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LAKE MEADOWBANK PLANNING PROJECT BACKGROUND REPORT

prepared for the
Central Highlands Council in partnership with
Hydro Tasmania and the Department of Economic Development, Tourism and the Arts

September 2013



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1. LAKE MEADOWBANK PLANNING PROJECT

1.1 CONTEXT

Lake Meadowbank is located in the Derwent Valley, between the towns of Hamilton and Ouse, around 80km north-west of Hobart, within the Central Highlands Local Government Area.

The lake is situated in a rural setting, surrounded by rolling grassy hills typical of the area, with a backdrop of native bushland to the west. Lake Meadowbank is relatively narrow in width at some locations, with grassy and rocky banks interspersed with small pockets of remnant native vegetation. The south-eastern banks are very steep, with evidence of landslip visible on the lower slopes. Figure 1.1 and 1.2 show images of Lake Meadowbank landscape setting and existing infrastructure.

Lake Meadowbank is the last lake in the Lower Derwent hydro-power run-of-river system. The Meadowbank Power Station is located at the southern end of the lake. Hydro Tasmania manages the lake for electricity generation purposes, including jurisdiction over a narrow strip of land around the majority of the lake edge. Lake Meadowbank is the last major storage in the drinking water catchment for the Greater Hobart Area. Hydro Tasmania reserves the right to operate the lake over a range of around 6 metres and in a manner that acknowledges the multiple use of the lake and attempts to minimise potential inconvenience and conflict to other users where possible.

The land surrounding the lake is predominately agricultural, used for sheep and cattle grazing, and cropping to a lesser extent. Other land uses include a small-scale 'farm stay' visitor accommodation business and a commercial orchard.

Public access is via Ellendale Road at the northern end of the lake, off the Lyell Highway. Other vehicular access is restricted to private landowners and visitors camping on their land. Meadowbank Road via the Gordon River Road, provides access to the Meadowbank Ski Club site on the south western side of the lake, and to private shacks and campsites in this general area.

Meadowbank Road is a gravel road. Operational access to the southern end of the lake, where the dam wall and the Meadowbank Power Station is located, is via Meadowbank Dam Road off the Lyell Highway. This road is not open to the public.



Photo 1. Sandstone outcrops along the eastern shoreline of the lake.



Photo 2. Grassy hills on the south-eastern shore of the lake, in summer. The southern ski club site is seen on the left.



Photo 3. The northern section of the lake and surrounds in spring.

Photo 4 (Opposite). Scene showing the narrow width characteristic of the lake. The houses on the western shore were saved from the 2013 bushfire that burnt through the forested hills from Lake Repulse to the north.



Figure 1.1. Lake Meadowbank Setting



Photo 1. Caravan campsite on private land at the northern end of the lake.



Photo 2. Example of a semi-permanent campsite on the eastern side of the lake.



Photo 3. Example of a caravan campsite on the eastern side of the lake, with timber decks attached.



Photo 4. Part of the northern Meadowbank Ski Club site on the western side of the lake, showing campsites, jetties and pontoons.



Photo 5. Part of the northern ski club site on the western shore of the lake, showing roof/verandah structures and decks attached to caravans.



Photo 6. Part of the southern ski club site on the south-western shore, at the lakes widest point.

Figure 1.2. Existing Infrastructure



Photo 7. Recently refurbished toilet and shower block at the northern ski club site - located more than 100m from the lake edge.



Photo 8. Example of multiple small jetties at the southern ski club site.



Photo 9. Informal boat ramp on private property.



Photo 10. Example of a jetty servicing a campsite on private land.



Photo 11. Ski jump and slalom course at the southern end of the lake.



Photo 12. Example of a jetty servicing a campsite on private land.

Figure 1.2. Existing Infrastructure (continued).

In addition to its operational role for hydro-generation storage, Lake Meadowbank is an important recreational asset on a local, regional and state level. Recreational users are attracted to the lake for water skiing and associated water sports (e.g. wake boarding), fishing and camping. Sightseeing and picnicking also occur at the northern end of the lake where there are basic facilities.

Water skiing is the dominant recreational activity – the lake has been the home base of the Lake Meadowbank Ski Club for several decades. The slalom course at the southern end of the lake was previously of a national standard, allowing high-level competitions and skills development to be hosted by the Club. Turning constraints due to the location of a Hydro Tasmania safety barrier mean that the current course is too restricted to meet national standards. The Club are negotiating with Hydro Tasmania to relocate the barrier.

The Meadowbank Ski Club has two established and well-managed campsites on the lake (one owned by the Club, the other leased). Club membership is strong, with club campsites at capacity and a waiting list for sites in place. The popularity of the lake for water skiing has led to camping pressures, with skiers not affiliated with, or cannot be accommodated by the Club, seeking alternative camping opportunities on the lake. As a result, campsites have been established on private land over a period of many years, with limited regulation. The number of campsites continues to grow, and concerns have been raised about the impacts of this unregulated camping, including proximity of pit toilets to the lake edge, burgeoning campsites and infrastructure (e.g. decks, storage). There have been increasing pressure on public and private landowners to control and manage site impacts.

There are also growing pressures for the development of dwellings around the lake. In the last few years, Council has approved applications for the strata development of semi-permanent dwellings (holiday homes) and subdivision of some land parcels along the lake edge. The limited viability of farming in the area means that some landowners will continue to explore other financial opportunities – further subdivision and/or strata development is a possibility around Lake Meadowbank, subject to the provisions of the Planning Scheme.

The recreational popularity of the lake and associated impacts, the existing and future development pressures, and the limited planning guidance provided by the *Central Highlands Planning Scheme 1998* are the impetus for this project.

A state-wide planning reform process is currently underway. Draft regional model planning schemes have been prepared, based on a state template, with common zoning and other provisions to improve consistency.

The planning tools developed/refined as part of this project need to be consistent with the direction of the draft state planning scheme template and Regional Land Use Strategy, to ensure that the outcomes of the project are consistent with the direction of the State planning reform.

The Lake Meadowbank Planning Project is being lead by the Central Highlands Council, in partnership with Hydro Tasmania and the Department of Economic Development, Tourism and the Arts (DEDTA).

1.2 PROJECT PURPOSE

The purpose of this project is to:

facilitate a higher level of planning rigour, primarily through the *Central Highlands Planning Scheme 1998*, specific to the environmental and social characteristics of Lake Meadowbank;

provide a mechanism/s to improve the management of the environmental, cultural and recreational values of the Lake Meadowbank area, to ensure that the values for which the lake are known are maintained into the future;

broadly determine what may be appropriate development opportunities around Lake Meadowbank, and where development may best be located;

develop a planning tool/s to improve consistency in development appraisal within the Lake Meadowbank area; and

consider how the outcomes of this project can be applied to other lakes in the Central Highlands municipality, and elsewhere in the state.

1.3 PROJECT APPROACH

The Lake Meadowbank Planning Project has been a collaborative project. This has involved working with Council, Hydro Tasmania and DEDTA staff to develop an outcome that meets the expectations of the partner organisations, and will provide a clear planning direction for Lake Meadowbank, consistent with the direction of the state planning reform.

In brief, the approach to the project included:

- background research and an initial site visit and workshop with representatives from the partner organisations;

- arranging meetings or phone conversations with private landowners adjoining the lake, to gain a better understanding of land use planning issues and opportunities from those who live in the area, and have financial and lifestyle interests there;

- meetings or phone conversations with other key stakeholders, including the Inland Fisheries Service (IFS), Marine and Safety Tasmania (MAST), and the Meadowbank Waterski Club;

- undertaking a strategic assessment of the current management and planning issues and opportunities, and the likely development pressures relevant to Lake Meadowbank;

- preparing a draft Specific Area Plan and this background report; and

- holding a meeting with the partner organisations to review and revise the draft background report and Specific Area Plan.

2. OVERVIEW OF THE ISSUES

The issues identified through site investigations, stakeholder consultation, and research are summarised below under the following categories:

management and planning issues;

environmental issues; and

recreational use issues.

The issues are listed in no particular order, and many cross categories. Figure 2.1 illustrates some of these issues with photos taken during the site visit.

Table 1 in Attachment 1 provides a summary of the planning and management tools that could be implemented to respond to these issues.

2.1 MANAGEMENT AND PLANNING ISSUES

Management and planning issues include:

limited guidance provided by the provisions in the current planning scheme applicable to development around Lake Meadowbank;

lack of consistency in the application of planning controls to development around the lakeside and adjoining areas;

limited enforcement of planning controls and regulations;

some areas of undeveloped land along the lakeside, with the potential to be developed in the future – given the limited planning guidance and provision within the current planning scheme;

the use of strata titles to allow for the development of ‘visitor accommodation’ as a means to develop permanent and semi-permanent dwellings, where the current zoning prohibits subdivision and development of multiple dwellings;

lack of clarity regarding management responsibilities around issues of land tenure and management responsibility;

the limited jurisdiction of Hydro Tasmania – although responsible for the operation of the lake as part of the run-of-river system, the lakeside land under Hydro Tasmania ownership is very narrow;

the number, varying quality and safety of aquatic structures around the lake (e.g. jetties and pontoons), and the lack of enforcement of standards for some of these structures;

the number and standard of semi-permanent structures and caravans around the lake, which have accumulated over many years; and

limited viability of some of the agricultural land adjoining the lake, influencing some land owners to consider strata development or leasing of caravan sites to provide an alternative revenue stream.

2.2 ENVIRONMENTAL AND CULTURAL ISSUES

Environmental and cultural issues include:

significant Aboriginal cultural values are known from the Lake Meadowbank area – artefacts and other cultural remains have been recorded from sites along the lakeside;

the visual impact of buildings, campsites and roads and tracks when viewed from the lake;

loss of native vegetation from the lakeside and adjoining land;

bushfire risks – particularly on the western side of the lake, where dry forested hills adjoin significant tracts of bushland, and the limited egress options;

open campfires, potentially presenting a bushfire risk during high fire danger conditions (as occurred recently with the bushfire that started at Lake Repulse);

the potential for existing and future development around the lake to adversely impact on the viability of better quality agricultural land (e.g. through fragmentation of land and potentially imposing some future constraints over agricultural practices such as spraying, noise of pumps);

the influence of the steep topography on the location of existing and future development – including significant erosion and landslip risks in some areas;

inappropriate location of informal campsite toilets, potentially adversely impacting the water quality of the lake –this is a significant issue, as Lake Meadowbank is part of the drinking water catchment system for the Greater Hobart Area;

potential adverse water quality impacts resulting from land use and run-off and minor impacts from use of outboard motors on the lake, including fuel and oil spillages;

lakeside erosion in places, potentially exacerbated by the increased use of wake boats in recent years; and

presence of weeds along the lakeside.



Photo 1. Example of shoreline erosion on the eastern side of the lake.



Photo 2. Example of an attempt by campers to minimise shoreline erosion.



Photo 3. Extensive erosion/landslip at the south-eastern end of the lake. The erosion is thought to be a result of steep topography, soil type, the impact of northerly winds, potentially exacerbated by wake boats.



Photo 4. Example of a campfire pit at a campsite on private land.



Photo 5. Example of the sorts of extra equipment that is accumulating at some of the campsites on private land.

Figure 2.1. Issues and Impacts.

2.3 RECREATIONAL USE ISSUES

Recreational use issues include:

limited public access opportunities (e.g. there is only one public boat ramp at the northern end of the lake);

the demand for caravan/campsites exceeds the availability (e.g. the ski club is at capacity and there is currently limited opportunity for new sites on private lakeside land);

limited natural shade and shelter at many campsites;

potential for recreational use conflicts if float planes were allowed to use the lake (past applications for use have not been approved);

potential for the infrequent conflicts occurring between recreational users (e.g. uncertainty about the protocols between fishers and water skiers when passing one another on the lake), to escalate with an increase in day use and development around the lake;

the location of new recreational and other aquatic infrastructure on the lake, potentially presenting obstacles for lake users;

the recreational capacity of the lake is unknown and difficult to determine (currently there are some peak use times over the Christmas-New Year holiday period, at Easter, with significantly lower visitation rates at other times);

noise that is sometimes associated with recreational users, including loud music, jet skis and boats, which can adversely impact the experience of other users and land owners;

the narrow width of this high-use lake, which influences the potential for user conflicts (e.g. noise carries easily across the lake, and visual impacts are exacerbated); and

the tendency of long-term campers to keep expanding their sites, including with decks and other semi-permanent structures, and leave equipment and debris around the lake edge.

3. PLANNING CONTEXT

3.1 ZONING

The land immediately abutting Lake Meadowbank and beyond is currently zoned 'Rural'. The purpose of the rural zone is to:

- a) encourage and facilitate the development of rural land for sustainable long-term agriculture or pastoral activities, and other activities;
- b) protect rural resources from conversion to other uses; and
- c) allow for non-agricultural activities in locations which will not constrain agricultural or pastoral activities or resources.

Under the current zoning, the selected use classes have the following status:

visitor accommodation (1 unit only) is *permitted*;

house on an existing lot is *discretionary*;

subdivision is *discretionary*;

visitor accommodation (more than 1 unit) is *discretionary*;
and

recreation facility is *discretionary*.

The provisions in the current scheme do not clearly articulate a planning direction for the Lake Meadowbank area. This has allowed strata title development to be a 'default' means of gaining approval for semi-permanent/permanent dwellings under the 'visitor accommodation' use class. This may not be a true representation of their intended use, in terms of frequency or length of occupancy. However, whilst this development approval process may be questioned, to date the outcomes have been well-designed dwellings, set back from the lake edge, with shared access and boat launching infrastructure.

The intended future zoning of the Lake Meadowbank area under the draft Central Highlands Planning Scheme is:

Environmental Management Zone is likely to be applied to cover the waters of the lake; and

Rural Resource Zone is likely to be applied to both the western and eastern sides of lake and beyond, and the south-eastern edge of the lake and beyond (below the Clyde River).

3.2 PLANNING TOOLS

Lake Meadowbank is a distinctive location within the Central Highlands LGA, with unique landscape, environmental, and recreational characteristics. These characteristics have led to unique development pressures and land use issues, requiring a place-specific 'package' of planning provisions not captured by the zoning of the current or draft *Central Highlands Planning Scheme*.

There are several planning mechanisms under the draft state planning scheme template that could be applied specifically to Lake Meadowbank including a:

Specific Area Plan under the new Central Highlands Planning Scheme;

Particular Purpose Zone under the new Central Highlands Planning Scheme; or

state-wide Code (e.g. a component of the state-wide planning scheme template).

A Specific Area Plan (SAP) is considered to be the most appropriate planning tool to achieve place-specific, statutory planning provisions, consistent with the state planning scheme template. The provisions of a SAP override the provisions of the underlying zone within the area specified, allowing the lake to be dealt with in a planning sense, as a 'special area'.

The new provisions, including the objectives, strategies, use classes and development standards will apply only to the area described in the SAP, and will be incorporated into the draft Central Highlands Planning Scheme following its completion and endorsement by the Tasmanian Planning Commission and community.

Whilst the characteristics of Lake Meadowbank are distinct from those of the surrounding landscape, these planning and management issues may be similar to those at other lakes in the Central Highlands and elsewhere in the state. The natural landscapes and recreational opportunities are driving development pressures for permanent and semi-permanent dwellings, and camping infrastructure. The Lake Meadowbank Specific Area Plan may

provide a useful template that can be adapted to other lakes in the Central Highlands Council area and elsewhere in the state.

The Lake Meadowbank SAP will be supported by other statutory and non-statutory planning tools, including the new draft Codes to be incorporated in to the state planning scheme template (e.g. Biodiversity Code), Hydro Tasmania's Recreation Development and Management Plan, Council regulations and guidelines, and other requirements of the Tasmanian planning system.

Further consideration should be given to the merits of developing a 'highlands lakes code', which could be a mechanism for achieving state-wide consistency in planning for the use and development of recreational lakes in Tasmania. The code could provide provisions for use and development topics that are common to high-use lakes, including common:

- set of objectives and strategies to provide a strategic direction for the use and development of these areas;

- approach to public access and use; and

- set of broad development standards to set a direction for place-specific standards.

In the majority of cases, it is likely that SAP's would still be required where development and use pressures are significant, to provide a higher level of detail, and ensure that place-specific context is captured in the planning provisions applied to individual lakes.

The Specific Area Plan for Lake Meadowbank is provided in Section 4 below, and includes:

- purpose and application;

- objectives;

- use table;

- development standards for camping areas and caravan park buildings and temporary structures; and

- development standards for tourism operations and visitor accommodation.

4. LAKE MEADOWBANK SPECIFIC AREA PLAN

SCHEDULE

DRAFT MEADOWBANK LAKE SPECIFIC AREA PLAN

Purpose of the Specific Area Plan

The purpose of the Specific Area Plan is to provide detailed and specific planning direction for the use and development of the land immediately adjoining Lake Meadowbank.

Application of the Specific Area Plan

The Specific Area Plan applies to the area of land designated as the Lake Meadowbank Precinct on Map 1. The area of land and water generally extends from the full supply level to the 100 metre contour.

Definitions of Terms in this Specific Area Plan

Term	Definition
Camping area and caravan park.	Means use of land for accommodation in caravans, cabins, motorhomes, tents or the like, and includes amenities provided for residents and persons away from their normal place of residence.
Campsite	Means the site area that is suitable or used as temporary occupancy for camping purposes
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.

Objectives of the Specific Area Plan

Objectives	Strategies
OB1. Recognise the importance of Lake Meadowbank as a hydro-generation storage and ensure that Hydro Tasmania's operational requirements for the lake are retained and not adversely impacted on by use or development.	S1.1. All applications for use and development within the Lake Meadowbank Precinct must be forwarded to Hydro Tasmania for review as part of the development appraisal process. S1.2. Hydro Tasmania will seek to rationalise and minimise the number of pontoons and boat ramps at Lake Meadowbank.
OB2. Retain the productive capacity of the agricultural land surrounding Lake Meadowbank.	S2.1. Minimise fragmentation of better quality soils (e.g. Classes 1-4 under the Land Capability Classification System). S2.2. Recognise that agriculture is the primary use of the land surrounding Lake Meadowbank and continuous use will be retained. S2.3. Limit residential, camping and caravan use and development to those areas that are compatible with adjacent agricultural use of the land.
OB3. Retain the rural character of Lake Meadowbank and surrounds.	S3.1. The use of non-reflective materials and natural hues on exterior surfaces must be encouraged.
OB4. Provide opportunities for rural landowners to diversify the revenue generation from their land, and increase their long-term viability.	S4.1. Provide opportunities for discretionary uses such as 'tourist operation' and 'visitor accommodation' within this Specific Area Plan.

Objectives (continued)	Strategies (continued)
OB5. Minimise local environmental impacts through the protection of habitat for biodiversity, maintenance of water quality, soil retention, and minimising resource demand.	S5.1. All buildings and structures must be set back from the lakeshore, watercourses and riparian vegetation, to protect water quality. S6.2. Water efficiency must be encouraged through the installation of rainwater tanks.
OB6. Minimise impacts on cultural heritage values	S6.1 All applications for use and development within the Lake Meadowbank Precinct must be forwarded to Aboriginal Heritage Tasmania for review as part of the development appraisal process.
OB7. Ensure that Lake Meadowbank continues to provide opportunities for recreation and tourism.	S7.1. Provide opportunities for small-scale tourism development and visitor accommodation within proximity of the lake. S7.2. Continue to support the role of the lake as a multi-purpose recreational asset, providing opportunities for a range of water-based activities.

Use Table

No Permits Required	
Use Class:	Qualification:
Natural and cultural values management	
Passive Recreation	
Permitted	
Use Class:	Qualification:
Utilities	
Discretionary	
Use Class:	Qualification:
Pleasure Boat Facility	Only if a pontoon or boat ramp
Research and Development	
Residential	Only if a single dwelling or a home-based business
Resource Development	Only if an agricultural use.
Sport and Recreation	
Storage	Only if ancillary to a permitted use.
Tourist Operation	
Visitor Accommodation	Only if holiday cabin, backpackers, hostel, bed and breakfast, camping and caravan park, overnight camping area, and serviced apartment.

Development Standards

Specific development standards are provided for:

- camping areas and caravan parks; and
- tourism operations and visitor accommodation.

Development Standards for Camping Areas and Caravan Parks

DS1		Campsite Siting, Design and Appearance	
Objective		To provide the opportunity for buildings and structures associated with low-impact camping areas and caravan parks.	
Acceptable Solution		Performance Criteria	
A1	All camping areas and caravan park sites must be licensed with Council.	P1	No performance criteria.
A2	Any buildings and structures will be designed and constructed for temporary occupancy and will have the capacity to be easily removed from the site.	P2	Council will consider applications for permanent buildings and structures for the purposes of: <ul style="list-style-type: none"> a) a communal toilet/shower/laundry facility associated with a camping area; or b) storage associated with a camping area; or c) club facilities for sport and recreation purposes.
A3	Individual campsites or caravan park sites will be no more than a gross floor area of 50m ² .	P3	No performance criteria.
A4	Camping areas and caravan parks will have no more than 5 campsites or caravan park sites per title.	P4	Applications for camping areas and caravan parks with six or more campsites and/or caravan park sites will require a development plan, which must include: <ul style="list-style-type: none"> • The location and size of all camp sites and/or caravan sites • The design and location of facilities for the amenity of the camp sites and/or caravan site • Access points to the public road network, internal roads and parking areas • The location of any jetties, boat ramps or other structures on Lake Meadowbank • Landscaping of the site to minimise the visual impact of development on views to the site from Lake Meadowbank • How the development complies with the proposed Objectives and Strategies of this Part and the SAP • An operational plan including <ul style="list-style-type: none"> Waste management Complaint management Noise management
A5	The building height of buildings and structures within a campsite or caravan park site must be no more than 4m.	P5	No performance criteria.

A6	Campsites and caravan park sites must be setback no less than 40m from the full supply level of the lake.	P6	Council will consider applications for campsites and caravan park sites located a minimum of 20m from the full supply level of the lake, where it can be demonstrated that the local topography or other site characteristics mean that the Acceptable Solution cannot be achieved.
A7	Campsites, caravan park sites, buildings and structures must not be developed or located on land with a gradient greater than 1:5 or 20%.	P7	No performance criteria.

DS2		Waste Treatment Systems	
Objective		To ensure that waste treatment systems of an appropriate standard are provided in camping areas and caravan parks.	
Acceptable Solution		Performance Criteria	
A1	Pit toilets will not be permitted within 100m of the full supply level of the lake.	P1	No performance criteria.
A2	Communal waste treatment systems must be setback a minimum of 100m from the full supply level or above the maximum flood level of the lake, which ever is the greater.	P2	Council will consider applications for communal waste facilities to be setback a minimum of 50m from the full supply level or above the maximum flood level of the lake, which ever is the greater where it can be demonstrated that: <ul style="list-style-type: none"> a) local topography or other site characteristics mean that the Acceptable Solution cannot be achieved; and b) that the waste treatment system will not result in adverse environmental impacts (e.g. water quality).

DS3		Aquatic Structures associated with Camping Areas and Caravan Parks	
Objective		To ensure that aquatic structures on Lake Meadowbank are safe, functional, and do not detract from the rural character or impede recreational use.	
Acceptable Solution		Performance Criteria	
A1	No acceptable solution.	P1	All aquatic structures, including pontoon and boat ramps must be approved by Hydro Tasmania and be located and designed to take account of full supply level and the maximum flood level of the lake.
A2	No acceptable solution.	P2	Aquatic structures will be sited to take into account natural values, cultural values and the intention to limit the number of aquatic structures at the lake.

DS4		Outbuildings	
Objective		To ensure that outbuildings do not detract from the rural character of Lake Meadowbank, particularly those located within close proximity to the lake edge.	
Acceptable Solution		Performance Criteria	
A1	Outbuildings are not permitted in camping areas.	P1	Applications for outbuildings will only be considered for the purposes of: <ul style="list-style-type: none"> a) a storage facility; and b) housing a communal waste treatment system.

Development Standards for Tourism Operations and Visitor Accommodation

DS5		Tourism Operations and Visitor Accommodation	
Objective		To provide the opportunity for small-scale tourism operations and visitor accommodation, whilst maintaining the characteristics and amenity of the rural landscape.	
Acceptable Solution		Performance Criteria	
A1	All applications for tourism operations and visitor accommodation will require a development plan approved by Council, including site layout of buildings and infrastructure, and a total building footprint.	P1	No performance criteria.
A2	Building height may be no more than 5m.	P2	No performance criteria.
A3	Buildings must be setback a minimum of 100m from the full supply level of the lake or above the maximum flood level, whichever is greater.	P3	Buildings must be setback a minimum of 50m from the full supply level of the lake or above the maximum flood level, whichever is the greater, and satisfy all of the following: <ul style="list-style-type: none"> a) have a waste treatment system suitable for the site conditions, and approved by Council; and b) not compromise the visual amenity of the rural setting when viewed from adjoining lots, or from the lake
A4	Buildings must not be developed on land with a slope greater than 1:5 or 20%.	P4	No performance criteria.
A5	Buildings and outbuildings must have external finishes that are non-reflective (excluding photovoltaic panels, solar panels, solar water heaters, windows and door glazing).	P5	No performance criteria.

DS6		Utility Provision	
Objective		To ensure that an appropriate level of servicing is provided for each visitor accommodation building, or in conjunction with tourism operations.	
Acceptable Solution		Performance Criteria	
A1	Each building must have a supply of potable drinking water.	P1	No performance criteria.

A2	Each building must have an approved waste treatment system.	P2	No performance criteria.
A3	All buildings must incorporate water tanks for the collection of rainwater with a minimum capacity of 10,000L.	P3	No performance criteria.
A4	A water licence must be approved by Hydro Tasmania prior to taking water from the lake.	P4	No performance criteria.

DS7		Roads and Tracks	
Objective		To ensure that safe and practicable vehicular access is provided to visitor accommodation or tourism operations. The design, construction and arrangement of roads must: <ul style="list-style-type: none">a) provide safe connections from existing road infrastructure to visitor accommodation or tourism operations for visitors, fire fighters and other emergency personal;b) minimise the total number of new roads and tracks within the Lake Meadowbank Precinct; andc) be appropriate to the setting, and not substantially detract from the rural character of the area.	
Acceptable Solution		Performance Criteria	
A1	Visitor accommodation is to be accessed from existing road infrastructure by one main road, from which individual driveways will originate.	P1	No performance criteria.
A2	Access roads are to be a minimum of 4m in width with 1m either side, and meet the provisions of the Schedule E1.0 – Bushfire-Prone Areas Code.	P2	No performance criteria.

DS8		Aquatic Structures	
Objective		To ensure that aquatic structures on Lake Meadowbank are safe, functional and do not impede recreational use.	
Acceptable Solution		Performance Criteria	
A1	All aquatic structures, including pontoons and boat ramps must be designed and constructed to meet MAST and Hydro Tasmania standards.	P1	No performance criteria.
A2	Aquatic structures will be restricted to: <div><div>a)</div><div>one boat ramp per visitor accommodation or tourist operation development</div><div>b)</div><div>one pontoon per tourist operation development; or</div><div>c)</div><div>one pontoon per four individual visitor accommodation cabins or serviced apartments.</div></div>	P2	No performance criteria.

DS9		Outbuildings	
Objective		To ensure that outbuildings do not detract from the rural character of Lake Meadowbank and surrounds, do not visually dominate the tourist operation or visitor accommodation on the site, or impact on the amenity of adjoining lots.	
Acceptable Solution		Performance Criteria	
A1	Outbuildings must not exceed a maximum gross floor area of 50m ² .	P1	No performance criteria.

ATTACHMENT 1

RESPONSE TO ISSUES AND CHALLENGES

Issues	Role of Planning and Management Tools			Comment in relation to SAP
	Particular Purpose Zone/SAP	Management or Master Plan	Other	
Management and Planning Issues				
The visual impact of buildings, campsites and roads and tracks when viewed from the lake.	Yes	Yes	Code to some extent – issue common to other lakes on a broad scale	SAP could include provisions to help reduce further visual impact, including the opportunity for allowing a higher standard of semi-permanent structures as an alternative to caravans.
Limited guidance provided by the provisions in the current planning scheme applicable to development around Lake Meadowbank.	Yes	-	Code to some extent – issue common to other lakes on a broad scale	SAP would include provisions specific to Lake Meadowbank, without altering the zoning of surrounding land, and include place-specific objectives, strategies, uses, development standards.
The potential for existing and future development around the lake to adversely impact on the viability of better quality agricultural land (e.g. through fragmentation).	Yes	Support	-	The draft Central Highlands Planning Scheme incorporates provisions (through 'Significant Agriculture' and 'Rural Resource' zones) to protect agricultural land. The SAP would apply to a very localised area around the lake, and not alter the viability of agricultural land.
Significant areas of undeveloped land along the lakeside, with the potential to be developed in the future.	Yes	Support	Code to some extent – issue common to other lakes on a broad scale	SAP to direct the appropriate level/standard/type of development within the bounds of the SAP.
Lack of consistency in the application of planning controls to development around the lakeside and adjoining areas.	Yes	-	Code to some extent – issue common to other lakes on a broad scale	SAP will provide consistency as the main statutory planning tool applying to the area.
Limited enforcement of planning controls and regulations.	Support	-	-	SAP could include standards and provisions to support enforcement.
Lack of clarity regarding management responsibilities and clarity around issues of land tenure and management responsibility.	Support	Yes	MOU between Hydro Tasmania and Council and other landowners	SAP can refer to a requirement for Hydro Tasmania to sign off on specific use and developments, reinforcing a partnership between Hydro and Council in relation to the management of the lake.

Issues	Role of Planning and Management Tools			Comment in relation to SAP
	Particular Purpose Zone/SAP	Management or Master Plan	Other	
Management and Planning Issues				
Limited viability of agricultural land adjoining the lake – particularly on the western side, influencing a shift towards development as an alternative revenue stream.	Support	Support	-	SAP provides a place-specific planning tool to enable appropriate use and development of rural land to complement agricultural uses, and contribute to the economic viability of the LGA and broader region.
The limited jurisdiction of Hydro Tasmania – although responsible for the operation of the lake as part of the run-of-river system, the lakeside land under Hydro Tasmania ownership is very narrow.	-	Yes	MOU between Hydro Tasmania and Council and other landowners	SAP can refer to a requirement for Hydro Tasmania sign off for specific use and developments, reinforcing a partnership between Hydro and Council in relation to the management of the lake.
Environmental and Cultural Issues				
Bushfire risks – particularly on the western side of the lake, where dry forested hills adjoin significant tracts of bushland, and the limited egress options.	Yes	Support	Bushfire Code	This will be dealt with primarily by the new Bushfire Management Code under the new planning scheme template
The influence of the steep topography on the location of existing and future development – including significant erosion and landslip risks in some areas.	Yes	Support	Code to some extent – issue common to other lakes on a broad scale	SAP to restrict development to land with slopes less than 20 degrees.
Inappropriate location of informal campsite toilets, potentially adversely impacting the water quality of the lake –this is a significant issue, as Lake Meadowbank is part of the drinking water catchment system for the Greater Hobart Area.	Yes	Support	Code to some extent – issue common to other lakes on a broad scale	SAP to include development standards and other provisions relating to waste treatment systems for both permanent and semi-permanent/temporary structures.
A tendency for the 'visitor accommodation' use class to be used to develop permanent and semi-permanent private dwellings where they would not be otherwise permitted under the current scheme.	Yes	-	Code to some extent – issue common to other lakes on a broad scale (could include broad use classes)	SAP to clearly define the appropriate use classes, and provide separate provisions for the range of use and developments permitted (permanent dwellings, semi-permanent and temporary buildings and structures).
The number and varying quality and safety of aquatic structures around the lake (e.g. jetties and pontoons), and the lack of enforcement of standards for these structures.	Yes	Support	Code to some extent – issue common to other lakes on a broad scale	SAP to include provision for aquatic structures to be approved by Hydro Tasmania and MAST.

Issues	Potential Response Mechanism			Comment in relation to SAP
	Planning Scheme/SAP	Management or Master Plan	Other	
Environmental and Cultural Issues (cont.)				
The demand for caravan/campsites exceeds the availability (e.g. the ski club is at capacity and there is currently limited opportunity for new sites on private lakeside land).	Support	Yes	-	SAP to provide opportunities for further campsite development, in a consolidated way, and with a requirement to meet a range of standards.
Loss of native vegetation from the lakeside and adjoining land.	Support	Yes	Volunteer support	The SAP is not required to include provisions relating to native vegetation, as this will be covered by the draft Biodiversity Code – part of the new state planning scheme template.
Limited natural shade and shelter at campsites.	Support	Support	-	SAP to provide opportunity for permanent and semi-permanent shade structures to be incorporated within a set development or camping footprint.
Significant Aboriginal cultural values are known from the Lake Meadowbank area – artifacts and other cultural remains have been recorded from sites along the lakeside.	Support	Yes	Code to some extent – issue common to other lakes on a broad scale	SAP to incorporate a 'head of power' for developments to undertake development plans, including Aboriginal heritage assessments.
The number and standard of semi-permanent structures and caravans around the lake.	Support	Yes	-	SAP to include a provision to require a license for new camping areas, with associated development standards. The license system could include an annual Council inspection to improve compliance.
The tendency of long-term campers to keep expanding their sites, including with elaborate decks and other semi-permanent structures, and leave equipment and debris around the lake edge.	Support	Yes	License/permit for camping areas	SAP development standards for semi-permanent and temporary buildings and structures will aid in the management of this issue.
Lack of standards for water structures (e.g. design, construction, location and number)	Support	Support	Hydro Tas Regulations and MAST guidelines	SAP to include provision for aquatic structures to be approved by Hydro Tasmania and MAST.

Issues	Potential Response Mechanism			Comment in relation to SAP
	Planning Scheme/SAP	Management or Master Plan	Other	
Recreational Use Issues				
Limited public access opportunities (e.g. there is only one public boat ramp at the northern end of the lake).	-	Yes	Code – could support need for public access in a broad sense	There is the potential for a new boat ramp to facilitate fishing in northern part of lake, and to upgrade the public facilities (toilets, picnic) and access including foreshore walk, fishing platform.
Potential for the infrequent conflicts occurring between recreational users (e.g. uncertainty about the protocols between fishers and water skiers when passing one another on the lake), to escalate with an increase in day use and development around the lake.	-	Yes	-	A recreational/management plan could be developed to deal with user conflict issues if required in the future.
The recreational capacity of the lake is unknown and difficult to determine.	-	Yes	-	Use varies from infrequent to busy during peak season– expect some capacity for growth. Recreational/management plan to determine this if required.
The location of recreational and other aquatic infrastructure (e.g. Hydro Tasmania safety barrier at the southern end) on the lake, potentially presenting obstacles for lake users.	-	Support	Partnership between Hydro Tasmania and Meadowbank Ski Club	Issue to be resolved between the Meadowbank Ski Club and Hydro Tasmania.
Noise that is sometimes associated with recreational users, including loud music, jet skis and boats, which can adversely impact the experience of other lake users.	-	Yes	User education and support	Could be an issue to be explored in a recreation/management plan process.
The narrow width of this high-use lake, which influences the potential for user conflicts (e.g. noise carries easily across the lake, and visual impacts are exacerbated).	-	Yes	User education and support	Could be an issue to be explored in a recreation/management plan process.
Lakeside erosion in places, potentially exacerbated by the use of wake boats.	-	Yes	User education and support	Could be an issue to be explored in a recreation/management plan process. A monitoring program could be implemented.
Presence of weeds along the lakeside.	-	Yes		Could also be addressed through the development application process.
Requests for float plane landing sites	-	Yes	Hydro Tasmanian regulations	This is likely an issue that Hydro Tasmania will need to develop protocols to manage.