotel	
CHI-C6.1.39	52	Bothwell	10 Patrick Street	House	CT 213143/1	House	
CHI-C6.1.40	53	Bothwell	3 Patrick Street	Post Office	CT 77686/3	Post Office	
CHI-C6.1.41	54	Bothwell	9 Patrick Street	Former Post Office	CT 8482/2	Former Post Office	
CHI-C6.1.42	56	Bothwell	4 Patrick Street	Atholin	CT 12898/1 ⁵ CT 122485/1	House	
CHI-C6.1.43	61	Bothwell	16 Schaw Street	Rockford	CT 228850/2	House	
CHI-C6.1.44	62	Bothwell	9 Wentworth Street, Bothwell	Wentworth House	CT 20367/1	House	
CHI-C6.1.45	63	Bothwell	2 Wentworth Street	Clifton Priory	CT 45449/1	Priory	
CHI-C6.1.46	64	Bothwell	8 Wentworth Street	Fort Wentworth	CT 33176/1	House	
CHI-C6.1.47	65	Bothwell	3 Wentworth Street	Tannery	CT 53354/1	Cottage and former tannery	
CHI-C6.1.48	66	Bothwell	189 Dennistoun Road	Former Thorpe Mill	CT 106748/1 CT 106748/2 CT 139963/1 ⁶	Former Former Mill	
CHI-C6.1.49	67	Bothwell	254 Nant Lane ⁷	Nant	CT 151816/1	Farm house and buildings	
CHI-C6.1.50	69	Bothwell	357 Humber Lane	Berriedale	CT 15832/1	House	
CHI-C6.1.51	70	Bothwell	2122 Highland Lakes Road ⁸	Rathe	CT 164109/1 ⁹	Farm house and buildings	
CHI-C6.1.52	72	Bothwell	3287-3289 Highland Lakes Road	Dungrove	CT 140434/1	Farm house and buildings	
CHI-C6.1.53	75	Bothwell	1840 Meadsfield Road ¹⁰	Selma	CT 113357/1	Farm house and buildings	
CHI-C6.1.54	8054	Bothwell	5 Alexander Street	House	CT 227859/1	House	
CHI-C6.1.55	8064	Bothwell	3 Alexander Street	Cottage	CT 225137/1	Cottage	
CHI-C6.1.56	8063	Bothwell	4 Dalrymple Street	Cottage	CT 248730/1	Cottage	
CHI-C6.1.57	8744	Bothwell	5 Queen Street	Cottage	CT 227279/1	Cottage	

⁵ -CHIPS2015 CT changed to THR CT

⁶ -CHIPS2015 CT changed to THR CT

⁷ -Street number added

⁸ -Street number added

⁹ -CHIPS2015 CT changed to THR CT

¹⁰ -Street number added

Tasmanian Planning Scheme – Central Highlands LPS

CHI-C6.1.58	10804	Bothwell	209 Nant Lane	Mitchel's Cottage	CT 137337/4 CT 137338/4	Cottage
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ELLENDALE						
CHI-C6.1.59	10794	Bothwell	Alexander Street, Queen Street, Patrick Street & Dalrymple Street			Sandstone <u>p</u> Paving & <u>k</u> Kerbing
CHI-C6.1.60	809	Ellendale	1063 Ellendale Road	St Andrew's Church and Cemetery	CT 216086/4 CT 223932/4	Church and <u>c</u> Cemetery

GRETNA						
CHI-C6.1.61	10298	Ellendale	931 Ellendale Road	St Colman's Catholic Church & Cemetery	CT 171233/4	Church and <u>c</u> Cemetery
CHI-C6.1.62	811	Gretna	3417 Lyell Highway	Bella Vista	CT 42062/4	House
CHI-C6.1.63	813	Gretna	205 Clarendon Road	Clarendon House	CT 104284/4 CT 110519/4 CT 110520/3	Farm <u>h</u> House and <u>b</u> Buildings
CHI-C6.1.64	817	Gretna	<u>3423 Lyell Highway</u>	Gretna Green Hotel	CT 146672/4 ¹⁴ CT 212581/4	Hotel
CHI-C6.1.65	818	Gretna	3427 Lyell Highway	Stone Kiln	CT 146658/4	Buildings and former kiln
CHI-C6.1.66	826	Gretna	31 Church Road ¹²	Church of St Mary the Virgin and Cemetery	CT 125330/4	Anglican Church and <u>c</u> Cemetery
CHI-C6.1.67	827	Gretna	4325 Lyell Highway ¹³	Glenelg	CT 166098/4	Farm <u>h</u> House and <u>b</u> Buildings
CHI-C6.1.68	829	Gretna	4079 Lyell Highway	Norton Mandeville	CT 150406/4 ¹⁴	Farm <u>h</u> House and <u>b</u> Buildings

HAMILTON						
CHI-C6.1.69	830	Gretna	268 Marked Tree Road	Allanvale	CT 206786/4 ¹⁵	Farm <u>h</u> House and <u>b</u> Buildings
CHI-C6.1.70	831	Hamilton	430 Thousand Acre Lane	Rathlyn	CT 171935/4 ¹⁶	Farm <u>h</u> House and <u>b</u> Buildings
CHI-C6.1.71	832	Hamilton	12 Arthur Street	Langdon's Cottage	CT 124081/4	Cottage

¹⁴ ~~CHIPS2015 CT changed to THR CT~~

¹² ~~CHIPS2015 Entry corrected using THR details~~

¹³ ~~CHIPS2015 Entry corrected using THR details~~

¹⁴ ~~CHIPS2015 CT changed to THR CT~~

¹⁵ ~~CHIPS2015 CT 113368/1 and CT 113368/3 deleted~~

¹⁶ ~~CHIPS2015 CT changed to THR CT~~

Tasmanian Planning Scheme – Central Highlands LPS

					(Cherry Villa)		
CHI- C6.1.72	833	Hamilton	49 Franklin Place ¹⁷	Former Langdon Store	CT 51797/8 CT 134520/2 CT 134520/4 ¹⁸	Store	
CHI- C6.1.73	834	Hamilton	25 Franklin Place	Mrs Hill's Cottage	CT 230343/4	Cottage	
CHI- C6.1.74	835	Hamilton	10 Franklin Place	Emma's Cottage	CT 234145/4	Cottage	
CHI- C6.1.75	836	Hamilton	75 Tarleton Street	Former Warder's Cottage	CT 132127/4	Cottage	
CHI- C6.1.76	838	Hamilton	8 Grace Street	Mulberry Cottage	CT 111056/4	Cottage	
CHI- C6.1.77	839	Hamilton	40 Franklin Place	Cottage	CT 18765/1 -CT 18765/2 CT 21286/3	Cottage	
CHI- C6.1.78	840	Hamilton	16 Franklin Place	Edward's Cottage	CT 44095/4	Cottage	
CHI- C6.1.79	841	Hamilton	18 Franklin Place	Villeneuve Cottage	CT 139209/4	Cottage	
CHI- C6.1.80	842	Hamilton	21 Franklin Place	McCauley's Cottage	CT 100483/1 CT 100483/2	Cottage	
CHI- C6.1.81	844	Hamilton	2 Grace Street	Glen Clyde Hotel	CT 13115/7	Hotel	
CHI- C6.1.82	845	Hamilton	10 Tarleton Street	Hamilton Hotel and stables	CT 32051/4	Hotel and stables	
CHI- C6.1.83	846	Hamilton	7 George Street	Hamilton Inn and bar	CT 128109/1	Inn and barn	
CHI- C6.1.84	848	Hamilton	10 Linnet Street	Kelleher's Cottage	CT 67966/4	Cottage	
CHI- C6.1.85	849	Hamilton	8 Arthur Street ¹⁹	James Jackson's Emporium	CT 147296/1 ²⁰	Shop	
CHI- C6.1.86	850	Hamilton	26 Franklin Place	Old Post Office	CT 210326/5	Post Office	
CHI- C6.1.87	851	Hamilton	485 Hamilton Plains Road	Prospect House	CT 6749/4	House	
CHI- C6.1.88	852	Hamilton	39 Franklin Place	School House	CT 113198/4	School <u>h</u> House	
CHI- C6.1.89	853	Hamilton	15 Ponsonby Street	St Peter's Church and Cemetery	CT 205753/4	Church and <u>c</u> Cemetery	
CHI- C6.1.90	855	Hamilton	32 Franklin Place	Blanch's Hamilton Store	CT 49857/4	Former <u>s</u> Store	

¹⁷ -Address corrected from 64 Lyell Highway to 49 Franklin Place

¹⁸ -CHIPS2015CT changed to current title

¹⁹ -CHIPS2015 address changed to THR Address

²⁰ -CHIPS2015 CTs deleted and replaced with THR "CT 147296/1"

Tasmanian Planning Scheme – Central Highlands LPS

CHI- C6.1.91	856	Hamilton	23 Franklin Place	Anglican Rectory	CT 125411/1	Rectory
CHI- C6.1.92	858	Hamilton	Franklin Place	Victoria's Cottage	CT 25411/1	Cottage

HOLLOW TREE

CHI- C6.1.93	859	Hamilton	75 Tarleton Street	Council Chambers and Cottage	CT 132127/1 CT 157052/2 ²¹	Council Chambers and Cottage
CHI- C6.1.94	860	Hollow Tree	440 Green Valley Road	Katrine Vale	CT 48784/3 CT 126276/1 CT 133276/2	Farm house and buildings
CHI- C6.1.95	861	Hollow Tree	2158 Hollow Tree Road	Rathmor	CT 16133/1 ²²	Farm hHouse and bBuildings
CHI- C6.1.96	862	Hollow Tree	Hollow Tree Road	Strathborough	CT 100196/1	Farm hHouse and bBuildings
CHI- C6.1.97	864	Hollow Tree	1290 Hollow Tree Road	Sherwood	CT 121056/1 ²³	Farm hHouse and bBuildings
CHI- C6.1.98	865	Hollow Tree	1290 Hollow Tree Road	St James Church & Cemetery	CT 54485/4	Church and cCemetery

INTERLAKEN

CHI- C6.1.99	10038	Hollow Tree	1290 Hollow Tree Road	Montacute	CT 121056/1	Farm hHouse and bBuildings
CHI- C6.1.100	866	Interlaken	3119 Interlaken Road	Interlake	CT 43771/1 CT 43771/3 CT 43771/4 CT 125860/2	Farm hHouse and bBuildings

LAKE ST CLAIR

CHI- C6.1.101	11002	Interlaken	Tunbridge Tier Road	O'Meagher's Cottage Site	CT 168930/1 ²⁴ CT 171404/4	Cottage sSite
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OUSE

CHI- C6.1.102	9924	Lake St Clair	1 Lake St Clair Road ²⁵	Pump House Point	CT 124358/1	Former pump house and buildings
CHI- C6.1.103	868	Ouse	7 Bridge Hotel Road	Bridge House	CT 7037/4 CT 250668/1	Houses
CHI- C6.1.104	869	Ouse	7001 Lyell Highway	Ouse Catholic Church of the Immaculate Conception	PID 5469473	Church and cCemetery

²¹ CT added from THR CT²² CHIPS2015 CTs deleted and replaced with THR CT²³ CT added from THR CT²⁴ CHIPS2015 CT replaced with THR CTs²⁵ Street address added

					and Cemetery		
CHI-C6.1.105	870	Ouse	Bridge Hotel Road Ouse	St John the Baptist Church and Cemetery	CT 157740/2	Church and <u>c</u> Cemetery	
CHI-C6.1.106	871	Ouse	Bridge Hotel Road Ouse	Sexton's Cottage	CT 157740/4	Cottage	
CHI-C6.1.107	872	Ouse	7619 Lyell Highway	Cleveland	CT 147625/4 ²⁶	Complex of <u>f</u> Farm <u>h</u> Houses and <u>b</u> Buildings	
CHI-C6.1.108	873	Ouse	Dawson Road	-Cluny	CT 157797/4	Farm house and buildings	
CHI-C6.1.109	875	Ouse	167 Tor Hill Road	Hunter's Hill Barn	CT 106428/4 CT 106429/4 CT 106430/4 CT 252167/2 ²⁷ CT 252167/4	Farm and <u>b</u> Buildings	
CHI-C6.1.110	877	Ouse	Lyell Highway	Lawronny	CT 197864/4 CT 224539/4	Farm <u>h</u> House and <u>b</u> Buildings	
CHI-C6.1.111	878	Ouse	101 Victoria Valley Road	Listowel	CT 236857/4	House	
CHI-C6.1.112	879	Ouse	Butlers Road	Ousedale	CT 114643/4	Farm <u>h</u> House and <u>b</u> Buildings	
CHI-C6.1.113	881	Ouse	Ellendale Road	Dunrobin	CT 137999/4	Farm <u>h</u> House and <u>b</u> Buildings	
CHI-C6.1.114	882	Ouse	Lyell Highway	Lientwardine	CT 134870/4	Farm <u>h</u> House and <u>b</u> Buildings	
CHI-C6.1.115	883	Ouse	261 Lanes Tier Road	Kenmere	CT 125731/1 CT 125731/2 CT 226148/4	Farm <u>h</u> House and <u>b</u> Buildings	
CHI-C6.1.116	884	Ouse	167 Tor Hill Road	Cawood	CT 106428/4 ²⁸	Farm <u>h</u> House and <u>b</u> Buildings	
CHI-C6.1.117	885	Ouse	978 Victoria Valley	Ashton	CT 113371/6 ²⁹	Farm <u>h</u> House and <u>b</u> Buildings	
CHI-C6.1.118	886	Ouse	342 Victoria Valley	Rotherwood	CT 138312/4 CT 138323/4	Farm <u>h</u> House and <u>b</u> Buildings	

OSTERLY

CHI-C6.1.119	887	Ouse	32 Victoria Valley ³⁰	Millbrook Water Mill, (now Reseot)	CT 145158/4 ³⁴	<u>Water mill</u>
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²⁶ ~~CHIPS2015 CT replaced with THR CT~~

²⁷ ~~THR CT added~~

²⁸ ~~CHIPS2015 CTs deleted and replaced with THR CT~~

²⁹ ~~Extra CHIPS2015 CTs deleted to match THR CT~~

³⁰ ~~Address corrected from 82 Victoria Valley Road to 32 Victoria Valley Road.~~

³⁴ ~~Extra CHIPS2015 CTs deleted to match THR CT~~

STEPPEES							
CHI-C6.1.120	10308	Osterley	79 Church Road	St James the Less Anglican Church & Cemetery	PID-5474491 CT-125287/1	Church and Cemetery	
CHI-C6.1.121	10174	Steppes	5813 Highland Lakes Road	Steppes Hall	CT-207615/1	Hall	

CHI-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
CHI-C6.2.14	Bothwell	Bothwell Heritage Precinct	<p>Bothwell was settled by Scottish pioneer farmers in the early 1820s.</p> <p>In 1806, it is believed Lieutenant Thomas Laycock was the first European in the area and by 1821 settlers had moved onto land by the Clyde River. It is widely accepted that Edward Nicholas was the first European settler, who built Nant's Cottage. The cottage was used by the Irish political exiles, John Mitchell and John Martin, during their imprisonment in the 1850s. Bothwell is home to the oldest golf course in Australia, Ratho, which was built in the mid-1850s.</p> <p>Bothwell has retained a distinctive colonial Georgian character with small well-proportioned stone houses, simple hotels and shops, and handsome country residences. Bothwell is remarkable for its collection of colonial houses, ranging from grand residences to modest cottages and shops. Bothwell Post Office opened in June 1832.</p> <p>The town was named Bothwell by the Lieutenant-Governor of Van Diemen's Land, Sir Arthur George, in 1824 after the Scottish town of Bothwell, on the Clyde River near Glasgow. About the same time, the Fat Doe River, so called by kangaroo hunters who had visited the area before the first settlers arrived, became known as the Clyde.</p> <p><i>Design Criteria / Conservation Policy:</i></p> <p>Development must satisfy all of the following:</p> <p>(a) rRespect the townscape qualities of the settlement having regard to appropriate building form, design and finishes which are compatible with the historical heritage values of the town setting;</p> <p>(b) eEnsure that new development including additions and adaptations to existing buildings are undertaken in a manner sympathetic to the heritage significance of the streetscapes and landscapes of the town;</p>

			<p>(c) mMaintain the visual amenity of historic buildings when viewed from streets and public spaces within the settlement;</p> <p>(d) sScale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings must be sympathetic to the character of the town;</p> <p>(e) nNew buildings must not visually dominating neighbouring historic buildings; and</p> <p>(f) if feasible, additions and new buildings must be confined to the rear of existing buildings.</p>
<u>CHI-C6.2.22</u>	Hamilton	Hamilton Heritage Precinct	<p>Hamilton is an historic Georgian town located on the Clyde River and surrounded by farm land.</p> <p>Hamilton was named by Governor Arthur in 1826 after William Henry Hamilton, a wealthy free settler who had arrived in Van Diemen's Land in April 1824. Hamilton Post Office opened in June 1832.</p> <p>Notable historic buildings in Hamilton include St Peter's Church, completed in 1837 and the Old Schoolhouse, a huge 2 storey structure built by convict stonemasons in 1858.</p> <p><i>Design Criteria / Conservation Policy:</i></p> <p>Development must satisfy all of the following:</p> <p>(a) rRespect the townscape qualities of the settlement through appropriate building form, design and finishes which are compatible with the historical heritage values of the town setting;</p> <p>(b) eEnsure that new development including additions and adaptations to existing buildings are undertaken in a manner sympathetic to the heritage significance of the streetscapes and landscapes of the town;</p> <p>(c) mMaintain the visual amenity of historic buildings when viewed from streets and public spaces within the settlement;</p> <p>(d) sScale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings must be sympathetic to the character of the town;</p> <p>(e) nNew buildings must not visually dominating neighbouring historic buildings; and</p> <p>(f) if feasible, additions and new buildings must be confined to the rear of existing buildings.</p>

CHI-Table C6.5 — Significant Trees

Reference Number	Town/ Locality	Property Name and	Folio of the	Description/ Specific	Botanical Name	Common Name	No. of trees
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		Street Address	Register	Extent			
This table is not used in the Local Provisions Schedule							

CHI-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in the -this Local Provisions Schedule			

CHI-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
This table is not used in the -this Local Provisions Schedule				

CHI-Table C6.5 Significant Trees

<u>Reference Number</u>	<u>Town/ Locality</u>	<u>Property Name and Street Address</u>	<u>Folio of the Register</u>	<u>Description / Specific Extent</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>No. of trees</u>
This table is not used in this Local Provisions Schedule							

CHI-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
This table is not used in the -this Local Provisions Schedule				

CHI-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in the <u>this</u> Local Provisions Schedule			

CHI-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
This table is not used in the <u>this</u> Local Provisions Schedule				

CHI-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
This table is not used in the <u>this</u> Local Provisions Schedule		

TABLE OF CONTENTS

CHI-Local Provisions Schedule Title

CHI-Effective Date

CHI-Local Area Objectives

CHI-Particular Purpose Zones

Nil

Specific Area Plans

CHI-S1.0 Lake Meadowbank Specific Area Plan

CHI-Site-specific Qualifications

CHI-Code Lists

CHI-Applied, Adopted or Incorporated Documents

Central Highlands Local Provisions Schedule

CHI-Local Provisions Schedule Title

CHI-1.1 This Local Provisions Schedule is called the Central Highlands Local Provisions Schedule and comprises all the land within the municipal area.

CHI-Effective Date

CHI-1.2 The effective date for this Local Provisions Schedule is <insert date>

CHI-Local Area Objectives

This sub-clause is not used in this Local Provisions Schedule.

CHI-Particular Purpose Zones

There are no particular purpose zones in this Local Provisions Schedule.

CHI-S1.0 Lake Meadowbank Specific Area Plan*

***Note:** An LPS Criteria Outstanding Issues Notice, has been issued by the Commission under section 35B(4B) of the *Land Use Planning and Approvals Act 1993* and forms part of the relevant exhibition documents in relation to the draft LPS. A draft CHI-S1.0 Lake Meadowbank Specific Area Plan is attached to the LPS Criteria Outstanding Issues Notice. The overlay map for the CHI-S1.0 Lake Meadowbank Specific Area Plan is included in the draft LPS, to meet Local Provisions Schedule Requirement LP1.5.4.

CHI-Site-specific Qualifications

There are no site-specific qualifications in this Local Provisions Schedule.

CHI-Code Lists

CHI-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule.		

CHI-Table C6.1 Local Heritage Places

Reference Number	Town/Locality	Street Number	Street / Location	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
This table is not used in this Local Provisions Schedule.						

CHI-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
CHI-C6.2.1	Bothwell	Bothwell Heritage Precinct	<p>Bothwell was settled by Scottish pioneer farmers in the early 1820s.</p> <p>In 1806, it is believed Lieutenant Thomas Laycock was the first European in the area and by 1821 settlers had moved onto land by the Clyde River. It is widely accepted that Edward Nicholas was the first European settler, who built Nant's Cottage. The cottage was used by the Irish political exiles, John Mitchell and John Martin, during their imprisonment in the 1850s. Bothwell is home to the oldest golf course in Australia, Ratho, which was built in the mid-1850s.</p> <p>Bothwell has retained a distinctive colonial Georgian character with small well-proportioned stone houses, simple hotels and shops, and handsome country residences. Bothwell is remarkable for its collection of colonial houses, ranging from grand residences to modest cottages and shops. Bothwell Post Office opened in June 1832.</p> <p>The town was named Bothwell by the Lieutenant-Governor of Van Diemen's Land, Sir Arthur George, in 1824 after the</p>

			<p>Scottish town of Bothwell, on the Clyde River near Glasgow. About the same time, the Fat Doe River, so called by kangaroo hunters who had visited the area before the first settlers arrived, became known as the Clyde.</p> <p><i>Design Criteria / Conservation Policy:</i></p> <ul style="list-style-type: none"> (a) respect the townscape qualities of the settlement having regard to appropriate building form, design and finishes which are compatible with the historical heritage values of the town setting; (b) that new development including additions and adaptations to existing buildings are undertaken in a manner sympathetic to the heritage significance of the streetscapes and landscapes of the town; (c) maintain the visual amenity of historic buildings when viewed from streets and public spaces within the settlement; (d) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings must be sympathetic to the character of the town; (e) new buildings must not visually dominating neighbouring historic buildings; and (f) if feasible, additions and new buildings must be confined to the rear of existing buildings.
CHI-C6.2.2	Hamilton	Hamilton Heritage Precinct	<p>Hamilton is an historic Georgian town located on the Clyde River and surrounded by farm land.</p> <p>Hamilton was named by Governor Arthur in 1826 after William Henry Hamilton, a wealthy free settler who had arrived in Van Diemen's Land in April 1824. Hamilton Post Office opened in June 1832.</p> <p>Notable historic buildings in Hamilton include St Peter's Church, completed in 1837 and the Old Schoolhouse, a huge 2 storey structure built by convict stonemasons in 1858.</p> <p><i>Design Criteria / Conservation Policy:</i></p> <ul style="list-style-type: none"> (a) respect the townscape qualities of the settlement through appropriate building form, design and finishes which are compatible with the historical heritage values of the town setting; (b) that new development including additions and adaptations to existing buildings are undertaken in a manner sympathetic to the heritage significance of the streetscapes and landscapes of the town; (c) maintain the visual amenity of historic buildings when viewed from streets and public spaces within the settlement;

			<p>(d) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings must be sympathetic to the character of the town;</p> <p>(e) new buildings must not visually dominating neighbouring historic buildings; and</p> <p>(f) if feasible, additions and new buildings must be confined to the rear of existing buildings.</p>
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CHI-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule			

CHI-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
This table is not used in this Local Provisions Schedule				

CHI-Table C6.5 Significant Trees

Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provisions Schedule							

CHI-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule				

CHI-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule			

CHI-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
This table is not used in this Local Provisions Schedule				

CHI-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
This table is not used in this Local Provisions Schedule		

ATTACHMENT 2

**Issues Assessment Table,
7 July 2021**

Attachment 2 – Issues Assessment Table – 8 July 2021

DRAFT CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE

TASMANIAN PLANNING COMMISSION SECTION 35 DIRECTION NOTICE

ISSUES ASSESSMENT TABLE

8 July 2021

No.	Description	Direction and Reason	Assessment and Recommendation to Council
	TASMANIAN PLANNING COMMISSION SECTION 35 DIRECTIONS NOTICE: The Tasmanian Planning Commission (the Commission) directs that the Central Highlands planning authority modify the Central Highlands draft Local Provisions Schedule (draft LPS) in accordance with the following:		

Attachment 2 – Issues Assessment Table – 8 July 2021

<p>1.</p>	<p>New specific area plan (Refers to Council’s intended revision of the Lake Meadowbank Specific Area Plan)</p>	<p>The draft LPS is to be modified, to delete CHI-S1.0 Lake Meadowbank Specific Area Plan (SAP), except for the heading ‘CHI-S1.0 Lake Meadowbank Specific Area Plan’ and to insert a note explaining that an LPS Criteria Outstanding Issues Notice has been issued in accordance with section 35(5)(b) of the Act, and the overlay map for the SAP is included in the draft LPS to meet Local Provisions Schedule Requirement LP1.5.4, as included in the revised Central Highlands draft LPS at Attachment B.</p> <p><i>Reason: The Commission needs further information from the planning authority in order to be of the opinion that the CHI-S1.0 Lake Meadowbank Specific Area Plan, as submitted by the planning authority on 12 May 2021, meets the LPS Criteria under section 34(2) of the Act. Therefore, an LPS Criteria Outstanding Issues Notice will be issued under section 35B(4B) in relation to the SAP.</i></p>	<p>The TPC has not accepted or rejected Council’s proposed revision of the Lake Meadowbank Specific Area Plan (SAP). Instead, it has ordered that the draft SAP be deleted from the Draft LPS and that it be subject to a “LPS Criteria Outstanding Issues Notice”.</p> <p>By issuing an LPS Criteria Outstanding Issues Notice, Council’s draft SAP will effectively be able to be publicly exhibited alongside the formally endorsed Draft LPS, enabling community feedback to be gathered.</p> <p>The only difference seems to be that the draft Lake Meadowbank SAP will not technically have the standing of being part of the official Draft Local Provisions Schedule.</p> <p>As per the other contents of the Draft Local Provisions Schedule, the community will be able to provide submissions on the draft SAP and Council will be able to consider these and provide its view back to the Commission.</p>
<p>2</p>	<p>Code lists</p>	<p>The following provisions require minor modification under section 35(5)(b) of the Act to:</p> <ul style="list-style-type: none"> (i) meet the Local Provisions Schedule requirements of the SPPs; (ii) provide for the effective operation of the provisions; and (iii) reflect the terminology used in the SPPs, as included in the revised Central Highlands draft LPS at Attachment B. <p>The provisions are:</p> <ul style="list-style-type: none"> (a) CHI-Table C6.2 Local Heritage Precincts; and (b) CHI-Table C6.5 Significant Trees. 	<p>This is not of any significance.</p> <p>(a) refers to some minor changes to text within the Local Heritage Precincts provisions, and</p> <p>(b) refers to a reordering of the location of this table within the LPS. Note that this table has no content.</p>

Attachment 2 – Issues Assessment Table – 8 July 2021

3.	Code lists not meeting section 32(4)	<p>The Commission is not satisfied that the following provisions meet the LPS Criteria under section 34(2) of the Act as the provisions do not meet the requirements of section 32(4), and the Central Highlands draft LPS is to be modified by deleting all local heritage place listings from CHI-Table C6.1 and replacing them with: ‘This table is not used in this Local Provisions Schedule’, as shown in the revised Central Highlands draft LPS at Attachment B:</p> <p>(a) CHI-Table C6.1 Local Heritage Places. Reason: Inclusion of the Local Heritage Places is not supported by evidence by a suitably qualified person and the planning authority has advised it does not want to include Tasmanian Heritage Register listed places in the Central Highlands draft LPS.</p>	<p>Council’s position is that the existing Local Heritage Place listings should be transferred to the new LPS but that their spatial extent should be amended to reflect the revised extent as listed on the Tasmanian Heritage Register. When the current listings were incorporated into the current scheme’s predecessor in 1998, the spatial extent of the listings matched the corresponding THR listings. However, the Tas Heritage Council has since been reviewing and modifying its listings, essentially to remove numerous superfluous titles attached to many of the rural listings.</p> <p>The Commission has advised that similarly modifying the listings in the planning scheme is not possible. Council therefore determined to remove the listings from the Draft LPS in order to avoid continuing to unnecessarily encumber thousands of hectares of rural land with ‘heritage status’.</p> <p>This should be explained in the Supporting Report with inclusion of the analysis maps prepared by Council.</p>
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4.1	'Mountain View', 60 Richardsons Road, National Park (FR 212406/1), Belchers Road, National Park	<p>Revise the zoning of folio of the Register 212406/1 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RZ2 and RZ3)</i></p>	This accords with Council's view.
4.2	2654 Marlborough Road, Little Pine Lagoon (FR 110117/4 and FR 53504/3)	<p>Revise the zoning of folios of the Register 110117/4 and 53504/3 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No.1 (RZ2 and RZ3)</i></p>	This accords with Council's view.
4.3	Lot 1, Highland Lakes Road (FR 158054/1) and 7446 Highland Lakes Road, Miena (FR 158054/2)	<p>Revise the zoning of folios of the Register 158054/1 and 158054/2 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RZ2 and RZ3)</i></p>	This accords with Council's view.

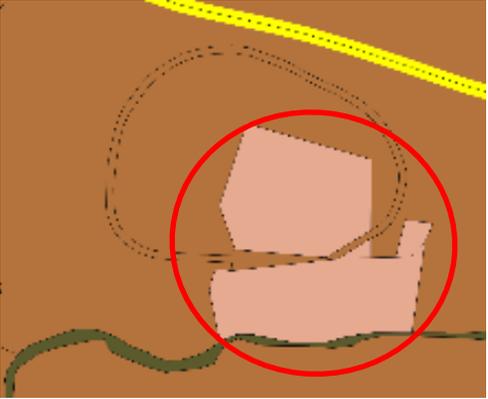
Attachment 2 – Issues Assessment Table – 8 July 2021

4.4	<ul style="list-style-type: none"> • 584 Meadowbank Road, Meadowbank (FR 18933/2, FR 163541/1 and FR 163541/1) • 380 Meadowbank Road, Meadowbank (FR 163527/1 and FR 163527/1) • Lot 1 Ellendale Road, Westerway (FR 7502/1) • 351 Ellendale Road, Fentonbury (FR 49609/1) • Meadowbank Road, Meadowbank (FR 138542/4) • McCallums Road, Fentonbury (FR 248137/1 and FR 247172/1) 	<p>Revise the zoning of folios of the Register 18933/2, 163541/1, 163527/1, 7502/1, 49609/1, 138542/4, 163527/1, 163541/1, 248137/1 and 247172/1 from Rural to Agriculture.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (AZ1)</i></p>	<p>This does not accord with Council’s view.</p> <ul style="list-style-type: none"> • 18933/2, 163541/1 and 163541/1 are a patchwork of cleared land and steep bush covered hills with a significant proportion covered by Conservation Covenants. The Rural Zone is appropriate here. • 163527/1 and 163527/1 are majority constituted by steep bush-covered hills for which the Rural Zone is appropriate. Only a small portion of this land is pasture land - along the shore of Lake Meadowbank. • 7502/1 is constituted by steep bush-covered hills for which the Rural Zone is appropriate. • 49609/1 is constituted by a steep bush-covered hill for which the Rural Zone is appropriate. • 138542/4 is constituted by steep bush-covered hills for which the Rural Zone is appropriate. • 248137/1 and FR 247172/1 are steep, predominantly bush-covered and in a forestry area for which the Rural Zone is appropriate. <p>Council’s view should be detailed in the Supporting Report.</p>
4.5	<ul style="list-style-type: none"> • ‘Woolpack’, 159 Woolpack Road, Gretna (FR 106686/1 and FR 157787/3) • Lot 3, Woolpack road, Gretna (FR 100979/3) 	<p>Revise the zoning of folios of the Register 106686/1, 157787/3 and 100979/3 from Rural to Agriculture.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (AZ1)</i></p>	<p>This does not accord with Council’s view.</p> <p>This land is on a relatively small titles constituted by steep slopes and gullies. Whilst it is cleared and under rough pasture, it is not agricultural land of any significant quality, being Class 6 ag land. It should be zoned to form an extension of the nearby Rural zoned areas.</p> <p>Council’s view should be detailed in the Supporting Report.</p>

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4.6	<ul style="list-style-type: none"> • 2780 Dennistoun Road, Interlaken (FR 165589/3 and FR 165589/2) 	<p>Revise the zoning of folios of the Register 165589/3 and 165589/2 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RZ2 and RZ3)</i></p>	This accords with Council’s view.
4.7	<ul style="list-style-type: none"> • ‘Hillcrest’, 263 Dillons Road, Ellendale (FR 203554/1) • ‘Youngara’, 170 Dillons road, Ellendale (FR 108304/1) and 120 Dillons Road, Ellendale (FR 34567/1) 	<ul style="list-style-type: none"> • Revise the zoning of folio of the Register 203554/1 from Agriculture to Rural. • Revise the zoning of folios of the Register 108304/1 and 34567/1 from Agriculture to Rural. <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RZ1 and RZ2)</i></p>	This accords with Council’s view.

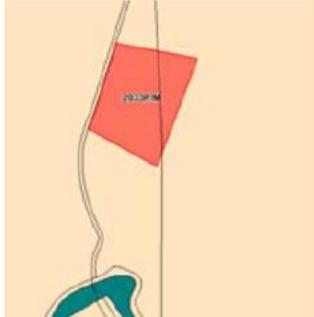
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<p>4.8</p>	<p>'Hamilton Showgrounds', 5595 Lyell Highway, Hamilton (FR 95697/1, FR 212640/1, FR 145804/1 and FR 35325/1)</p> 	<p>Revise zoning of folios of the Register FR 95697/1, FR 212640/1, FR 145804/1 and FR 35325/1 from Rural to Recreation.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RecZ 1)</i></p>	<p>This somewhat aligns with Council's view and would see most of the infrastructure of the Hamilton Showgrounds zoned appropriately.</p> <p>Three of the four titles listed are owned by Council and the fourth is owned by the DPIPW, and together they hold around 80% of the showground improvements.</p> <p>However, the area occupied and used for the showground does not align properly with the title boundaries. In other words, the fencing is significantly different from the title boundaries. There are areas owned by Council that are occupied and used by the neighbouring farmer, and vice versa.</p> <p>Council's view is that the zone boundaries should align with the actual use/occupation areas, and that a boundary adjustment ought to be pursued with the neighbouring landowner, at some point in time, to correct the many instances where the boundaries do not align with long-established use and occupation.</p> <p>Council's view should be further detailed in the Supporting Report.</p>
<p>4.9</p>	<p>Lyell Highway/Marked Tree Road, Gretna area</p> <ul style="list-style-type: none"> • FR 108593/1 • FR 102690/3 • FR 158526/1 • FR 146220/2 	<p>Revise the zoning of folios of the Register 108593/1, 102690/3, 158526/1 and 146220/2 from Rural to Agriculture.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (AZ1)</i></p>	<p>This accords with Council's view.</p>

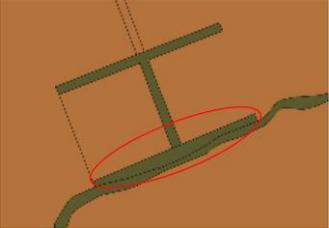
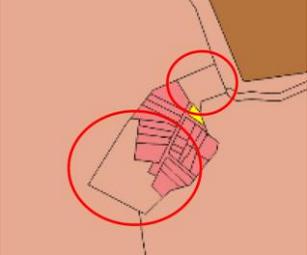
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4.10	Silver Plains Road, Lake Sorell	<p>Revise the zoning of folio of the Register 168308/2 from Rural to Agriculture and Environmental Management, and insert a split zone boundary notation aligned with the Private Sanctuary Reserve boundary to show the reserve zoned Environmental Management.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (AZ1 and EMZ1).</i></p> <p><i>To meet technical requirements consistent with Practice Note 7.</i></p>	<p>This does not accord with Council’s view in respect of the non-Private Sanctuary Reserve section (a very small proportion) which should be Environmental Management Zone.</p> <p>The land generally is highland rough summer grazing land dominated by light-to-medium tree cover.</p> <p>A small proportion of the non-Private Sanctuary Reserve section is covered by a Conservation Covenant. Council’s policy is that the zoning of such land to Environmental Management would be supported only if the owners advise that that is their desire during the public consultation process.</p> <p>It is noted that the overall title is owned by the Tasmanian Land Conservancy. It is possible (but by no means certain) that the TLC might wish for the entire property to be zoned Environmental Management. This is yet to be discovered during the public consultation process. The fact that they have established a Conservation Covenant on only a small portion of the land would indicate otherwise.</p> <p>Council’s view on this matter should be set out in the Supporting Report.</p>
4.11	Nichols Road, Elderslie (FR 119278/1)	<p>Revise the zoning of folio of the Register 119278/1 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No.1 (RZ1 and RZ2)</i></p>	<p>This title does not appear to have been the subject of correspondence between Council and the Commission before.</p> <p>It is within majority forest-cover country.</p> <p>Agree with Rural Zone.</p>

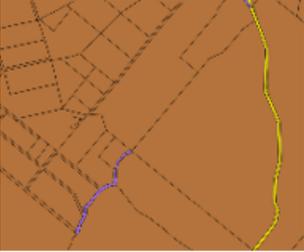
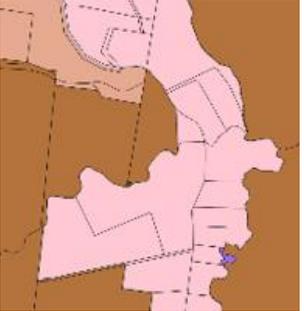
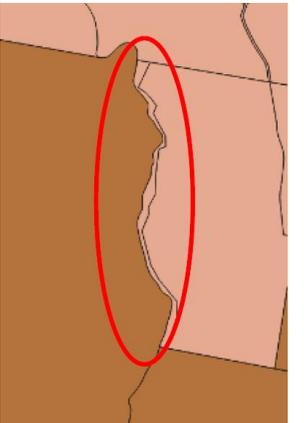
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4.12	<p>Multiple locations – Hamilton area</p> <ul style="list-style-type: none"> • FR 159231/1 • FR 51/4715 • FR 51/4716 	<p>Revise the zoning of folios of the Register 159231/1, 51/4715, and 51/4716 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RZ3)</i></p>	<p>This accords with Council’s view.</p> <p>This is the quarry area close to the town of Hamilton owned by A & K Bailey.</p>
4.13	<p>Multiple locations – Dawson Road - Ouse area</p> <ul style="list-style-type: none"> • FR 13531/1 • FR 167186/1 (west of Broad River) • FR 166928/2 • FR 166928/3 • FR 166928/4 • FR 135129/2 • FR 127707/2 	<p>Revise the zoning of folios of the Register 13531/1, 167186/1 (west of Broad River), 166928/2, 166928/3, 166928/4, 135129/2 and 127707/2 from Agriculture to Rural.</p> <p><i>Reason: To apply the zones consistent with the Section 8A Guideline No.1 (RZ3)</i></p>	<p>This accords with Council’s view.</p> <p>This is a significant forestry area that should be zone Rural rather than Agriculture.</p>
4.14	<p>Lot 1 Fourteen Mile Road, Bronte Park</p> 	<p>Revise the zoning of folio of the Register 179798/1 to Rural to reflect mining lease 2033P/M.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (RZ3)</i></p>	<p>This accords with Council’s view.</p>

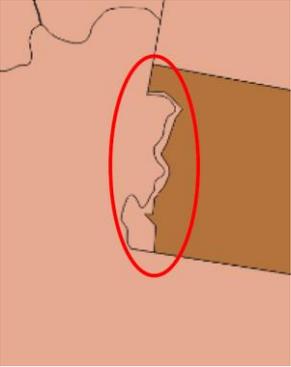
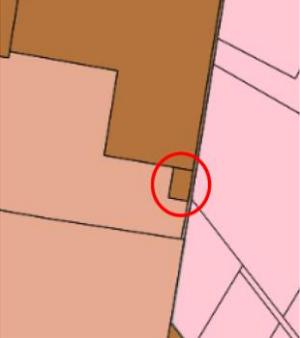
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4.15	<p>Reserve road owned by DPIPWE near Bothwell (adjacent to FR 216385/2 and FR 107380/1)</p> 	<p>Revise the zoning of the reserve road owned by DPIPWE near Bothwell (adjacent to FR 216385/2 and FR 107380/1) from Environmental Management to Agriculture.</p> <p><i>Reason: To correct an error and to apply the zones consistent with Guideline No. 1</i></p>	<p>Not significant. Minor mapping correction.</p>
4.16	<p>Bronte Lagoon Road, Bronte Park</p> 	<p>Revise the zoning of folios of the Register 141661/1 and 141661/1 from Rural to Environmental Management.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i></p>	<p>These are two sections of bush-covered Crown Land at Bronte Park No concerns are raised to this land being Environmental Management Zone.</p>
4.17	<p>Lyell Highway, Derwent Bridge</p> 	<p>Revise the zoning of DPIPWE owned riparian reserve at Lyell Highway, Derwent Bridge (adjacent to FR 212288/1) from Rural to Environmental Management.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i></p>	<p>Not significant. Minor mapping correction.</p>
4.18	<p>Lower Marshes Road, Apsley</p>	<p>Revise the zoning of folio of the Register 52646/2 from Agriculture to Environmental Management.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i></p>	<p>This is a long thin section of Crown Land along a creek. This land has not been raised before by the Commission. No concerns are raised to this land being Environmental Management Zone.</p>

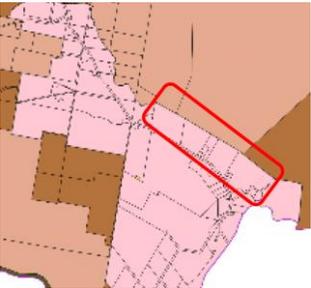
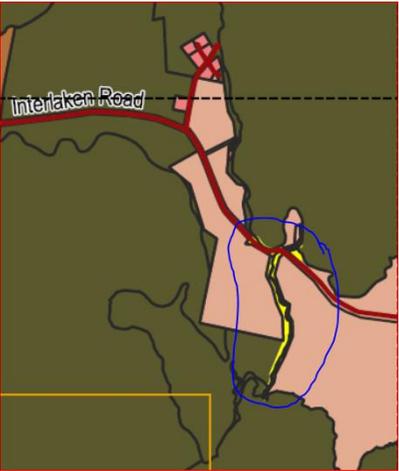
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4.19	<p>Meadowbank and Lyell Road, Hamilton</p> 	<p>Revise the zoning of DPIPW owned riparian reserve at Meadowbank and Lyell Road, Hamilton from Agriculture to Environmental Management.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i></p>	<p>Not significant. Minor mapping correction.</p>
4.20	<p>Ellendale Road, Ellendale (FR 235795/1)</p> 	<p>Revise the zoning of folio of the Register 235795/1 from Rural Living A to Environmental Management.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i></p>	<p>This is a small section of Crown Land along a creek. This land has not been raised before by the Commission. No concerns are raised to this land being Environmental Management Zone.</p>
4.21	<p>Lyell Highway, Ouse (adjacent to FR 135001/1)</p> 	<p>Revise the zoning of DPIPW owned riparian reserve at Lyell Highway, Ouse (adjacent to FR 135001/1) from Rural to Environmental Management.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i></p>	<p>Not significant. Minor mapping correction.</p>

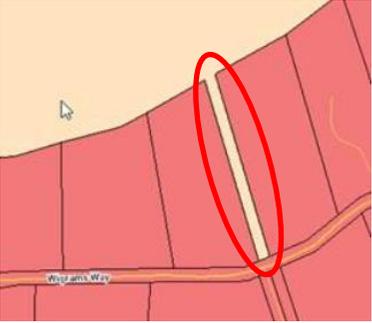
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4.22	<p>Dee River riparian reserve (adjacent to FR 211771/1)</p> 	<p>Revise the zoning of DPIPWE owned riparian reserve at Dee River (adjacent to FR 211771/1) from Rural to Environmental Management.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1 (EMZ1)</i></p>	<p>Not significant. Minor mapping correction.</p>
4.23	<p>6993 Lyell Highway and 10 Cross Street, Ouse</p>	<p>Revise the zoning of folio of the Register FR 150274/1 and PID 3412713 from Village to Community Purpose.</p> <p><i>Reason: To apply the zones consistent with Guideline No. 1s (CPZ1)</i></p>	<p>This accords with Council’s view.</p> <p>This title is part of the Ouse School. The school advised Council it wishes to retain this land as part of the school in the long term. Community Purpose zone is appropriate.</p>
4.24	<p>McCallums Road, Fentonbury (adjacent to FR 248137/1)</p> 	<p>Revise the zoning DPIPWE owned land (adjacent to FR 248137/1) from Agriculture to Rural.</p> <p><i>Reason: To be consistent with the Section 8A Guidelines (RZ1 and RZ3)</i></p>	<p>Not significant. Minor mapping amendment.</p>

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<p>4.25</p>	<p>Fentonbury and Westerway area</p> 	<p>Revise the zoning of folios of the Register 87479/1, 173557/1, 248383/1, 67638/2, 231633/1 and 67387/1 from Rural Living A to the north-east of the creek line to Rural, and insert a split zone boundary notation to reflect the creek line as the boundary.</p> <p><i>Reason: To ensure the draft Local Provisions Schedule, as far as practicable, is consistent with the Regional Land Use Strategy.</i></p> <p><i>To meet technical requirements consistent with Practice Note 7.</i></p>	<p>This is not in accordance with Council’s view.</p> <p>Council’s view is that the Rural Living zone boundary be moved from a creek near the rear boundary of most of these properties to the rear boundary, a very minor adjustment in most cases with the benefit of removing split-zoning on multiple titles.</p> <p>The only title where this adjustment would result in a significant area being rezoned is used for a tourist cabins accommodation business. Again, removing split zoning is considered desirable by Council and the Rural Living Zone was considered more appropriate than the Rural Zone for this established use.</p> <p>Councils view is that this very minor extension of the area covered by the Rural Living Zone is entirely consistent with the Regional Land Use Strategy.</p> <p>Council’s view should be detailed in the Supporting Report.</p>
<p>4.26</p>	<p>Interlaken area</p> 	<p>Revise the zoning of PID 7122924 for all land identified as part of Interlaken Ramsar Site, Ramsar wetland from Utilities to Environmental Management.</p> <p><i>Reason: To apply zoning consistent with Guideline No. 1 (EMZ1).</i></p>	<p>This is not in accordance with Council’s view.</p> <p>Council’s view is that the Clyde Water Trust irrigation infrastructure should be zoned Utilities.</p> <p>The area Council proposes to zone Utilities is a concrete canal, not a wetland as supposed by the Commission.</p> <p>Council’s view should be detailed in the Supporting Report.</p>

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<p>4.27</p>	<p>Walkway – part of 1-2 Wigrams Way, London Lakes (FR 144620/1)</p> 	<p>Revise the zoning of part of folio of the Register 144620/1 from Rural to Low Density Residential, to the walkway only, resulting in a split zone boundary that aligns with the northern property boundary of folios of the Register 116559/73 and 116559/72, and insert a split zone boundary notation.</p> <p><i>Reason: To be consistent with the Section 8A Guidelines (LDRZ1).</i></p> <p><i>To meet technical requirements consistent with Practice Note 7.</i></p>	<p>This accords with Council’s view.</p>
<p>4.28</p>	<p>All zone maps – zoning roads</p>	<p>Revise the GIS and PDF mapping so that where the zones are different on each side of a road casement, the zone boundary follows the road centreline (unless specific zoning of the road casement is required).</p> <p><i>Reason: To meet technical requirements consistent with Practice Note 7.</i></p>	<p>Not significant. Minor mapping correction.</p>

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1. Code overlay maps

No.	Description	Direction	Assessment and Recommendation to Council
5.1	C6.0 Local Historic Heritage Code – Local Heritage Places overlay	<p>Revise the Local Heritage Places overlay as a consequence of the revised CHI-Table C6.1 Local Heritage Places directed above, by deleting local heritage places from the overlay maps.</p> <p><i>Reason: To apply the overlays consistent with Guideline No. 1.</i></p>	<p>This accords with Council’s view that, if the spatial extent of Local Heritage listings cannot be amended to accord with the corresponding Tasmanian Heritage Register listings, they should be removed in order to remove the unnecessary encumbrance of ‘heritage status’ on many large rural titles.</p> <p>This situation should be detailed in the Supporting Report.</p>
5.2	C7.0 Natural Assets Code – Waterway and Coastal Protection Area overlay	<p>Modify the Waterway and Coastal Protection Area overlay maps by applying the overlay to reduce the widths of buffer areas to 10m where a watercourse adjoins the Low Density Residential and Local Business Zones at Bothwell, Miena and Wilberville.</p> <p><i>Reason: To accurately show the Waterway and Coastal Protection Areas on the overlay map consistent with Table C7.3 and to provide for the effective operation of the provisions.</i></p>	<p>This accords with Council’s view.</p>
5.3	C7.0 Natural Assets Code – Waterway and Coastal Protection Area overlay	<p>Modify the Waterway and Coastal Protection Area overlay maps to apply the overlay to the full extent of water bodies, lakes and artificial water storages surrounded by buffer areas or wetlands, identified in the guidance map published on TheList (including filling gaps over water by merging the areas depicted on the guidance map with the current IPS Waterway and Coastal Protection Areas layer).</p> <p><i>Reason: To accurately show the Waterway and Coastal Protection Areas on the overlay map consistent with Guideline No. 1 and to provide for the effective operation of the provisions.</i></p>	<p>This accords with Council’s view.</p> <p>Under the State’s Guideline No.1, this overlay must align with the State-provided overlay.</p>

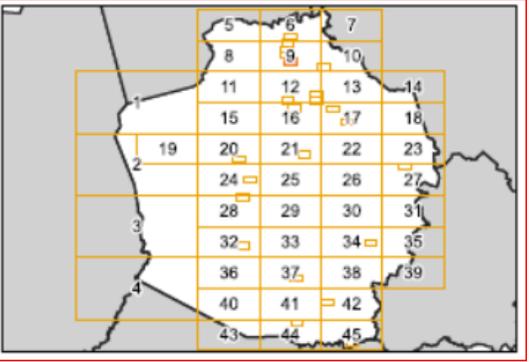
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No.	Description	Direction	Assessment and Recommendation to Council
5.4	C7.0 Natural Assets Code – Priority Vegetation Area overlay	<p>As a consequence of revised zoning directed above, revise the Priority Vegetation Area overlay maps to ensure that the overlay is applied to all of the applicable zones listed in clause C7.2.1(c) of the Natural Assets Code (including the Utilities Zone) and is not applied to zones listed in NAC 13 of Guideline No. 1, with the area of the overlay based on the unedited version of the Regional Ecosystem Model mapping.</p> <p><i>Reason: To accurately show the overlay consistent with Guideline No. 1 (NAC 13) and to provide for the effective operation of the provisions.</i></p>	<p>This accords with Council’s view. Under the State’s Guideline No.1, this overlay must align with the State-approved overlay.</p>

2. Technical matters – zone and code overlay pdf maps

No.	Description	Direction	Assessment and Recommendation to Council
6.1	Overlap or underlap of municipal boundary	<p>Remove any zone or overlay shown outside the municipal area according to the Central Plan Register (CPR) map (including notes), also shown as the Local Government Areas layer on the List, and fill any underlap of zone or overlay within the municipal area boundary.</p> <p><i>Reason: To accurately show the zones and overlays and to provide for the effective operation of the provisions.</i></p>	<p>Not significant. Minor mapping corrections.</p>

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No.	Description	Direction	Assessment and Recommendation to Council
6.2	<p>Grid lines of map legend</p> 	<p>Show all gridlines for each map scale, as shown in the map legend, on each of the pdf map sheets.</p> <p><i>Reason: To meet technical requirements consistent with Practice Note 7.</i></p>	<p>Not significant. Minor map formatting corrections.</p>
6.3	<p>Zone legend</p>	<p>Revise the zone map legend to include all zones arranged in order of zone number in the SPPs (however, do not include zone numbering), as shown below:</p> <p>Correct example of zone legend:</p>  <p><i>Reason: To meet technical requirements consistent with Practice Note 7.</i></p>	<p>Not significant. Minor map formatting corrections.</p>

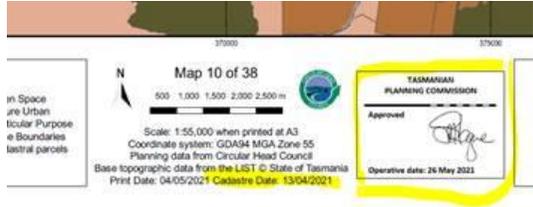
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No.	Description	Direction	Assessment and Recommendation to Council
6.4	<p>Base layer display – water symbology</p>  <p>Water to be removed:</p> <p>Water</p> <p><i>Reason: To accurately show the zones and overlays and to provide for the effective operation of the provisions.</i></p> <p><i>To meet technical requirements consistent with Practice Note 7.</i></p> <p>Legend</p> <p>Communications station buffer area Water Cadastral parcels</p>	<p>Remove the blue water symbology from the pdf overlay map base layer display, as shown in the example below:</p>	<p>During the formulation of the draft LPS maps, Council added waterway and roads information to the maps so that they could be understood and used.</p> <p>Unfortunately, the official version of these maps must not include such locational information.</p> <p>This will mean that, during the public consultation process, it will not be possible for members of the public to understand the formal maps. For example, locating a property.</p> <p>It will be necessary, therefore, for Council to produce an informal set of Draft LPS maps to publicly exhibit along side the formal set. The informal set will depict roads, rivers, settlements, etc. to facilitate the public consultation process.</p>

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No.	Description	Direction	Assessment and Recommendation to Council
6.5	<p>Base layer display – road symbology and cadastre line</p> 	<p>Remove the red road symbology from the pdf overlay map base layer display and reduce the cadastre line thickness on the pdf overlay map base layer display.</p> <p><i>Reason: To accurately show the zones and overlays and to provide for the effective operation of the provisions.</i></p> <p><i>To meet technical requirements consistent with Practice Note 7.</i></p>	<p>During the formulation of the draft LPS maps, Council added waterway and roads information to the maps so that they could be understood and used.</p> <p>Unfortunately, the official version of these maps must not include such locational information.</p> <p>This will mean that, during the public consultation process, it will not be possible for members of the public to understand the formal maps. For example, locating a property.</p> <p>It will be necessary, therefore, for Council to produce an informal set of Draft LPS maps to publicly exhibit along side the formal set. The informal set will depict roads, rivers, settlements, etc. to facilitate the public consultation process.</p>

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No.	Description	Direction	Assessment and Recommendation to Council
6.6	Reference area of pdf map sheets	<p>Revise the reference data on each pdf map sheet to include the cadastre date that the base layer display is based upon, as shown below.</p> <p>Revise the reference area on each pdf map sheet where legends and reference data are displayed to provide a blank space for the Commission’s stamp to be placed once the LPS is approved, as shown below.</p> <p>Example of cadastre date and space for Commission’s stamp highlighted in yellow:</p>  <p><i>Reason: To meet technical requirements consistent with Practice Note 7 and to facilitate LPS approval.</i></p>	Not significant. Minor map formatting corrections.

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Additional issues not listed in the Commission’s Section 35 Notice:

Council had requested that the Attenuation Area surrounding the now-redundant sewage ponds at the Great Lake Hotel be removed from the overlay. As the ponds have been decommissioned, this unnecessarily encumbers a substantial area of land. The Commission has advised that it is not possible to make this adjustment.

Council’s view should be explained in the Supporting Report.

There are extensive areas of land that Council considers appropriate to zone as Rural rather than Agriculture. Typically, Council’s final position on the zoning of such land has been described to the Commission as follows:

High altitude rough seasonal pastureland. Class 6 agricultural land. Patch of private land surrounded by public production forest land. A PTR itself. A predominant forestry / rough pasture area. Part of broad area of such land. Zone Rural.

The Commission has not taken on board these final recommendations by Council.

Council’s view should be explained in the Supporting Report.