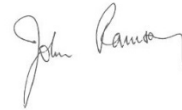


Approved



Effective date: 28 November 2023

TASMANIAN PLANNING COMMISSION

Tasmanian Planning Scheme – Central Highlands

Draft amendment 2023-01

CHI-S1.0 Meadowbank Lake Specific Area Plan

1. Insert CHI-S1.0 - Meadowbank Lake Specific Area Plan

CHI-S1.1 Plan Purpose

The purpose of the Meadowbank Lake Specific Area Plan is:

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| CHI-S1.1.1 | To recognise and protect the operation of the Meadowbank Lake Hydro-electric Power Station from incompatible use and development. |
| CHI-S1.1.2 | To ensure that on-site wastewater management does not contribute to adverse impacts on water quality. |
| CHI-S1.1.3 | To recognise Meadowbank Lake as the premier water-skiing facility in the State and to support associated use and development whilst managing other use and development to minimise conflict between activities. |
| CHI-S1.1.4 | To encourage the use and development of Meadowbank Lake and the adjoining land for tourism, recreational and visitor accommodation purposes whilst maintaining and enhancing the natural, cultural and landscape values of the area. |
| CHI-S1.1.5 | To recognise and protect Aboriginal heritage values. |
| CHI-S1.1.6 | To encourage co-ownership and sharing of aquatic structures such as boat ramps, jetties, pontoons and water-based sports infrastructure. |
| CHI-S1.1.7 | To protect the lake foreshore landscape, from becoming over-crowded with buildings for Visitor Accommodation. |
| CHI-S1.1.8 | To encourage the orderly and strategic development of appropriately scaled and located Visitor Accommodation, particularly camping and caravan parks and overnight camping areas. |
| CHI-S1.1.9 | To provide for Resource Development and Resource Processing compatible with recreation and tourism's use of the area. |

CHI-S1.1.10 To provide for use and development which does not compromise the significant role the lake plays in the Greater Hobart drinking water system.

CHI-S1.2 Application of this Plan

CHI-S1.2.1 The specific area plan applies to the area of land designated as Meadowbank Lake 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 Zone; and
- (b) Environmental Management Zone,

as specified in the relevant provision.

CHI-S1.2.3 Applications requiring assessment against the CHI-S1.7.6 performance criteria will be referred to Aboriginal Heritage Tasmania as part of the Section 57 notification under the Act.

CHI-S1.2.4 Applications requiring assessment against the CHI-S1.7.7 performance criteria will be referred to Hydro Tasmania as part of the Section 57 notification under the Act.

CHI-S1.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

CHI-S1.4 Definition of Terms

CHI-S1.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
aquatic structure	means boat ramp, jetty, pontoon and water-based sports infrastructure.
full supply level	means the level of the lake at its maximum operational level, as determined by Hydro Tasmania. The full supply level is 73.15m AHD shown on an overlay map and in Figure CHI-S1.1.
land application area	means an area of land used to apply effluent from a wastewater treatment unit and reserved for future wastewater application.
master development plan	means a site-specific master plan including maps, diagrams and written documentation demonstrating: <ul style="list-style-type: none"> (a) the concept design and location of all buildings and associated works, including vehicular access and parking; (b) the concept design and location of any facilities used in association with Visitor Accommodation; (c) access points to the public road network, internal roads and parking areas;

	<p>(d) the location of any existing or proposed aquatic structures on the foreshore or on Meadowbank Lake;</p> <p>(e) landscaping of the site to minimise the visual impact of development on views to the site from Meadowbank Lake;</p> <p>(f) how the development maintains and enhances the natural, cultural and landscape values of the area and complies with the plan purpose statements;</p> <p>(g) an operational plan including:</p> <ul style="list-style-type: none"> (i) waste management; (ii) complaint management; (iii) noise management; and <p>(h) any staging of operations or development including estimated timeframes.</p>
suitably qualified person (on-site wastewater management)	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience, knowledge, expertise or practice in undertaking on-site wastewater management system design in accordance with AS/NZS 1547.

CHI-S1.5 Use Table

This clause is in substitution for Rural Zone – clause 20.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.
Utilities	If for minor utilities.
Permitted	
Resource Development	If for an agricultural use, excluding controlled environment agriculture, tree farming and plantation forestry.
Utilities	If for: (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.
Discretionary	

Community Meeting and Entertainment	
Food Services	
Pleasure Boat Facility	If for a boat ramp, jetty, pontoon. If not for a marina.
Research and Development	
Residential	If for: (a) a single dwelling; or (b) a home-based business; and (c) not listed as Permitted.
Resource Development	If not listed as Permitted.
Resource Processing	If for a winery, brewery, cidery or distillery.
Sport and Recreation	
Tourist Operation	
Utilities	If not listed as Permitted.
Visitor Accommodation	If for a holiday cabin, backpackers hostel, bed and breakfast, camping and caravan park, or overnight camping area.
Prohibited	
All other uses	

CHI-S1.6 Use Standards

CHI-S1.6.1 Discretionary use

This clause is in substitution for Rural Zone – clause 20.3.1 Discretionary use and is in addition to Environmental Management Zone – clause 23.3.1 Discretionary use.

Objective:	That uses listed as Discretionary recognise and are compatible with the natural, cultural and landscape values of Meadowbank Lake and the plan purpose statements.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 A use listed as Discretionary must be consistent with the natural, cultural and landscape values of Meadowbank Lake and the plan purpose statements, having regard to: (a) the significance of the natural, cultural, and landscape values;	

	<ul style="list-style-type: none"> (b) the protection, conservation and management of the values; (c) the location, intensity and scale of the use and impacts on existing use and other lake activities; (d) the characteristics and type of use; (e) impact of traffic generation and parking requirements; (f) any emissions and waste produced by the use; (g) the storage and holding of goods, materials and waste; and (h) the proximity of sensitive uses.
<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> <ul style="list-style-type: none"> (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; and (d) any off site impacts from adjoining uses.

CHI-S1.6.2 Visitor Accommodation

This clause is in substitution for Rural Zone – clause 20.3 Use Standards

Objective:	Visitor Accommodation does not cause an unreasonable loss of amenity or impact on the natural, cultural or landscape values of the area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor Accommodation must:</p> <ul style="list-style-type: none"> (a) have not more than 1 visitor accommodation unit per title; (b) accommodate guests in existing buildings, or (c) have no more than 5 campsites or caravan park sites per title. 	<p>P1</p> <p>Visitor Accommodation must be in accordance with suitable master development plan prepared to the satisfaction of the Planning Authority</p>

CHI-S1.7 Development Standards for Buildings and Works

CHI-S1.7.1 Building height

This clause is in substitution for Rural Zone – clause 20.4.1 Building height and Environmental Management Zone – clause 23.4.2 Building height, setback and siting A1 and P1.

Objective:	That buildings height is compatible with the natural, cultural and landscape values of the area and protects the visual and visitor accommodation amenity of adjoining properties.	
Acceptable Solutions	Performance Criteria	
A1 Building height must be not more than: (a) 4m for a camping and caravan park or overnight camping area; (b) 5m for any Tourist Operation or Visitor Accommodation excluding a camping and caravan park or overnight camping area; (c) 5m for an outbuilding; and (d) 8m for any other building and works.	P1 Building height must be compatible with the landscape values of the area, having regard to: (a) the height, bulk and form of proposed buildings; (b) the height, bulk and form of adjacent existing buildings; (c) the topography of the site; (d) the visual impact of the buildings when viewed from Meadowbank Lake, its foreshore or public places; and (e) the landscape values of the surrounding area.	

CHI-S1.7.2 Setbacks and Siting

This clause is in substitution for Rural Zone – clause 20.4.2 Setbacks.

Objective:	That building setback and siting is compatible with the natural, cultural and landscape values of the area and protects the visual and visitor accommodation amenity of adjoining properties	
Acceptable Solutions	Performance Criteria	
A1 Buildings and works, excluding for a camping and caravan park or overnight camping area, must have a setback not less than 100m from full supply level.	P1 Buildings and works, excluding for a camping and caravan park or overnight camping area, must have a setback not less than 40m from full supply level and must be compatible with the natural, cultural and landscape values of the area and protect the amenity of the adjoining properties having regard to: (a) the visual amenity of the rural setting when viewed from adjoining properties, or from Meadowbank Lake, its foreshore or public places; and (b) impacts of any stormwater discharge directly into Meadowbank Lake.	
A2 Buildings must have a setback from all boundaries of not less than 20m.	P2 Buildings must be sited to not cause an unreasonable loss of visitor accommodation amenity, or impact on landscape values of the site, having regard to:	

	<ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk, and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; (f) the appearance when viewed from adjacent property; (g) the landscape values of the area; and (h) the plan purpose statements.
<p>A3</p> <p>Buildings and works for a camping and caravan park or overnight camping area must have a setback not less than 40m from full supply level.</p>	<p>P3</p> <p>Buildings and works for a camping and caravan park or overnight camping area must have a setback not less than 20m from full supply level, only if compliance with the Acceptable Solution cannot reasonably be achieved due to site constrains.</p>
<p>A4</p> <p>Individual campsites or caravan park sites must be no more than 50m² in area.</p>	<p>P4</p> <p>No performance criteria</p>
<p>A5</p> <p>Buildings for a sensitive use must be separated from the boundary of an adjoining property outside the Specific Area Plan in the Rural Zone or Agriculture Zone a distance of:</p> <ul style="list-style-type: none"> (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building. 	<p>P5</p> <p>Buildings for a sensitive use must be sited to not conflict or interfere with uses in the Rural Zone or Agriculture Zone outside the Specific Area Plan, having regard to:</p> <ul style="list-style-type: none"> (a) the size, shape and topography of the site; (b) the separation from those zones of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of land in the adjoining zones; (d) any buffers created by natural or other features; and (e) any proposed attenuation measures.

CHI-S1.7.3 Access

This clause is in addition to Rural Zone – clause 20.4.3 Access for new dwellings.

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

CHI-S1.7.4 Landscape Protection

This clause is an addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

<p>Objective:</p>	<p>That buildings and works are compatible with the landscape values of the site and surrounding area and managed to minimise adverse impacts.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings and works must:</p> <ul style="list-style-type: none"> (a) be located within a building area, if shown on a sealed plan; or (b) be an alteration or extension to an existing building providing it is not more than the existing building height; and (c) not include cut and fill greater than 1m; and (d) be on a site not requiring the clearing of native vegetation; and (e) be not less than 10m in elevation below a skyline or ridgeline. 	<p>P1.1</p> <p>Buildings and works must be located to minimise impacts on landscape values, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation, and <p>P1.2</p> <p>be located in an area requiring the clearing of native vegetation only if:</p> <ul style="list-style-type: none"> (a) 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 functional requirements of infrastructure; and

	(b) the extent of clearing is the minimum necessary for bushfire protection.
<p>A2</p> <p>Buildings and works for a camping and caravan park or overnight camping ground must be of a temporary nature, such as not having footings and with the capacity to be easily removed from the site.</p>	<p>P2</p> <p>Buildings and works for a camping and caravan park or overnight camping ground of a permanent nature must be for one or more of the following purposes:</p> <p>(a) a communal toilet/shower/laundry facility;</p> <p>(b) storage;</p> <p>(c) a site office or reception building.</p>
<p>A3</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>P3</p> <p>Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to:</p> <p>(a) the appearance of the building when viewed from roads or public places in the surrounding area;</p> <p>(b) any screening vegetation; and</p> <p>(c) the nature of the exterior finishes.</p>

CHI-S1.7.5 Aquatic structures

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works and Environmental Management Zone – clause 23.4 Development Standards for Building and Works.

<p>Objective:</p>	<p>That permanent aquatic structures such as pontoons, boat ramps and jetties on Meadowbank Lake or its foreshore are only constructed as necessary and are safe, functional, and do not detract from the natural, cultural and landscape values of the area or impede recreational use or the operational needs of Hydro Tasmania.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>An aquatic structure is:</p> <p>(a) for the replacement of an existing structure;</p> <p>(b) provided by or on behalf of the Crown, council or a State Authority; and</p> <p>(c) the rationalisation of two or more structures on Meadowbank Lake or its foreshore.</p>	<p>P1</p> <p>Aquatic structures must avoid adverse impacts on the natural, cultural and landscape values of Meadowbank Lake and only be constructed as necessary and safe having regard to:</p> <p>(a) the advice and operational needs of Hydro Tasmania;</p> <p>(b) rationalising existing aquatic structures as far as practicable;</p> <p>(c) avoiding the proliferation of aquatic structures in the immediate vicinity;</p> <p>(d) the demonstrated need for the aquatic structure; and</p>

	(e) the plan purpose statements.
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CHI-S1.7.6 Aboriginal Heritage

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

Objective:	That Aboriginal heritage is not inappropriately disturbed.	
Acceptable Solutions	Performance Criteria	
A1 Building and works: (a) must not involve excavation; (b) the application is accompanied by a record of advice and Unanticipated Discovery Plan, issued by Aboriginal Heritage Tasmania; or (c) is in accordance with an Approved Permit issued by the Minister for Aboriginal Affairs under Section 14 of the <i>Aboriginal Heritage Act 1975</i> .	P1 Building and works must not inappropriately disturb Aboriginal heritage, having regard to any: (a) advice received from Aboriginal Heritage Tasmania; or (b) Aboriginal cultural heritage assessment by a suitably qualified person.	

CHI-S1.7.7 Protection of Lake Operation

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

Objective:	That the operation of the lake for hydro-electric power generation and as a major source of potable water for greater Hobart is not compromised.	
Acceptable Solutions	Performance Criteria	
A1 Buildings and works within 20 metres of the full supply level must be accompanied by the written support of Hydro Tasmania, with or without conditions.	P1 Buildings and works within 20m of the full supply level must: (a) not hinder the operation of the lake for hydro-electric generation purposes; and (b) not compromise water quality; having regard to any advice received from Hydro Tasmania and/or relevant authority.	

CHI-S1.7.8 On-site wastewater management

This clause is in addition to Natural Assets Code – Clause C7.6.1 Development Standards for Buildings and Works

Objective:	That on-site wastewater management does not contribute to adverse impacts on water quality.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Land application area must be 100m from full supply level.</p>	<p>P1</p> <p>Land application area must be of sufficient size and location to adequately manage wastewater treatment so that there are no adverse impacts on water quality in Meadowbank Lake, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb waste water; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground and surface waters; (h) any adverse environmental impact on surrounding properties and the locality; (i) any cumulative adverse impacts on the operation of the wastewater treatment system created by any nearby waste water treatment systems; (j) the benefit, or otherwise, of collective wastewater treatment systems; and (k) written advice from a suitably qualified person (onsite wastewater management) about the adequacy of the on-site wastewater management system.

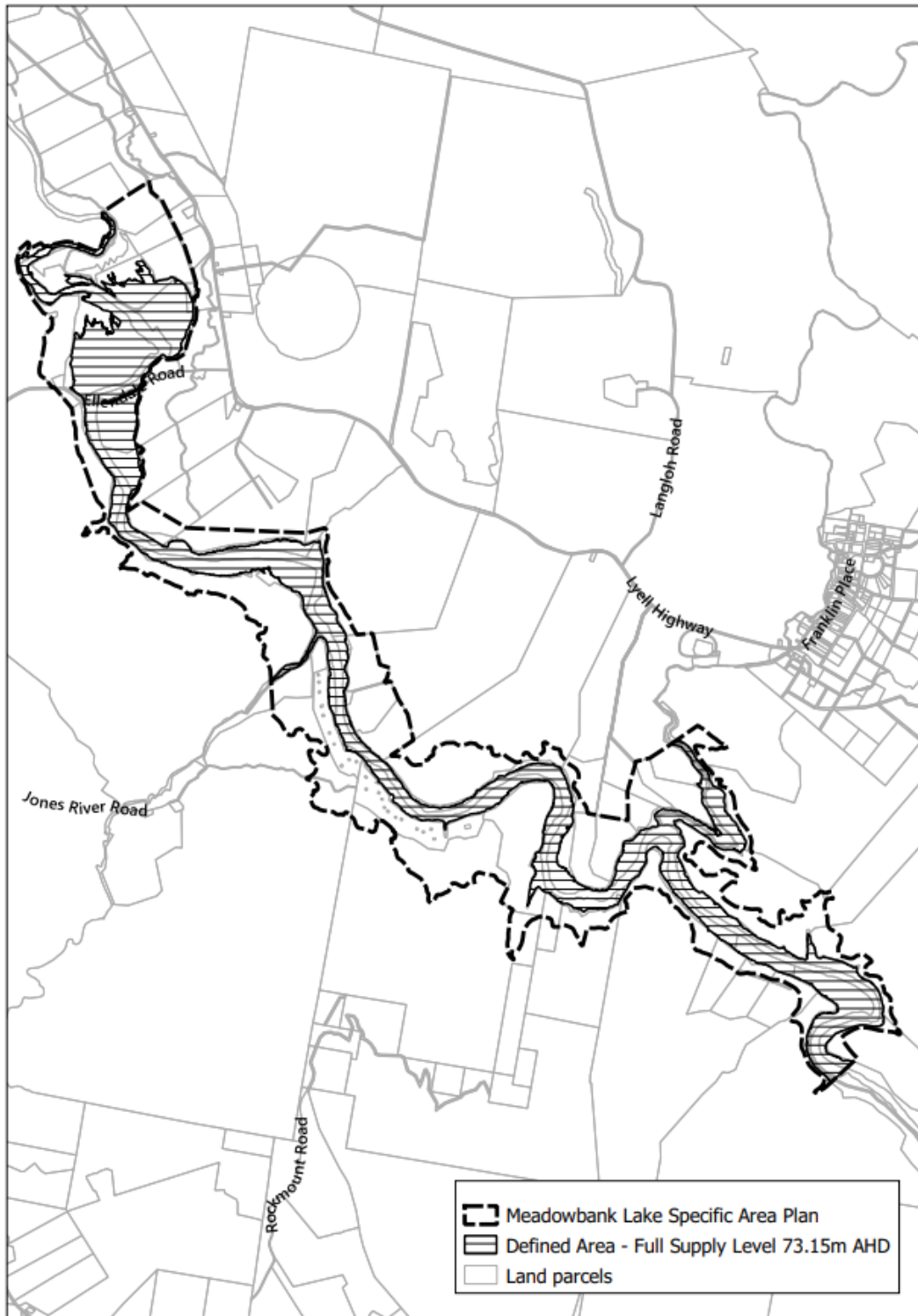
CHI-S1.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

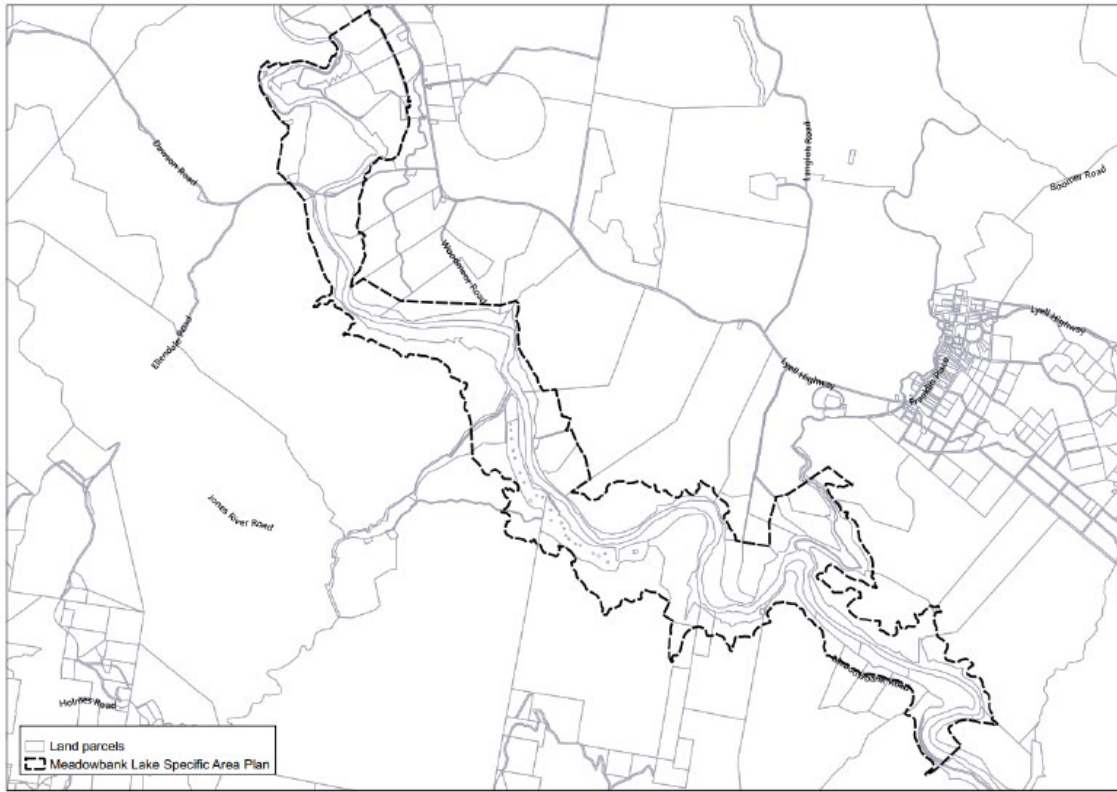
CHI-S1.9 Tables

This sub-clause is not used in this specific area plan.

Figure CHI-S1.1. Specific Area Plan application area and extent of Full Supply Level



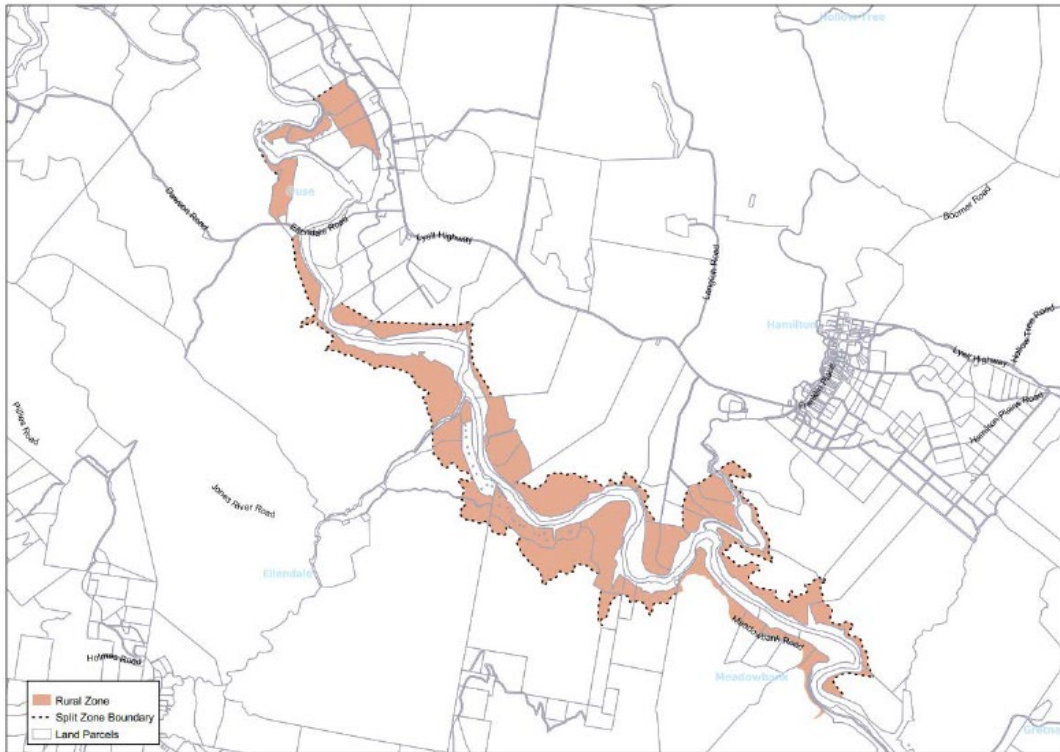
2. Apply CHI-S1.0 Meadowbank Lake Specific Area Plan overlay to land at Meadowbank Lake, as shown below:



3. Apply Defined Area – Full Supply Level 73.15m AHD within CHI-S1.0 Meadowbank Lake Specific Area Plan overlay, as shown below:



4. Apply the Rural Zone to land with the boundaries of CHI-S1.0 Meadowbank Lake Specific Area Plan overlay, as shown below:



5. Apply the Priority Vegetation Area overlay to land within the boundaries of CHI-S1.0 Meadowbank Lake Specific Area Plan overlay, as shown below:

